



FORT ORD REUSE AUTHORITY

REGULAR MEETING

FORT ORD REUSE AUTHORITY (FORA) ADMINISTRATIVE COMMITTEE

Wednesday, February 27, 2019 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. February 13, 2019 Meeting Minutes

6. MARCH 8, 2019 DRAFT BOARD MEETING AGENDA REVIEW

- Monterey Bay Drone, Automation, Robotics, Technology Initiative (“DART”)

7. BUSINESS ITEMS

INFORMATION/ACTION

- a. Capital Improvement Program
 - i. Development Forecast Review/Confirm
- b. Building Removal Financial Consultant Progress Report
- c. Habitat Conservation Plan (“HCP”) Progress Report
- d. 2018 Transition Plan Discussion
 - i. Contract Matrix
 - ii. Affordable Housing (Regional Plan)
 - iii. Funding Environmental Mitigation & Contingent Risks
 - CFD
 - Property Taxes
 - iv. Function & Form of Transition Plan Implementing Agreements

8. ITEMS FROM MEMBERS

INFORMATION

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

9. ADJOURNMENT

NEXT MEETING: Wednesday, March 13, 2019 at 8:30 a.m.

Persons seeking disability related accommodations should contact the Deputy Clerk at (831) 883-3672 48 hours prior to the meeting. Agenda materials are available on the FORA website at www.fora.org.



FORT ORD REUSE AUTHORITY
ADMINISTRATIVE COMMITTEE REGULAR MEETING MINUTES
8:30 a.m., Wednesday, February 13, 2019 | FORA Conference Room
920nd Avenue, Suite A, Marina, CA 93933

1. CALL TO ORDER

Chair Executive Officer Michael Houlemard called the meeting to order at 8:30 a.m.

The following members were present:

Craig Malin* (City of Seaside)

Melanie Beretti* (Monterey County)

Patrick Breen (MCWD)

Hans Uslar* (City of Monterey)

Vicki Nakamura (MPC)

Lisa Rheinheimer (Monterey Salinas Transit)

Layne Long* (City of Marina)

Steve Matarazzo (UCMBEST)

*Voting Member

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by LAFCO Executive Officer Kate McKenna

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Ms. McKenna announced Joe Serrano from LAFCO will be departing from the Monterey LAFCO office and assuming a position of Executive Director of the Santa Cruz LAFCO.

Chair Michael Houlemard, Jr. announced that Del Rey Oaks City Manager Dino Pick was chosen as the Administrative Committee Co-Chair to succeed Seaside City Manager Craig Malin. The Committee commended Mr. Malin for his service as Co-Chair

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 public comments received.

5. APPROVAL OF MEETING MINUTES

ACTION

a. January 30, 2019 Meeting Minutes

MOTION: On motion by Committee member Malin and second by Committee member Uslar and carried by the following vote, the Administrative Committee moved to approve the January 30, 2019 regular meeting minutes.

MOTION PASSED UNANIMOUSLY

6. FEBRUARY 8, 2019 BOARD MEETING AGENDA REVIEW

INFORMATION

Principal Planner Jonathan Brinkmann provided an overview of the February 9, 2018 draft Board meeting items and responded to questions and comments from the Committee. Public comment was received.

This item was for information only.

7. BUSINESS ITEMS

INFORMATION/ACTION

a. Transition Plan Update

Chair Houlemard reviewed an Outstanding Issues List, which delineated concerns regarding Transition Plan items received from certain Board members at the February 8, 2019 Board of Directors meeting. It was stated that the conversations on how FORA will meet obligations and which jurisdictions will inherit certain contracts need to take place in the Administrative Committee meetings and then presented to the Board in order for further action to be taken. It was also noted there was extended discussion on Transition Plan issues such as consultants needing to meet and work with each jurisdiction, the anticipation and preparation of reduction in and reorganizing of staff and an upcoming classification and compensation study.

b. Capital Improvement Plan Update

i. Development Forecast Request

Principal Planner Jonathan Brinkmann introduced the item and reviewed the Draft Fiscal Year 2019/20 Through Post-FORA Development Forecast for Residential and Non-Residential Annual Land Use Construction, and Draft Fiscal Year 19/20 Land Sales Revenue. Mr. Brinkmann noted that these forecasts were still missing updated projections from the City of Marina. Staff responded to questions and comments from the Committee. Public comment was received. There was no action taken on the item.

Information item only – no vote taken.

8. ITEMS FROM MEMBERS

9. ADJOURNMENT at: 9:54 a.m.

Minutes Prepared By:
Heidi Lizarbe
Administrative Coordinator

- START -

**DRAFT
BOARD PACKET**



FORT ORD REUSE AUTHORITY

REGULAR MEETING

FORT ORD REUSE AUTHORITY (FORA) BOARD OF DIRECTORS

Friday, March 8, 2019 at 2:00 p.m. | 910 2nd Avenue, Marina, CA 93933 (Carpenters Union Hall)

AGENDA

ALL ARE ENCOURAGED TO SUBMIT QUESTIONS/CONCERNS BY NOON MARCH 7, 2019.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE *(If able, please stand)*

3. CLOSED SESSION

- a. Conference with Legal Counsel – Gov. Code §54956.9(a), (d)(1): Keep Fort Ord Wild v. Fort Ord Reuse Authority. Monterey County Superior Court Case No.: 17CV004540, Pending Litigation.
- b. Conference with Legal Counsel – Gov. Code §54956.9(a), (d)(1): Marina Community Partners, LLC v. Fort Ord Reuse Authority, Monterey County Superior Court Case No.: 18CV000871, Pending Litigation
- c. Conference with Legal Counsel – One item of Potential Litigation, Gov. Code §54956.9(d)(4)

4. ANNOUNCEMENT OF ACTION TAKEN IN CLOSED SESSION

5. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE

6. ROLL CALL

FORA is governed by 13 voting members: (a) 1 member appointed by the City of Carmel; (b) 1 member appointed by the City of Del Rey Oaks; (c) 2 members appointed by the City of Marina; (d) 1 member appointed by Sand City; (e) 1 member appointed by the City of Monterey; (f) 1 member appointed by the City of Pacific Grove; (g) 1 member appointed by the City of Salinas; (h) 2 members appointed by the City of Seaside; and (i) 3 members appointed by Monterey County. The Board also includes 12 ex-officio non-voting members.

7. CONSENT AGENDA

INFORMATION/ACTION

CONSENT AGENDA consists of routine information or action items accompanied by staff recommendation. Information has been provided to the FORA Board on all Consent Agenda matters. The Consent Agenda items are normally approved by one motion unless a Board member or the public request discussion or a separate vote. Prior to a motion, any member of the public or the Board may ask a question or make comment about an agenda item and staff will provide a response. If discussion is requested, that item will be removed from the Consent Agenda and be considered separately at the end of the Consent Agenda.

- a. Approve February 8, 2019 Meeting Minutes
Recommendation: Approve February 8, 2019 meeting minutes.
- b. Administrative Committee
Recommendation: Receive a report from the Administrative Committee.
- c. Veterans Issues Advisory
Recommendation: Receive a report from the Veterans Issues Advisory Committee.
- d. Water/Wastewater Oversight Committee
Recommendation: Receive a report from the Water/Wastewater Oversight Committee.
- e. Public Correspondence to the Board
Recommendation: Receive Public Correspondence to the Board.

8. BUSINESS ITEMS

INFORMATION/ACTION

*BUSINESS ITEMS are for Board 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. Regional Building Removal Feasibility Progress Report
Recommendation:
Receive a report on the Building Removal Financing Services solicitation and selection
- b. Monterey Bay Drone, Automation, Robotics, Technology (DART) Initiative & Economic Development Administration Grant Proposal
Recommendation:
 - i. Receive Monterey Bay Drone, Automation & Robotics Technology (DART) Initiative Report; and
 - ii. Consider local match funding for Economic Development Administration (EDA) Grant Proposal.
- c. Fiscal Year 2018-2019 Mid-year Budget
Recommendation:
- d. Legislative Report
Recommendation:
Receive a report from the Legislative Committee and approve 2019 Legislative Agenda
- e. 2018 Transition
Recommendation:
 - i. Facilitator Progress Report
 - ii. HCP Progress Report

9. PUBLIC COMMENT PERIOD

INFORMATION

*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 or as otherwise determined by the Chair and will not receive Board action. Whenever possible, written correspondence should be submitted to the Board in advance of the meeting, to provide adequate time for its consideration.*

10. ITEMS FROM MEMBERS

INFORMATION

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

11. ADJOURNMENT

NEXT REGULAR MEETING: April 12, 2019 AT 2:00 P.M.

Placeholder for Item 7a

February 8, 2019 Meeting Minutes

This item will be included in the final Board packet.

FORT ORD REUSE AUTHORITY BOARD REPORT

CONSENT AGENDA

Subject: Administrative Committee

Meeting Date: March 8, 2019

Agenda Number: 7b

INFORMATION/ACTION

RECOMMENDATION:

Receive a report from the Administrative Committee.

BACKGROUND/DISCUSSION:

The Administrative Committee held a meeting on January 30, 2019 and February 13, 2019. The approved minutes for these meetings are provided as **Attachment A, and B.**

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 _____ **Approved by** _____
Heidi L. Lizarbe Michael A. Houlemard, Jr.



APPROVED

FORT ORD REUSE AUTHORITY
ADMINISTRATIVE COMMITTEE REGULAR MEETING MINUTES
8:30 a.m., Wednesday, January 30, 2019 | FORA Conference Room
920th Avenue, Suite A, Marina, CA 93933

1. CALL TO ORDER

Chair Executive Officer Michael Houlemard called the meeting to order at 8:30 a.m.

The following members were present:

Craig Malin* (City of Seaside)	Lisa Rheinheimer (Monterey Salinas Transit)
Melanie Beretti* (Monterey County)	Matt Morgensen* (City of Marina)
Patrick Breen (MCWD)	Steve Matarazzo (UCMBEST)
Hans Uslar* (City of Monterey)	Anya Spear (CSUMB)
Vicki Nakamura (MPC)	Dino Pick* (City of Del Rey Oaks)
	*Voting Member

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Lisa Rheinheimer.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Monterey Salinas Transit (“MST”) will be having a ribbon cutting ceremony and dedication for a new Mobility Services Center in Salinas, CA. The Mobility Center will house the mobility department and an indoor mock bus environment to assist MST in assessing the functional needs of people who need additional support with the Rides Program.

The Army BRAC office will be holding their semiannual open house on Saturday, February 2, 2019, which will be focusing on the ground water clean-up and landfill. The tours will depart at 10:00 a.m. and 11:30 a.m.

The inaugural DART meetup will take place at the UCMBEST Center from 5-8 p.m. on Tuesday, February 12, 2019.

The LAFCO Commission held a meeting on January 28, 2019 regarding the 2018 Transition Plan and dissolution of FORA, no action was taken. LAFCO staff provided an update on what will be occurring in the next few months, along with FORA’s follow-up task on the Transition Plan. FORA staff provided an oral update, the commission had questions regarding the litigation reserves in the Transition Plan and if there would be any legislation or spot bill coming up.

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 public comments received.

5. APPROVAL OF MEETING MINUTES

ACTION

a. January 16, 2019 Meeting Minutes

MOTION: On motion by Committee member Uslar and second by Committee member Beretti and carried by the following vote, the Administrative Committee moved to approve the January 16, 2019 regular meeting minutes.

MOTION PASSED UNANIMOUSLY

6. FEBRUARY 8, 2019 BOARD MEETING AGENDA REVIEW

INFORMATION

Principal Planner Jonathan Brinkmann reviewed the items on the draft Board agenda for February 8, 2019. There were no questions or comments from the Committee or public.

This item was for information only.

7. BUSINESS ITEMS

INFORMATION/ACTION

a. Transition Plan update

Assistant Executive Officer Steve Endsley provided an overview on the 2018 Transition Plan and how the plan is a framework for continued discussions on the outstanding issues. The purpose of Regional Government Services (“RGS”) coming in, is to work with the jurisdictions to address any outstanding issues. Kendall Flint from RGS advised the Committee that their role is to objectively facilitate the issues. The idea is to define the areas where there are disagreements, and figure out where there is opportunity to come to acceptable terms or not. RGS will be meeting with each of the affected agencies and Board members to identify the areas of disagreement. Mrs. Flint stated that, by the next meeting they will have an updated report with the identified key issues. The committee has requested to set a Tentative Special Meeting on March 6, 2019 from 8:30 a.m. to 12:00 p.m. to complete review of the contract matrix, with the identified issues. Staff responded to questions and comments from the Committee members.

b. Capital Improvement Plan

i. Development Forecast Request

ii. Building Removal Financial Consultant – Scope of Work

Principal Planner Jonathan Brinkmann advised the Committee that the due date for the development forecast request has passed. Several jurisdictions have submitted their development forecast, however, there are a some still outstanding. Mr. Brinkmann reminded all the jurisdictions of the importance of submitting the forecasts in a timely manner. FORA staff will follow up with the jurisdictions which have not yet submitted the development forecasts. Mr. Brinkmann announced at the last Administrative Committee meeting a draft scope of work was provided for the Building Removal Financial Services, comments/feedback were requested to be submitted by January 30, 2019, no feedback was received. Mr. Brinkman extended the due date for comments until Friday, February 1, 2019. Staff responded to questions and comments from the Committee members and members of the public.

Information item only – no vote taken.

8. ITEMS FROM MEMBERS

Executive Officer Houlemard provided an update regarding volunteering to become the C-Co-Chair of the Administrative Committee for the next year. Dino Pick from the City of Del Rey Oaks has volunteered to, be the 2019 Co-Chair. Mr. Pick will assume the post at the February Administrative Committee Meeting.

9. ADJOURNMENT at: 9:22 a.m.

Minutes Prepared By:
Heidi Lizarbe
Administrative Coordinator

Placeholder for Attachment B to Item 7b

**February 13, 2019 Administrative Committee
Meeting Minutes**

This item will be included in the final Board packet.

FORT ORD REUSE AUTHORITY BOARD REPORT	
CONSENT AGENDA	
Subject:	Veterans Issues Advisory Committee
Meeting Date:	March 8, 2019
Agenda Number:	7c
INFORMATION/ACTION	

RECOMMENDATION:

Receive a report from the Veterans Issues Advisory Committee (VIAC).

BACKGROUND/DISCUSSION:

The Veterans Issues Advisory Committee met on October 25, 2018 and January 24, 2019. The approved minutes for this meetings are provided as **Attachment A and B**.

FISCAL IMPACT:

Reviewed by FORA Controller _____

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

COORDINATION:

VIAC

Prepared by _____
Heidi L. Lizarbe

Approved by _____
Michael A. Houlemard, Jr.



FORT ORD REUSE AUTHORITY
VETERANS ISSUES ADVISORY COMMITTEE (VIAC) MEETING MINUTES
3:00 P.M. October 25, 2018 | FORA Conference Room
920 2nd Avenue, Suite A, Marina CA 93933

1. CALL TO ORDER

Chair Mayor Jerry Edelen called the meeting to order at 3:00 P.M.

Committee Members Present:

Jerry Edelen, Mayor of City of Del Rey Oaks

Edith Johnsen, Veterans Families/Fundraising

Mary Estrada, United Veterans Council (UVC)

Jason Cameron, Monterey County Office of Military & Veterans Affairs

Richard Garza, CCVC Foundation

James Bogan, Disabled American Veterans

Jack Stewart, Monterey County California Central Coast Veterans Cemetery Advisory Committee

Sid Williams, Monterey County Military & Veterans Affairs

2. PLEDGE OF ALLEGIANCE led by James Bogan.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Principal Analyst Robert Norris announced the Hero's Open on Saturday, October 27; results of the turn out from the Run for the Fallen Run.

4. PUBLIC COMMENT PERIOD

There were no comments from the public.

5. APPROVAL OF MEETING MINUTES

a. September 27, 2018 Regular Meeting Minutes

MOTION: On motion by Committee member Garza and seconded by Committee member Estrada the VIAC approved the September 27, 2018 meeting minutes with corrections.

6. BUSINESS ITEMS

a. **California Central Coast Veterans Cemetery (CCVC) Status Report**

Mr. Norris relayed information from CDVA regarding phase II beginning with site survey work to be followed by a schedule with milestones. The consultants are planning a project meeting beginning November 1, 2018.

b. **Fundraising Status**

i. *Central Coast Veterans Cemetery Foundation Status Report*

Richard Garza reminded the Committee about the Heroes Open and commended Sid Williams for his dedicated work on the project. The Honor our Fallen Run fundraiser will be taken over by CCVCF Foundation next year due to restrictions with fundraising that the Army experiences and

their inability to solicit outside funds; an increased number of volunteers will be needed and those interested should reach out to Candy Ingram.

The CCVCF has begun to send their end of year thank you letter to donors with friendly reminder to continue to donate funds.

The American Legion riders are considering another “Epic Ride” to the farthest points of the lower 48 states, the planning and promotion process will also determine the destinations.

The CCVCF is still working with CalVet on donor recognition wall and considering many options. Inquiries regarding phase II - in ground burials are still being received and callers are being referred to CalVet for more information regarding the status.

c. **Veterans Transition Center (VTC) Housing Construction**

Jack Murphy announced that a historical high has been surpassed with 100 people currently enrolled in the VTC program. The VTC is in contact with the Cities of Marina, Seaside and the County of Monterey regarding the duplex project and is scheduled to be released for public bid on November 15.

Mr. Murphy also provided an update on the Lightfighter Village project which will be presented to the City of Marina Planning Commission on October 25, 2018 at 1830. The project boosts the fact that it is the only Veterans specific project in Monterey County.

Comments were received from the Committee and Mr. Murphy responded.

d. **VA-DOD Clinic**

James Bogan announced the pharmacy is closed and what to do with the space is still TBD; cafeteria is open. Discussed having a meeting there but the paper work is laborious and seeking to schedule a meeting between the VA-DOD clinic and FORA Executive Officer Michael Houlemard. Mr. Bogan announced he has relieved Cliff Guinn as Retiree Council Chairman.

e. **Historical Preservation Project**

Cliff Guinn reported that he is waiting for a meeting to be scheduled and also a letter from the IRS regarding their non-profit status. Mr. Guinn also offered to provide some items to the Monterey County Office of Military & Veterans Affairs office.

Comments were received from the Committee.

Mr. Guinn also provided information about preserving a historical site in the City of Marina – Marina foundation has agreed to temporarily oversee the Historical Preservation Project and make efforts to obtain interested groups that will eventually take the lead. Efforts to ease the process are being made through discussion with the City of Marina to re-zone the site and/or other methods to obtain more money to the project.

f. **Monterey-Salinas Transit Bus Stop at VA-DOD Clinic Update**

Mr. Norris provided an update and explained the handout of the MST bus route and the attempts to work with the MST rep of FORA to get some signage and better information to those looking to go the clinic. Bus 18 from Monterey and Bus 61 from Salinas stop at the door of the Clinic.

g. Calendar of Events

- October 27, 2018 9th Annual Heroes' Open Golf Tournament
- November 10, 2018 Veteran of the Year Awards Dinner @ Bayonet
- November 11, 2018 1st Annual Gala @ Monterey Conference Center
- November 11, 2018 Veterans Transition Center Gala at Monterey
Convention Center
- November 15, 2018 VTC Thanksgiving Dinner (next to Shoreline Church on
former Fort Ord)

7. ITEMS FROM MEMBERS

Jack Stewart– reported on the Veterans Council meeting regarding the budget for the state veteran's cemetery – it was agreed that it should be pursued a budget item for the CCCVC and the methodology needs to be determined. Thanked Mr. Bogan for organizing the meeting. The Committee requested that the item be placed on the agenda at the December meeting and also to have Mary Estrada report on the behalf of the Marina Foundation to provide an update on the Historical Preservation Project.

The next meeting will be December 27, 2018

8. ADJOURNMENT at 3:29 p.m.

Minutes Prepared by:
Dominique L. Jones
Deputy Clerk

Placeholder for Attachment B to Item 7c

**January 24, 2019 VIAC Committee Meeting
Minutes**

This item will be included in the final Board packet.

FORT ORD REUSE AUTHORITY BOARD REPORT

CONSENT AGENDA

Subject: Water/Wastewater Oversight Committee

Meeting Date: March 8, 2019

Agenda Number: 7d

INFORMATION/ACTION

RECOMMENDATION:

Receive a report from the Water/Wastewater Oversight Committee (WWOC).

BACKGROUND/DISCUSSION:

Marina Coast Water District (MCWD) provided the Water/Wastewater Oversight Committee (WWOC) a project status report (**Attachment A**) as part of the cancellation notice for the January meeting. The report provides information about:

- MCWD Master Planning
- MCWD Annexation of existing service area
- The Regional Urban Water Augmentation Project (RUWAP), and
- Three-Party Planning Process for Water Augmentation

FISCAL IMPACT:

Reviewed by FORA Controller _____

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

COORDINATION:

WWOC, Marina Coast Water District

Prepared by _____

Peter Said

Reviewed by _____

Jonathan Brinkmann

Approved by _____

Michael A. Houlemard, Jr.



FORT ORD REUSE AUTHORITY

920 2nd Avenue, Suite A, Marina, CA 93933

Phone: (831) 883-3672 | Fax: (831) 883-3675 | www.fora.org

MEMORANDUM

TO: Water/Wastewater Oversight Committee
FROM: Peter Said, Project Manager
RE: MCWD Updates
DATE: February 1, 2019

The February 6, 2019 Water/Wastewater Oversight Committee meeting is cancelled due to a lack of actionable items for the agenda. In its stead, Fort Ord Reuse Authority (FORA) staff has coordinated with Marina Coast Water District (MCWD) to provide an ongoing projects status report for your information.

MCWD Master Planning:

The consultant AKEL has completed a draft water master plan for internal staff review. They have not submitted draft sewer and recycled water master plans and fee study to date, 1/31/2019. An updated schedule for WWOC review and recommendation of the Master Plans and Capacity Fees will be provided once the consultant reviews staff comments and provides a date for issuance of the draft reports for District Board, WWOC and public review. FORA Staff will work with MCWD to release an updated schedule.

MCWD Annexation of existing service area:

The Local Area Formation Commission (LAFCO) of Monterey County application was revised based on a settlement agreement with Keep Fort Ord Wild and Land Watch. MCWD submitted the revised annexation application to LAFCO in early December. LAFCO is preparing the Municipal Service Review and planning towards an April Public Hearing. LAFCO is hopeful MCWD and Seaside County Sanitation District (SCSD) will reach a resolution before then.

The Regional Urban Water Augmentation Project (RUWAP):

The Contractor Mountain Cascade has achieved preliminary substantial completion and is working on change order and punch list items. Anticipated completion is March 2019. Monterey One Water (M1W) and MCWD are coordinating revisions to their respective Title 22 reports for Department of Drinking Water approval. M1W and MCWD are working towards a system startup goal in June 2019.

Three-Party Planning Process for Water Augmentation:

The Three-Party planning process kicked off in late October. The consultant spent November and December gathering information and developing options. The first Workshop with Staff was held January 30th to determine strategic goals, develop decision criteria and weighting metrics, and reviewed the baseline and water supply alternatives. Our next steps will memorialize the current water augmentation program and the strategic goals, evaluation criteria, and selected water supply alternatives to be studied. Once received and reviewed, Workshop #2 will be scheduled for late February or early March.

Best Regards,

Peter Said, PMP
Project Manager
Fort Ord Reuse Authority
peter@fora.org
831.883.3672

FORT ORD REUSE AUTHORITY BOARD REPORT	
CONSENT AGENDA	
Subject:	Public Correspondence to the Board
Meeting Date:	March 8, 2019
Agenda Number:	7e
	INFORMATION/ACTION

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 or mailed to the address below:

FORA Board of Directors
 920 2nd Avenue, Suite A
 Marina, CA 93933

FORT ORD REUSE AUTHORITY BOARD REPORT

CONSENT AGENDA

Subject: Regional Building Removal Feasibility Progress Report

Meeting Date: March 8, 2019

Agenda Number: 8a

INFORMATION

RECOMMENDATION:

Receive a report on the Building Removal Financing Services solicitation and selection.

BACKGROUND/DISCUSSION:

At its October 2018 Meeting, the Fort Ord Reuse Authority (“FORA”) Board asked staff to investigate the legality and feasibility of issuing debt against FORA’s statutory share of the Property Tax Revenue stream provided to FORA by the State Legislature as codified in the State of California Health and Safety Code. The same source gives authority to FORA to encumber the revenue stream necessary to pay back such debts as incurred to support repayment of amounts borrowed to pay off FORA’s debts and obligations. This becomes critical given that a significant portion of the property tax revenue stream will default back to other worthy agencies but not accrue to the former FORA jurisdictions to the same level as before, a significant loss to the military base reuse and local resources. This desire to accomplish ‘more bang for the buck’ lay at the crux of the Board decision to authorize further analysis by means of issuing an Request for Qualifications (“RFQ”) for specialized financial expertise to answer basic questions about legality, and if legal, devise a feasible Financial Plan for implementation should the Board subsequently authorize a decision to go forward.

The genesis for this effort came from a City of Seaside City Manager request to the Administrative Committee that it explore the idea of FORA jurisdictions cooperating to remove as much of the remaining blighted buildings as possible in an effort to attain economic development targets of FORA jurisdictions and ending up with a financially resilient community in the long run. FORA staff designed a conceptual plan as to how to accomplish this by targeting its share of the property tax revenue stream and bringing in the financial expertise necessary to complete the remaining building removal, one of the remaining major impediments to reuse.

The other four FORA land use jurisdictions (Marina, County of Monterey, Del Rey Oaks, Monterey) agreed that it made sense to explore this idea further, as did the Board subsequently, and FORA staff prepared and issued the requisite RFQ. Three qualified firms responded to the RFQ and were interviewed by a panel of the Administrative Committee that included Seaside City Manager Craig Malin, Marina Finance Director Eric Frost, and FORA Principal Planner Jonathan Brinkmann. Steve Endsley, Assistant Executive Officer for FORA, served as moderator and resource to the Selection Panel.

The Selection Panel deemed all of the candidate firms to be qualified and unanimously recommended NHA Advisors for the assignment. They also recommended that NHA strengthen its bid by adding a local representative with appropriate skill sets. FORA and NHA have negotiated a scope of work and contract. Phase 1 of the scope is to confirm that the financing would be legal under current state law and FORA’s statutory authority. Phase 2 is to prepare a Financial Plan for FORA Board review and approval. Phase 3 would be the Implementation phase, the actual financing itself, if that phase is authorized by the Board in the future. At its December 19, 2018

meeting, the Administrative Committee requested that FORA staff provide a draft scope for NHA's consulting work for their review and comment prior to scope finalization. Staff anticipates that NHA's work will involve a number of working meetings with the FORA Administrative and presentations to the FORA Board.

FISCAL IMPACT:

Reviewed by FORA Controller _____

Staff time to support the Administrative Committee is included in the approved annual budget. The Board's September 28, 2018 action would result in an increase in consultant services by up to \$75,000, which will be incorporated into the FORA mid-year budget update.

COORDINATION:

NHA, County of Monterey, Cities of Seaside, Monterey, Del Rey Oaks, and Marina, Administrative Committee

DRAFT

Prepared by _____ Reviewed by _____
Steve Endsley Jonathan Brinkman

Approved by _____
Michael A. Houlemard, Jr.

FORT ORD REUSE AUTHORITY BOARD REPORT

BUSINESS ITEM

Subject: Monterey Bay Drone, Automation & Robotics Technology (DART) Initiative & Economic Development Administration Grant Proposal

Meeting Date: March 8, 2019

Agenda Number: 8b

INFORMATION/ACTION

RECOMMENDATION(S):

- i. Receive Monterey Bay Drone, Automation & Robotics Technology (“DART”) Initiative Report; and
- ii. Consider local match funding for Economic Development Administration (“EDA”) Grant Proposal.

i. Monterey Bay Drone, Automation & Robotics technology (DART) Initiative

Background/Discussion:

The primary goal of the Fort Ord Reuse Authority’s (“FORA’s”) current Economic Development (“ED”) program, as referenced in the 1997 Base Reuse Plan (“BRP”) and 2012 Reassessment Report (“RR”), is to assist the three-county (Monterey/Santa Cruz/San Benito) region in general and FORA jurisdictions specifically. This assistance is to provide leadership and support for regional economic recovery from the employment, business, and other economic losses resulting from the departure of soldiers, civilians, and families post Fort Ord closure. BRP projections to achieve full recovery include: 36-38,000 in replacement population; 15,000+ jobs to replace military employment and soldiers; 11-12,000 homes (6160 new units); and approximately 3 million sf commercial/office.

In concert with former Fort Ord jurisdictions, progress toward the above noted BRP goals to date includes: *15,717 population; 5652 jobs; 5575 homes (1384 new + 4191 reused); and 691k sf commercial.* These accomplishments provide the strong foundation and equitable basis for realizing new economic development gains.

FORA’s ongoing ED strategy is based on the following key components:

- **Build upon regional economic strengths** (Agriculture, Tourism, Higher Education/ Research, Military Missions)
- **Pursue new & retain existing businesses/enterprises.**
- **Engage internal & external stakeholders** (i.e. FORA Jurisdictions, California State University Monterey Bay (“CSUMB”), University of California Santa Cruz (“UCSC”), Monterey Bay Economic Partnership (“MBEP”), Monterey County Business Council (“MCBC”), Monterey Peninsula Chamber of Commerce, and others.
- **Develop and maintain information resources.**
- **Report success metrics.**

Per ongoing Board direction and following the strategy outlined above, staff continues to make progress on a number of key projects including the Monterey Bay Drone, Automation and Robotics Technology (“DART”) initiative. As reported in the January 11, 2019 Economic Development Quarterly Update, subsequently in monthly Economic Development Newsletter items, and at Administrative Committee meetings, the Monterey Bay DART initiative continues to make progress towards the goal of growing a regional DART industry cluster of expertise. This report aims to highlight key program objectives, activities and plans for the future.

FORA staff is working with multiple public and private partners to advance the DART initiative, providing an organizing principle for entrepreneurship and business attraction efforts aligned with growing regional strengths, broad market opportunity, and global technology trends. The DART concept emerged from our unsuccessful bid for a Federal Aviation Administration (“FAA”) Unmanned Aerial System (“UAS”) Integration Pilot Program (“IPP”) designation at the Marina Municipal Airport. The process of responding to the FAA call for proposal resulted in the clear demonstration of market demand for facilities and airspace access, and establishment of healthy public-private partnerships to advance these interconnected fields in the Monterey Bay Region.

The DART initiative is advancing on multiple fronts including:

1. Establishing an IRS Tax Code 501 © 3 organization (Monterey Bay DART Consortium) as a durable vehicle for multi-party participation, funding, education and advocacy;
2. Initiating an on-going series of DART Meet-ups hosted at the University California Monterey Bay Education, Science and Technology Center (“UCMBEST”) Center. The first Meetup co-hosted Tuesday Feb 12, with Startup Monterey Bay Tech Meetup and focused on Human Transport with Joby Aviation was a huge success with approximately 70 people turning out. The series will continue every other month, the 3rd Tuesday of the month from 5-8pm (next date April 16);
3. Partnering with the UC Ag & Natural Resources Division (UCANR) to host the 2019 Drone Camp the week of June 17-20 on the former Fort Ord at UCMBEST and CSUMB campus;
4. Planning for the first Monterey Bay DART Symposium Thursday & Friday June 20 & 21, 2019 to bring stakeholders together and highlight regional strengths, challenges and opportunities;
5. Convening a workforce development working group to meet immediate and near-term workforce demands of DART companies relocating to the region; and
6. Pursuing feasibility study funding to evaluate the feasibility of establishing commercial UAS operations at the Marina Airport, and establishing a regional workforce training and business incubator facility to meet current and future DART industry workforce demands and facilitate entrepreneurship opportunities. alternative development futures at the Marina Airport and UCMBEST.

ii. Economic Development Administration (EDA) Feasibility Study Grant Proposal

Background/Discussion:

To further the goals of the Monterey Bay DART initiative and provide confidence to public and private sector investors, FORA staff, working in collaboration with City of Marina staff, have developed an EDA feasibility study grant proposal that includes two key components:

- a) Assessing the feasibility of establishing commercial UAS operations capability at the Marina Airport (infrastructure, airspace management, & regulatory); and
- b) Assessing the need for and feasibility of establishing a workforce training and business incubator facility at or near the Marina Airport.

Under the EDA Economic Development Assistance Program (EDAP), these inter-related studies would provide sufficient risk assessment to pursue and potentially secure public and private sector implementation funding.

Local Match Funding

Since the Marina Airport is within the boundary of a recently certified Federal Opportunity Zone, EDA requires only an 80/20 local match (compared with the normal 50/50 requirement). As such, FORA stakeholders stand to gain 4 dollars for every 1 dollar matched. The current projected project cost is approximately \$400k, and our current proposed local match funds is outlined below:

Proposed Local Match Funding

Item	Amount
FORA Cash Contribution	\$50,000
FORA Staff Time Contribution	\$13,000
Marina Cash Contribution ¹	\$20,000
Marina Staff Time Contribution ¹	\$13,000
Total	\$96,000
¹ Marina contribution not yet secured	

Proposed Project Budget

Item	Amount
UAS Commercial Operations	\$270,000 ¹
Workforce Training & Business Incubator	\$130,000 ¹
Proposed Local Match	\$96,000^{2,3}
Total	\$496,000
¹ Estimated consultant fees.	
² FORA: \$50k cash/\$13k staff; Marina \$20k cash/\$13k staff.	
³ Payment contingent on EDA proposal approval & Marina contribution.	

FISCAL IMPACT:

Reviewed by FORA Controller _____

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

COORDINATION:

Executive Committee, UCSC, City of Marina,

Prepared by _____ Approved by _____
Josh Metz Michael A. Houlemard, Jr.

Placeholder for Item 8c

Fiscal Year 2018-2019 Mid-year Budget

This item will be included in the final Board packet.

FORT ORD REUSE AUTHORITY BOARD REPORT

BUSINESS AGENDA

Subject:	Fort Ord Reuse Authority ("FORA") Legislative Committee	
Meeting Date:	March 8, 2019	INFORMATION/ACTION
Agenda Number:	8d	

RECOMMENDATION:

Receive a report from the Legislative Committee and approve 2019 Legislative Agenda.

BACKGROUND/DISCUSSION:

The Legislative Committee met on February 14, 2019 and approved the August 24, 2018 meeting minutes (**Attachment A**).

Reports from legislative office representatives Kathleen Lee (20th U.S. Congressional District) and Erica Parker (CA Assembly District 29) were provided at the meeting. Related materials (to those updates) were offered from both offices and are provided respectively (**Attachment B**).

The Committee also received 1) a draft 2019 FORA Legislative Agenda (**Attachment C**) presentation by Executive Officer Michael Houlemard, and 2) an update from JEA and Associates, John Arriaga, regarding the 2019 legislative calendar. After review, the Committee voted to make adjustments to the 2019 FORA Legislative Agenda and recommend FORA Board adoption at the March 8, 2019 meeting. Given the tight timelines and that the list of pending legislation has not yet been fully submitted, the Legislative Committee discussed the need for additional and frequent meetings in March and April. A Committee meeting the week after Board action, which is important to meet State legislative time frames, is being scheduled.

FISCAL IMPACT:

Reviewed by the FORA Controller _____

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

COORDINATION:

Legislative Committee

Prepared by _____ Approved by _____
Heidi L Lizarbe Michael A. Houlemard, Jr.



APPROVED

FORT ORD REUSE AUTHORITY (FORA)

LEGISLATIVE COMMITTEE MEETING MINUTES

1:00 p.m., Wednesday, August 24, 2018
920 2nd Avenue, Suite A, Marina CA 93933

1. CALL TO ORDER

Chair Monterey County Supervisor John Phillips called the meeting to order at 1:10 p.m.

Voting Members Present:

Mayor Ralph Rubio (City of Seaside)
Mayor Jerry Edelen (City of Del Rey Oaks)
Council Member Frank O'Connell (City of Marina)
Mayor Mary Ann Carbone (City of Sand City)

2. PLEDGE OF ALLEGIANCE

Pledge of allegiance was led by Supervisor Phillips.

3. ACKNOWLEDGMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Executive Officer Michael Houlemard announced and reminded Committee members about the Special Board meeting scheduled for September 28, 2018 and the City of Seaside Building Removal Kick off on September 5, 2018 at 11:00 a.m. at 205 Col. Durham Street.

Mr. Houlemard introduced JEA & Associates, Inc. President John Arriaga and associate Laurie Johnson whom participated in the meeting via phone.

4. PUBLIC COMMENT PERIOD

There were no comments received from the public.

5. REPORTS FROM LEGISLATIVE OFFICES

a. 20th U.S. Congressional District – Kathleen Lee
No report.

b. 17th State Senate District – Nicole Hollingsworth
No report.

c. 29th State Assembly District – Erica Parker

Ms. Parker provided the 2018 Bill List for Assemblymember Mark Stone via email to be distributed to the members in her absence. The Committee reviewed the list and provided comments on items that may affect former Fort Ord and FORA jurisdictions.

6. BUSINESS ITEMS

a. Update and Status of 2018 FORA Legislative Track
Committee member Carbone arrived at the meeting (1:23 p.m.)

Mr. Arriaga and Ms. Johnson provided a review of the measures that were being tracked as approved by the FORA Board on June 8, 2018. Mr. Arriaga and FORA staff provided further information on the status of the items and responded to the Committee's questions.

b. Report on Updates to 2018 Proposed Positions on State Legislation

Mr. Houlemard provided the Committee with the connection between the current status of the legislative items being tracked and what it means for the work of FORA.

- i. Senate Bill 50
- ii. Senate Bill 1

Ms. Johnson provided an update and responded to questions from the Committee.

Motion: On motion by Committee member Carbone and second by Committee member Rubio and carried by the following vote, the Legislative Committee moved to direct staff to prepare a letter of support to amend SB 50.

MOTION PASSED UNANIMOUSLY

Motion: On motion by Committee member Rubio and second by Committee member Carbone and carried by the following vote, the Legislative Committee moved to oppose SB 1.

MOTION PASSED UNANIMOUSLY

c. Discuss and Schedule Future Meeting Dates

Mr. Houlemard advised the Committee that a Legislative Committee meeting should take place in the fall – possibly after the October 10, 2018 Board meeting. Staff will poll members to establish a meeting date.

7. ITEMS FROM MEMBERS

There were no items from Committee members.

8. ADJOURNMENT

The meeting was adjourned at 1:40 p.m.

COMMITTEES
BANKING AND FINANCE
HUMAN SERVICES
NATURAL RESOURCES

SELECT COMMITTEES
CHAIR: COASTAL PROTECTION
CHAIR: EXPANDING ACCESS TO
CALIFORNIA'S NATURAL RESOURCES

Assembly California Legislature



MARK STONE
CHAIR, JUDICIARY
ASSEMBLYMEMBER, TWENTY-NINTH DISTRICT

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99 PACIFIC STREET, SUITE 575G
MONTEREY, CA 93940
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FAX (831) 649-2935

2018 Successful Legislation

Human Services / Child Welfare / Foster Youth Reforms

AB 404: Gives families who provide foster care targeted training and support so that they are better prepared to care for youth living with them.

AB 597: Allows local government entities and school districts to work together to better support students. It includes local educational agencies to the list of agencies and departments who can share data to form a multidisciplinary team. It also allows a county to participate in a computerized database system between counties and allows the sharing of aggregate data with select researchers to help improve outcomes for vulnerable children.

AB 1930: Clarifies and addresses several statewide policies related to Continuum of Care Reform (CCR), including provisions to streamline county reviews of Resource Family Approval applications.

AB 2608: Gives priority to former foster youth over other applicants for loan repayment grants to help them complete graduate school to become Licensed Mental Health Service Providers.

AB 2044: Clarifies that child safety must remain a top priority in family law determinations of a child's "best interest."

AB 2313: Protects EBT benefit recipients by ensuring stolen cash benefits can be replaced for victims of phishing scams.

Criminal Justice Reforms

AB 529: Opens more pathways to college and jobs by requiring automatic sealing of records of individuals who were alleged to be a ward of the juvenile.

AB 790: Provides reduced fee of \$8 for replacement identification card to eligible inmates leaving prisons or county jails. ID cards are a critical component for successful re-entry, necessary for obtaining employment, benefits, and public assistance.

AB 1214: Expands guidance on the handling of cases involving juvenile incompetence to stand trial; including rules on burden of proof; appointment of experts, qualifications and duties; procedural sequence and timelines; remediation services; confinement time; and county protocols

AB 1308: Under current law, certain inmates who were under the age of 23 when they committed a crime for which they received a lengthy or life sentence are eligible for a youth offender parole hearing after serving a lengthy prison sentence. AB 1308 makes certain inmates who were 25 years or younger when they committed a crime for which they received a lengthy sentence similarly eligible for a youth offender parole hearing.

AB 1371: Offers an important protection to parenting youth who are under the jurisdiction of the juvenile court. The law ensures that parenting foster youth and wards have the opportunity to consult with their court-appointed counsel prior to voluntarily limiting their custody of their children.



AB 2533: Improving Access to Basic Needs for Prisoners in Poverty: Under this measure, people in prison who have \$25.00 or less in their Inmate Trust Accounts for at least 30 days can access resources for communicating with the courts, and can access medical, dental, and mental health care without being charged a copayment. Current law requires only \$1.00 or less. The bill also requires the California Department of Corrections and Rehabilitation to supply indigent inmates with basic hygiene supplies.

AB 2952: Amends record sealing rules to allow access to sealed records for “Brady” rule requirements that the prosecutor provide exculpatory evidence, subject to limits on use of the information

Sexual Harassment/Secret Settlements

AB 3109: Settlements that would require a sexual harassment victim to “keep quiet” and not later testify about the criminal conduct or sexual harassment are now no longer permitted. This bill applies when the victim has been required to give testimony by a court, administrative agency, or legislative body. It will affect settlement agreements entered into on or after January 1, 2019.

Worker/Consumer/Housing Protections

AB 38: Carries on the Student Loan Servicing Act Act’s goals by improving implementation through the Department of Business Oversight and increasing transparency within this industry which often lacks readily available information.

AB 3066: Allows the Department of Housing and Community Development (HCD) to collect and evaluate Mobilehome Residency Law complaints with the goal of preventing the most “severe, deleterious, materially and economically impactful alleged violations”. To fund this new authority and these duties, AB 3066 allows HCD to assess a \$10 registration fee on mobilehome owners starting in 2020.

AB 1556: Clarifies the Fair Employment and Housing Act (FEHA), removing gendered terms such as “female”, “she”, and “her” from statutory provisions for pregnancy-related employment protections and replaces them with gender-neutral terms such as “person” or “employee”.

Environmental Protection

AB 2421: Creates the Monarch Butterfly and Pollinator Rescue Program.

2019 Legislative Package

Priorities: Foster Care Reform; Justice System Reform; Environmental Protection

AB 45: Remove copays for medical, dental, and vision in prison to increase inmate access to health care; will expand the bill to include jails.

AB 376: Codify stricter standards for student loan servicers to better protect student loan borrowers.

AB 411: Allow cities to use redevelopment funds for affordable housing.

AB 404: Allow cannabis testing facilities to submit an amendment for Certificate of Analysis (COA), allowing manufacturers to amend a label if there is human error (i.e. name spelled wrong, incorrect content, etc.). Under existing law, if the label does not match their COA, it is not allowed to be sold.

AB 439: Clean-up legislation from AB 1214 regarding competency determinations in juvenile proceedings.

AB 489: Pajaro River flood control.



Fort Ord Reuse Authority 2019 LEGISLATIVE AGENDA

This report outlines the 2019 Fort Ord Reuse Authority (FORA) legislative program, which defines Board policy, sets legislative, regulatory, or federal/state resource allocation/direction, and supports the 1997 Base Reuse Plan's (BRP) and the 2012 BRP Reassessment Report guidance. The Legislative Agenda is meant to assist state and federal agencies/legislative offices regarding property transfer, economic recovery/reuse, environmental remediation, habitat management/conservation, and infrastructure and mitigation funding. The order in which the tasks are presented herein does not imply ranking as each item is considered a "priority" in achieving FORA's objectives.

A. FORA 2018 TRANSITION PLAN LEGISLATIVE COORDINATION ISSUES

Issue:

FORA's June 30, 2020 legislative sunset calls for significant coordination on many items. Specifically, reports to the State Legislature, Local Agency Formation Commission (LAFCO) coordination, FORA jurisdiction interface, and ongoing risk analysis. Since the Board has adopted the 2018 Transition Plan and is implementing elements of that Resolution, working with local agencies is crucial. Coordination is beneficial/essential in traversing the long list of issues and reporting requirements, many of which have been recommended for legislative action to implement.

Benefits:

Collaborative efforts will help assure effective transition decisions or aid potential legislative actions prior to 2020 sunset.

Challenges:

State law requirements, contractual obligations, and inter-agency agreements will require intensive legislative multi-agency "negotiations." One of FORA's funding mechanisms (Mello Roos/Community Facilities District fee) is not within LAFCO jurisdiction and terminates at dissolution. Designating successor entity to assume FORA's liaison role of with active military and veteran community.

Proposed Position:

Coordinate and seek support from State Legislature (17th State Senate District and 29th State Assembly District) to assure 1) post-FORA funding for jurisdictions after FORA sunsets on June 30, 2020 in compliance with Title 7.85 of the Government Code entitled Fort Ord Reuse Authority Act, 2) so remaining jurisdictions future liabilities are covered or mitigated to avoid unfair responsibility or liabilities, 3) clarify authority of Local Area Formation Commission/FORA to assign obligations; 4) potential governance structure if needed; 5) survivability of existing contracts/agreements/documents/plans/policies; and 6) application of California Environmental Quality Act.

B. HABITAT CONSERVATION PLAN (HCP). Continue/enhance ongoing coordination with federal and state legislative representatives to secure HCP adoption and permit issuance to protect Fort Ord Habitat Management Plan flora and fauna resources.

Issue:

HCP approval remains critical to former Fort Ord reuse. Alternatives to a base wide HCP, such as project by project permitting, are costly and time consuming and are not as effective in managing or protecting endangered species.

Benefits:

HCP approval protects valuable habitat, enables/permits effective regional economic recovery, and provides important amenities to area residents.

Challenges:

HCP processing over the past decade has been difficult and costly. Insufficient federal and state agency resources and overlapping regulatory barriers have thwarted the HCP process. Multiple agency coordination requires communication and encouraging cooperation.

Proposed Position:

- Support legislative and regulatory coordination, state and federal resources, and strong advocacy to enable speedy reviews and processing.
- Coordinate with U.S. Fish and Wildlife Service, U.S. Department of Interior/ Bureau of Land Management (BLM), California Department of Fish and Wildlife (CDFW), the 20th Congressional District, the 17th State Senate District and the 29th State Assembly District to finalize agreements regarding habitat management on BLM's Fort Ord National Monument, UC Natural Reserve and CA State Parks land in order to complete/implement the HCP.

C. ECONOMIC RECOVERY/AFFORDABLE HOUSING SUPPORT. Support statewide and regional efforts to create local jurisdiction economic recovery, base reuse financing and consider/support innovative affordable housing & building removal funding.

Issue:

1. The loss of "redevelopment financing" and other refinancing tools to assist in implementing base closure recovery programs was a heavy blow to FORA's member jurisdictions. Redevelopment shut down also eliminated affordable housing funding. Jurisdictional funding has dropped and substitute financial tools to support economic reuse/recovery initiatives do not match past vehicles set up to support the replacement infrastructure and mitigations. FORA provided an initial two years of funding for an economic development program including staffing, engaging with regional partnerships and local agency program support. Additional programs are still required for building removal. Funding from the County of Monterey in this area has also been lost.
2. Affordable housing is a significant element in achieving economic development goals. Workforce housing is critical to re-locating or establishing companies. Recent elected Monterey Bay leadership has called for affordable housing support, identifying the former Fort Ord as an important real property resource.

Benefits:

Sufficient funding resources for the reuse and recovery from former Fort Ord closure and other military bases. Funding support for economic development programs, habitat management protection, building removal, or other infrastructure demands associated with the reuse programs. Removal of buildings that create a "ghost town" effect are a disincentive to investment. Programs like the Drone, Automation, Robotics and Technology (DART) initiative could reap regional/Fort Ord reuse benefits.

Challenges:

Obtaining agreement to use tax or special district funds to create special financing districts to support targeted economic recovery, affordable housing and/or infrastructure in a climate of limited resources. State funding sources are unclear and federal budgets have slashed economic development funds.

Proposed Position:

- Support legislation, activating local agency processes for economic development.
- Support establishment of Military Base Reuse “Recovery Zones,” or financing districts
- Support legislation for incentive-based mechanisms to strengthen jurisdictions’ ability to enable/implement base closure recovery programs.
- Consider the addition of newly adopted financing mechanisms for jurisdictional support for economic development/affordable housing.
- Engage/promote Opportunity Zones and secure federal funding.
- Continue funding and resource development for economic recovery.

D. VETERANS CEMETERY. Continue support/expansion of the California Central Coast Veterans Cemetery (CCCVC) expansion on the former Fort Ord.**Issue:**

Burial space for California Central Coast veterans is inadequate. The former Fort Ord is both ideally suited and centrally located and an appropriate facility has now been opened to serve the veteran community. A site was set aside/designated in the 1990s for a veterans’ cemetery and the FORA Board of Directors gave support through previous actions of the establishment of the California Central Coast Veterans Cemetery (CCCVC). After multiple actions over 20 years the CCCVC was opened by the CA Department of Veterans Affairs (CDVA) for above ground columbaria, administration and maintenance buildings, a committal shelter, landscaping, and infrastructure for initial operation in October 2016. Future expansion requires additional design, planning, and review and includes in-ground gravesites and additional columbaria, as well as other potential ancillary uses and would complete the project anticipated in the Base Reuse Plan.

Benefits:

The CCCVC offers final resting places for the region’s 50,000 (approx.) veterans. Burial plots would enable an option for those who for religious or other reasons prefer such an option.

Challenges:

Cemetery expansion will require significant coordination between FORA, the CCCVC Foundation, the California Department of General Services (DGS), CDVA, US Department of Veterans Affairs (USDVA), the City of Seaside, the County of Monterey, and other state/federal agencies.

Proposed Position:

- Support DGS and CDVA construction expansion efforts.
- Support efforts to sustain priority standing for the CCCVC with CDVA and USDVA.
- Support proposed legislation to permit fiscal flexibility to meet fund matching requirements.
- Coordinate with federal agencies, the City of Seaside, the County of Monterey, the 20th Congressional District, the 17th State Senate District, and the 29th State Assembly District to sustain efforts to generate federal funding and/or status for future CCCVC expansion.
- Create/designate regional entity to coordinate CCCVC for post June 30, 2020 property transfer and advocacy activities.

E. AUGMENTED WATER SUPPLY. Work with local, regional and federal agencies to secure State and Federal funding and/or resources to augment FORA's water supply needs.

Issue:

The FORA Capital Improvement Program includes approximately \$24M to fund Regional Water Augmentation necessary to implement the Base Reuse Plan. Six million (\$6M+) has been committed to the Pure Water Project to support use of reclaimed resources in the region. Securing outside funds to assist with augmented supply options help the timely implementation of conservation, recycled water and/or desalination water facilities and smooth out upfront costs of infrastructure. Monitor implementation of Ground Water Sustainability Act as it relates to contractual amounts of water to support the implementation of Base Reuse Plan.

Benefits:

Development projected under the Base Reuse Plan depends on an augmented water supply. Additional grant funding reduces FORA and Marina Coast Water District (MCWD) costs to secure water resources and reduces required capital charges.

Challenges:

Scarce funding and competing water projects throughout the region and state. No current federal/state program exists for this funding.

Proposed Position:

- Continue to work with MCWD to enable them to fulfill their contractual obligation to FORA for water resource augmentation.
- Support and coordinate efforts with MCWD, Monterey County Water Resources Agency, Monterey One, other agencies, and FORA jurisdictions to secure funding and/or support other funding mechanisms proposed for this purpose.
- Coordinate potential water bond funding for Monterey Bay region and FORA augmentation needs.
- Coordinate with the Department of Defense/Army for designated entity to oversee equitable distribution of Army water resources/rights that may become surplus to the military mission.

F. LEGISLATIVE COOPERATION WITH MONTEREY BAY AGENCY LEGISLATIVE ISSUES.

Issue:

Monterey-Salinas Transit, Transportation Agency for Monterey County, and the County of Monterey have adopted legislative programs that may have Fort Ord reuse impacts.

Benefits:

Collaborative funding efforts by agencies involved in the same or interdependent projects increase the chances to obtain critical funding and enhanced partnering for matching funds.

Challenges:

State and federal funding is limited, legislative actions that benefit/impact multiple parties requires coordination, and competition for available funds will be keen.

Proposed Position:

Coordinate and support other legislative programs in the Monterey Bay area when they interface with former Fort Ord reuse programs.

G. ASSURING LONG TERM STEWARDSHIP OF MUNITIONS CLEANUP AREAS.

Issue:

FORA is scheduled to sunset June 30, 2020 and certain munitions funding terminates in 2019. There will be significant post FORA property management and post-remediation issues that will need to be managed. Those issues require resources, coordination and cooperation which are still being defined. Coordinate with Federal, State and local agencies on post-cleanup stewardship of munitions and explosives ordnance issues/areas. Seek additional funds from federal resources and pursue optimizing review processes to complete property transfers and consider a legislative clarification of both prevailing wages on the former Fort Ord and monitoring responsibility.

Benefits:

Collaborative partnering for resources by agencies involved in the same or interdependent projects increase the chances to obtain critical funding. Some long-term stewardship issues are unfunded but defined as remedies in federal documents.

Challenges:

State and federal funding resources are limited. Federal and State agencies have not funded long term stewardship in many cases. In addition, local jurisdictions have limited funding for long-term stewardship.

Proposed Position:

Seek federal and state cooperation to assure responsiveness, document completion, and crucial funding for long-term stewardship for munitions response areas.

H. PREVAILING WAGES COORDINATION

Coordinate with 17th State Senate Districts and 29th State Assembly District to clarify the implementation of the FORA Prevailing Wage Policy and the enforcement provisions of SB 854, and the newly added regulatory and legislative adjustments of SB96 with the State Department of Industrial Relations.

Issue:

Ongoing lack of legislative clarity continues related to various interpretations of how the FORA Prevailing Wage Policy interfaces with the registration, reporting and enforcement provisions of state public works laws amended in state law in recent years.

Benefits:

Collaborative efforts between the designated military base Reuse Authority and Department of Industrial Relations is needed to promote, coordinate and harmonize state public works laws with state laws requiring speedy transition of military bases to civilian use.

Challenges:

Establishing a legislative framework for successor agency to monitor and enforce Prevailing wage Policy may be difficult and is likely to be opposed by some jurisdictions and developers...

Proposed Position:

- Support legislative and regulatory coordination, state and federal resources, and strong advocacy to enable speedy reviews, compliance, enforcement and coordinated decisions.
- Coordinate with legislative offices to get the Department of Industrial Relations to broaden enforcement of contractual provisions.

FORT ORD REUSE AUTHORITY BOARD REPORT

BUSINESS ITEMS

Subject: 2018 Transition Plan and Facilitator Progress Report

Meeting Date: March 8, 2019

Agenda Number: 8e. i.

INFORMATION

RECOMMENDATION:

- a. Receive an update/report.

BACKGROUND/DISCUSSION:

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

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

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

FISCAL IMPACT:

Reviewed by FORA Controller _____

COORDINATION:

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

ATTACHMENTS:

Attachment: March 2019 Facilitator Progress Report [**PLACEHOLDER**]

Prepared by _____ Reviewed by _____
Sheri Damon Steve Endsley

Approved by _____
Michael A. Houlemard, Jr.

DRAFT

Placeholder for Attachment 1 to Item 8e.i

March 2019 Facilitator Progress Report

This item will be included in the final Board packet.

FORT ORD REUSE AUTHORITY BOARD REPORT

BUSINESS ITEMS

Subject: 2018 Transition Plan: Habitat Conservation Plan Progress Report

Meeting Date: March 8, 2019

Agenda Number: 8e.ii

INFORMATION

RECOMMENDATION(S):

- i. Receive a Fort Ord Multi-Species Habitat Conservation Plan (HCP) report regarding United States Fish and Wildlife Service (USFWS) HCP and State of California Department of Fish and Wildlife (CDFW) 2081 Incidental Take Permit (ITP) developments.
- ii. Receive a staff Habitat Management Plan Responsibilities Analysis (**Attachment A**) outlining anticipated responsibilities, cost estimate, and funding.

BACKGROUND:

To complete the reuse of former Fort Ord as envisioned in the 1997 Fort Ord Base Reuse Plan (BRP), the Fort Ord Reuse Authority (FORA) must complete an HCP for “take” of Federally-listed species and a 2081 ITP for take of State-listed species as required by the Endangered Species Act (ESA) and California Endangered Species Act (CESA), respectively. Since 1997, FORA pursued a base-wide HCP, and worked through many challenges in its pursuit, including impediments to conducting habitat restoration burns, listing of California Tiger Salamander (CTS), changing CDFW and USFWS staffing, added funding requirements, and adjusted HCP/2081 ITP requirements.

Funding the HCP program is based on building to a habitat endowment that would generate enough annual interest earnings to fund protection “in perpetuity,” restoration and enhancement of habitat as mitigation for take, and management of the funds. The Cities, County, and other members of a future JPA (called the “Cooperative”) would be issued Federal and State ITPs and oversee stay-ahead provisions so that species take would not exceed completed mitigations.

HCP preparation and environmental review has been paid for by FORA, using Community Facilities District (CFD) special taxes collected from former Fort Ord development. FORA has paid several million dollars for the environmental review and document preparation so far as performed by consultants and staff. The required Endowments were originally projected to be \$9 million but are now expected to cost \$48 to \$66 million. By the time FORA sunsets, about \$21 million is expected to be collected for this use. FORA has set 30% of CFD funds aside for HCP funding. In anticipation of a FORA sunset on June 30, 2020, the jurisdictions need to figure out how to generate the remaining \$27 to \$45 million required by USFWS/CDFW (“Wildlife Agencies”) or, alternatively, the State Legislature might extend FORA’s financing ability. Wildlife Agencies provided strong input into the design of the HCP and the endowments to specify that the total amount is required to be in place by 2023.

In late 2016, USFWS issued FORA a comment letter outlining nine general recommendations for changes to the draft Fort Ord HCP which caused major revisions to the species covered

and the areas included as Federal permit “preserved” habitat. In July 2017, FORA distributed the second screencheck draft HCP to Wildlife Agencies and Permittees, because the responsive edits were profound. CDFW took eleven months to send in comments on the July 2017 HCP draft document. Many of CDFW staff comments brought up issues that were already resolved through discussions and compromises with CDFW staff in previous years. Staff met with CDFW several times in 2018 to resolve issues. FORA staff and consultants made edits in response to CDFW and the other parties to the HCP.

Because USFWS is the lead agency on the HCP under the National Environmental Policy Act (NEPA), their solicitor does the final screencheck review before release of the Public Draft. Those editorial comments from the USFWS came in late November and early December of 2018. The comments included the request to remove the Implementing Agreement, updates to mitigation summaries in the Conservation Strategy chapter to better align with the current assessment framework, and a redraft of the Funding chapter to more explicitly remove BLM. Staff, in coordination with Authority Counsel, completed an editorial process to remove the Implementing Agreement.

DISCUSSION:

The regulation of Federal Environmental Impact Statements (EISs) by the Department of Interior has provided an opportunity for expediting the project timeline. On April 27, 2018, the Deputy Secretary of the Interior sent out a Memorandum mandating that all outstanding EISs with a Notice of Intent published on or before August 31, 2017 must publish a project schedule with a Final EIS completion and Record of Decision (ROD) issuance date of no later than 365 days from the effective date of the Memorandum. This pertains to the HCP, and follow-up communications with USFWS confirmed that they will work on a tight timeline to complete the review. However, Department of the Interior took note of the USFWS’s warning that they would receive a large number of EIS’s at one time, and allowed staggering of the deadlines. Therefore, the HCP schedule (**Attachment B**) has been adjusted to release the Public Draft by the end of April, 2019 and bring it to completion for a ROD in September, 2019. CDFW expressed, in 2018 meetings, that although they would attempt to parallel state conditions for approval on the HCP, there will likely be added conditions for approval of the take of State-listed species. It is not currently known how long CDFW will require to process their ITPs. However, the HCP JPA will form in Fall of 2019, and staff will request meetings with HCP-responsible jurisdiction staff in Summer and Fall of 2019 to lay out the day-to-day requirements of the permit stay-ahead provision as it pertains to HCP species.

Board discussions about the HCP in late 2018 resulted in requests for additional information on jurisdictions’ HMP responsibilities, and projections of costs and responsibilities of an HMP-only JPA. Erin Harwayne from DD&A explained to the Board that, to comply with the HMP, jurisdictions with Habitat Reserve areas must complete draft Resource Management Plans (RMPs), request review by Wildlife Agencies, then the RMP-related baseline surveys must be done to assess how much listed and special status species are occupying the Habitat Reserves and Development with Reserves or Restrictions lands. Real knowledge of how much take of listed species will be anticipated as a result of management requirements is not possible before RMP review. Staff would add that assessments of erosion issues, invasive species issues, and other conservation management issues must be made in order to estimate the breadth and intensity of control measure adjustments to the RMPs. For these reasons, it

is difficult to estimate with any accuracy how much reserve management or conservation of species within the Habitat Reserve system would cost. It is also not clear whether USFWS would accept RMPs for multiple reserves, or one per jurisdiction. However, on October 12, 2018 the Board approved the HCP as the main track of the habitat conservation effort and also requested an analysis of what a JPA for HMP implementation would look like and an understanding of potential funding mechanisms. So, FORA staff prepared a report to help the Board assess these possible scenarios. **Attachment A** includes estimates of HMP responsibilities and costs of RMP development, Habitat Reserve management, and species conservation if only the HMP were pursued, as well as potential funding streams.

FISCAL IMPACT:

Reviewed by FORA Controller _____

Staff and Authority Counsel time for this item is included in the approved annual budget.

COORDINATION:

Authority Counsel, Administrative Committee, ICF, Denise Duffy & Associates, University of California Natural Reserves, CDFW, and USFWS.

Prepared by _____
Mary Israel

Reviewed by _____
Jonathan Brinkmann

Approved by _____
Michael A. Houlemard, Jr.

Placeholder for Attachment A to Item 8e.ii

Habitat Management Plan Responsibilities Analysis

This item will be included in the final Board packet.

Table 1. Revised Schedule for Installation-Wide Multispecies Habitat Conservation Plan

Key: Document Preparation
 Meetings
 Review Periods
 Notice prep/publish
 Final Approval Steps

	Status	2018												2019												20
		J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	
HCP																										
1 Draft Pre-Public HCP	Done																									
2 Key Issue Resolution status updates	Done																									
3 Wildlife Agency and Working Group Review Period (8 wk)	Done																									
4 Meetings to Identify Key Issues	Done																									
5 Bi-weekly meetings (as necessary) with Wildlife Agencies, FORA, and Working Group Members to check-in or resolve outstanding issues	Done																									
6 Prepare 3rd Admin Draft HCP	Done																									
7 Review 3rd Admin Draft HCP (Permit Applicants and BLM only)	Done																									
8 Revise 3rd Admin Draft HCP	Done																									
9 Review 3rd Admin Draft HCP (Permit Applicants, BLM, Wildlife Agencies)	Done																									
10 Prepare Screen-check Draft HCP	Done																									
11 Review Screen-check Draft HCP (Wildlife Agencies)	Done																									
Prepare 2nd Screen-check Draft HCP	Done																									
Agencies and Permittee Review 2nd Screen-check Draft (60 days)	Done																									
12 Prepare Screencheck Public Draft HCP																										
13 Solicitor review																										
14 Prepare Public Review HCP																										
15 Prepare and publish Notice in Federal Register for HCP, EIS																										
16 Public/Agencies Review Period (60 days)																										
17 Conduct Public Outreach																										
18 Prepare Final HCP																										
19 See Approval process steps																										

	Status	2018												2019												20
		J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	
EIR/EIS																										
1 Prepare 1st Admin Draft EIS/EIR	Done																									
2 Review Period	Done																									
3 Prepare 2nd Admin Draft EIS/EIR	Done																									
4 Solicitor review (2 weeks)																										
5 Prepare Public Review EIS/EIR																										
6 Prepare and publish Notice of Availability in Federal Register (see HCP-15 above)																										
7 Prepare and publish CEQA Notice of Availability																										
8 Public/Agencies Review Period (45 days)																										
9 Respond to public comments/Prepare Admin Draft Final EIS/EIR																										
10 Agency Review Period (2 weeks)																										
11 Prepare Final Public Draft EIS/EIR - clear for publication																										
12 Prepared and Publish Notice of Final EIS, HCP Availability in Federal Register - 30 day comment period																										
13 Publish CEQA Notice of Determination - Permit Applicants - 30 day challenge period																										
14 CEQA Notice of Determination--CDFW - 30 day challenge period																										
15 See Approval Process steps																										

	Status	2018												2019												20
		J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	
HCP JPA Agreement																										
1 Prepare 2nd Admin Draft Agreement	Done																									
2 Wildlife Agency and Working Group Review Period	Done																									
7 Prepare 3rd Admin Draft Agreement	Done																									
8 Review 3rd Admin Draft Agreement (Permit Applicants and BLM only)	Done																									
9 Respond to comments	Done																									
10 Review 3rd Admin Draft Agreement (Permit Applicants, BLM, Wildlife Agencies)	Done																									
11 Prepare Screen-check Draft Agreement	Done																									
12 Review Screen-check Draft Agreement (Wildlife Agencies)																										
13 Prepare Public Draft Agreement																										
14 Public/Agencies Review Period (60 days)																										
15 Prepare Final Agreement																										
16 See Approval Process steps																										

		Status	2018												2019												20
			J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J
Approval Process																											
1	USFWS/FORA Approval of Final Plan, Final EIR/EIS, Final HCP JPA Agreement																										
2	FWS Findings/Biological Opinion																										
3	Establish JPA (Implementing Entity)																										
4	Local Agencies Adopt Imp Ordinances																										
5	CDFW Findings Preparation																										
6	Permits Issued by FWS																										
7	Permits issued by CDFW																										

- END -

**DRAFT
BOARD PACKET**