



FORT ORD REUSE AUTHORITY

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

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

REGULAR MEETING FORT ORD REUSE AUTHORITY BOARD OF DIRECTORS

Friday, February 12, 2016 at 2:00 p.m.

910 2nd Avenue, Marina, CA 93933 (Carpenters Union Hall)

AGENDA

THE BOARD AND PUBLIC ARE URGED TO SUBMIT WRITTEN QUESTIONS/CONCERNS BY NOON THE DAY BEFORE MEETING.

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 No.: M114961

4. ANNOUNCEMENT OF ACTION TAKEN IN CLOSED SESSION

5. ROLL CALL

6. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE

- a. Adopt Resolution Acknowledging John Dunn ([pg. 1-2](#)) ACTION

7. CONSENT AGENDA

CONSENT AGENDA consists of those items which are routine and for which a staff recommendation has been prepared.

- a. Approve January 8, 2016 Board Meeting Minutes ([pg. 3-6](#)) ACTION
- b. Receive Industrial Hygienist Contract ([pg. 7-20](#)) INFORMATION
- c. Economic & Planning Systems, Inc. (EPS) Contract Amendment #10 ([pg. 21-23](#)) ACTION
for Biennial Formulaic Fee Review
- d. Inner City Fund International (ICF) Contract Amendment #7 ([pg. 24-33](#)) INFORMATION/ACTION
- e. Chair's 2016 Committee Appointments ([pg. 34-39](#)) ACTION
 - i. Confirm Appointments
 - ii. Confirm Committee/Ad-Hoc appointments

8. BUSINESS ITEMS

- a. Fort Ord Reuse Authority Prevailing Wage Program ([pg. 40-45](#)) INFORMATION/ACTION
- b. Fort Ord Reuse Authority Fiscal Year 2015-16 Mid-Year Budget ([pg. 46-52](#)) ACTION

- c. Water Augmentation Program: Three Party Planning Report (pg. 53-59) INFORMATION/ACTION
 - i. Program Overview: Recycled Project and Secondary Project
 - ii. Recommendation of Pure Water Monterey to California Public Utilities Commission

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.

10. EXECUTIVE OFFICER’S REPORT

The Executive Officer makes brief reports or announcements on FORA’s activities or may ask for clarification or direction regarding meeting or study session scheduling.

- a. Habitat Conservation Plan Update (pg. 60) INFORMATION
- b. Administrative Committee (pg. 61-63) INFORMATION
- c. Finance Committee (pg. 64-66) INFORMATION
- d. Post Reassessment Advisory Committee (pg. 67-71) INFORMATION
- e. Regional Urban Design Guidelines Task Force (pg. 72-73) INFORMATION
- f. Water/Wastewater Oversight Committee (pg. 74-86) INFORMATION
- g. Veterans Issues Advisory Committee (pg. 87-89) INFORMATION
- h. Administrative Consistency for Entitlement: City of Marina’s (pg. 90) INFORMATION/ACTION
 Dunes Specific Plan Fast Casual Restaurant Project
 (Note: Materials for this agenda item will be forwarded to Board on Tuesday)
- i. Travel Report (pg. 91-92) INFORMATION
- j. Public Correspondence to the Board (pg. 93) INFORMATION

11. BOARD MEMBER COMMENTS

Board members may make brief activity announcements or request a matter be placed on a future meeting agenda (G.C. 54954.2).

12. ADJOURNMENT

NEXT BOARD MEETING: March 11, 2016

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.

RESOLUTION NO. 16-XX

**A RESOLUTION OF THE GOVERNING BODY OF THE FORT ORD REUSE AUTHORITY
*Acknowledging City of Seaside Manager, John Dunn***

IT IS HEREBY RESOLVED by the Fort Ord Reuse Authority (FORA) Board of Directors that:

WHEREAS, John Dunn, served with honor and accolade to the benefit of the Monterey Bay Peninsula and Central California in varying executive positions over the past four decades including posts as City Manager for Monterey, San Luis Obispo and Seaside; and,

WHEREAS, Mr. Dunn was forced to delay his retirement date on multiple occasions demonstrating the difficulty in replacing a legend in his own time; and,

WHEREAS, Mr. Dunn joined the City of Seaside in 2012 offering instrumental leadership in balancing the City budget and staff reorganization to improve public services; and,

WHEREAS, during Mr. Dunn's service to Seaside, he represented the City in many key activities, especially as a consistent sound advisor on the Fort Ord Reuse Authority Administrative Committee and Regional Urban Design Guidelines Task Force providing cogent comments leading to higher quality in the end products; and,

WHEREAS, as Seaside City Manager, Mr. Dunn was lauded/complimented for his effective use of fountain and quill pens, standard scratch pads, and paper date books while avoiding the temptation to access trendy technical applications; and,

WHEREAS, Mr. Dunn's public service of 43 years included Interim City Manager roles for Pismo Beach, Grover Beach, Rohnert Park; and,

WHEREAS, Mr. Dunn is known for his gentle, polite, restrained, behind-the-scenes diplomatic style - encouraging broad Councilmember expression of views and opinions; and,

WHEREAS, in 2010, Mr. Dunn was named "Citizen of the Year" by the San Luis Obispo Chamber of Commerce for his service to community organizations and in 2013 he was awarded the Dr. Lou Tedone Humanitarian Award.

NOW, THEREFORE, BE IT RESOLVED for all reasons described above, but not limited thereto, the Fort Ord Reuse Authority Board of Directors hereby expresses its sincere commendation to John Dunn.

BE IT FURTHER RESOLVED, on behalf of the entire Fort Ord Reuse Authority family, the Board of Directors extends its gracious appreciation and deepest gratitude to John Dunn for his leadership and exemplary service to the Monterey Bay Region.

PASSED AND ADOPTED by the Fort Ord Reuse Authority Board of Directors this 12th day of February, 2016.

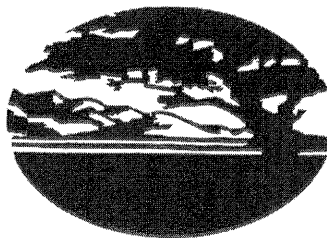
Upon motion by _____, seconded by _____, the foregoing Resolution was passed on this 12th day of February, 2016, by the following vote:

AYES:
NOES: NONE
ABSTENTIONS: NONE
ABSENT:

Frank O'Connell, Chair

ATTEST:

Michael A. Houlemard, Jr., Secretary



**FORT ORD REUSE AUTHORITY
BOARD OF DIRECTORS REGULAR MEETING MINUTES**

Friday, January 8, 2016 at 2:00 p.m.
910 2nd Avenue, Marina, CA 93933 (Carpenters Union Hall)

1. CALL TO ORDER

Chair O’Connell called the meeting to order at 2:00 p.m. and wished everyone a Happy New Year. He announced the closed session item is only for receipt of information from Authority Counsel; and due to time restrains because of City of Carmel celebration beginning at 3:00 p.m. today he requested a motion to move Item 3 (closed session) to end of agenda, after Item 10, in order to review business items first.

MOTION: Mayor Edelen moved, seconded by Mayor Rubio to approve moving closed session item 3, to Item #11 as presented by Chair.

MOTION PASSED UNANIMOUSLY.

The Board received no public comment.

2. PLEDGE OF ALLEGIANCE

Chair O’Connell led the pledge of allegiance.

3. CLOSED SESSION (moved to #11)

- 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 No.: M114961

4. ANNOUNCEMENT OF ACTION TAKEN IN CLOSED SESSION (moved to #12)

5. ROLL CALL

- | | |
|--|--|
| Mayor Edelen (City of Del Rey Oaks) | Supervisor Phillips (County of Monterey) |
| Mayor Rubio (City of Seaside) | Supervisor Parker (County of Monterey) |
| Mayor Pendergrass (City of Sand City) | Council member Haffa (City of Monterey) |
| Mayor Gunter (City of Salinas) | Council member Lucius (City of Pacific Grove) AR |
| Mayor Pro-Tem Oglesby (City of Seaside) | Council member Morton (City of Marina) |
| Mayor Pro-Tem O’Connell (City of Marina) | |

Ex-officio (Non-Voting) Board Members Present: Andre Lewis* (CSUMB) AR, Col Fellingner* (U.S. Army), Walter Tribley (MPC), Donna Blitzer (UCSC), Bill Collins (Ft. Ord BRAC).

Absent: Supervisor Potter (County of Monterey), Council member Beach (City of Carmel), Nicole Charles (CA Senator Monning); Alec Arago (20th Congressional Dist.); Bill Collins (Fort Ord BRAC Office), Erica Parker (CA Assembly member Stone), and PK Diffenbaugh (MPUSD).

6. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE

Chair O’Connell gave the results from the Nominations committee and asked for nominations from the floor. There were no nominations from the floor. He then stated the current officers were re-elected for 2016. Chair O’Connell said due to John Dunn’s retirement, the Administrative Committee needed a representative from City of Seaside and proceeded to appoint Diane Ingersoll.

7. CONSENT AGENDA

- a. Approve December 11, 2015 Board Meeting Minutes
- b. Surplus II Industrial Hygienist Selection
- c. Environmental Services Cooperative Agreement Quarterly Update
- d. Economic Development Quarterly Status Update
- e. Public Review Draft Habitat Conservation Plan Preparation Report
Denise Duffy and Associates Contract Amendment #10
Economic and Planning Systems Contract Amendment #8
- f. Elect 2016 Board Officers
- g. Accept Fiscal Year 14-15 Annual Financial Report
- h. Water Augmentation Project Planning Memorandum of Understanding

MOTION: Mayor Rubio moved, seconded by Mayor Edelen to approve the full Consent Agenda (Items 6a-h) as presented.

MOTION PASSED UNANIMOUSLY.

8. BUSINESS ITEMS

a. Fort Ord Reuse Authority Prevailing Wage Program Resolution 2nd Vote

Mr. Houlemard briefly summarized the Board's vote that failed at the last Board meeting. Chair O'Connell said a second vote is needed on Item i and, per Board's direction, Item ii (Option A) will be reviewed by Finance Committee at its next meeting and make a recommendation to the Board. Robert Norris proceeded with a presentation to the Board.

Board members provided comments requesting more information on FORA's enforcement of prevailing wage; to define the authority it has on this matter and the enforcement mechanism for lack of compliance; and, what actions those jurisdictions need in order to effect it. Mr. Houlemard responded a report with this information would be brought to the Board at its February meeting.

1st MOTION: Mayor Rubio moved, seconded by Mayor Gunter, to approve (2d vote) a FORA Master Resolution Amendment requiring contractors to register with California Department of Industrial Relations ("DIR"), as provided by Staff.

Ayes: Edelen, Gunter, Haffa, Morton, Oglesby, O'Connell, Parker, Rubio, Pendergrass.

Noes: Lucius, Phillips.

Abstentions: None.

Absent: Beach, Potter.

MOTION PASSED.

The Board received public comments.

2nd MOTION: Mayor Rubio moved, seconded by Mayor Edelen, to approve staff's recommendation to defer Board action on Option A until Finance Committee reviews at its next meeting and then provide further direction on the deliverables for Board's review at its next meeting.

MOTION PASSED UNANIMOUSLY.

The Board received comments from members.

The Board did not receive public comment.

b. Regional Urban Design Guidelines (RUDG) Consider Special Meeting

Chair O'Connell asked Board to consider a date for a special meeting to hear this item. Mr. Houlemard said staff's report explains thoroughly the work done on the RUDG and that the guidelines are close

to completion. Mr. Metz provided a quick presentation and asked Board for additional dates for the presentation which includes a possible Special meeting. Board members asked whether the last draft Board received would be the same document to be provided at this special meeting; requested that draft be "redlined" in order to see what changes were added since last draft; and asked it be available to public for comment. Mr. Houlemard responded that several revisions have been made since then and document is not a "microsoft software" document and as such, the redlining cannot be done, but the additions could be shown.

MOTION: Councilmember Morton moved, seconded by Councilmember Haffa, for Staff to set a special meeting, except February 5th, and to possibly include it on February 12th
MOTION PASSED UNANIMOUSLY.

c. Oak Woodland Conservation – Request for Proposals (RFP)

Mr. Houlemard introduced this item and Ted Lopez provided a summary. Mr. Lopez stated the Board's requests and the public's comments were incorporated to the RFP and scope of services. Board members provided comments suggesting that staff send a letter to jurisdictions responsible along with a map; asked for more information on deliverables; expressed need for outreach to public; identify the entities affected and total number of meetings include one to public be added to scope of services. Mr. Houlemard said this is FORA's policy and a letter would be prepared.

The Board did not receive public comment.

MOTION: Mayor Rubio moved, seconded by Councilmember Oglesby, to authorize Executive Officer to issue a request for proposal and to include requests/comments from Board members.
MOTION PASSED UNANIMOUSLY.

9. PUBLIC COMMENT PERIOD

No public comment was given.

10. EXECUTIVE OFFICER'S REPORT

- a. Outstanding Receivables
- b. Habitat Conservation Plan Update
- c. Administrative Committee
- d. Finance Committee
- e. Post Reassessment Advisory Committee
- f. Regional Urban Design Guidelines Task Force
- g. Travel Report
- h. Public Correspondence to the Board

Mr. Houlemard gave a brief summary of items and said FORA will engage with Department of Fish & Wildlife to sign off on a complete document for Habitat Conservation Plan and may request assistance of Board members. He stated the rest of the items are self-explanatory and for information only.

The Board did not receive public comment.

11. ITEMS FROM MEMBERS

None.

12. CLOSED SESSION (moved from #3 to #11)

- 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 No.: M114961

Chair O'Connell introduced the item to Board before going to closed session. The Board adjourned into closed session at 2:35 p.m.
No public comment was received.

13. ANNOUNCEMENT OF ACTION TAKEN IN CLOSED SESSION

The Board reconvened into open session at 2:57 p.m.
Authority Counsel, Jon Giffen, announced there was no reportable action taken by Board.
No public comment was received.

14. ADJOURNMENT

The meeting adjourned at 2:57 p.m.

DRAFT

FORT ORD REUSE AUTHORITY BOARD REPORT

CONSENT AGENDA

Subject:	Receive Industrial Hygienist Contract	
Meeting Date:	February 12, 2016	INFORMATION
Agenda Number:	7b	

RECOMMENDATION(S):

Receive the Surplus II Industrial Hygienist (IH) contract with Vista Environmental Engineering.

BACKGROUND/DISCUSSION:

The U.S. Army conveyed real property to the Fort Ord Reuse Authority (FORA) under an Economic Development Conveyance (EDC) Memorandum of Understanding (MOU) that outlines the terms and conditions of a local Base Realignment and Closure (BRAC) recovery program with the restriction that FORA and the Jurisdictions receive the property with the buildings "as-is, where-is." The FORA Board has specific building removal and clearance obligations under State law and Board policy.

Seaside Surplus II area has 27 large, multi-story concrete structures in close proximity to occupied housing, office buildings, schools and the California State University Monterey Bay (CSUMB) campus which have become dilapidated, contain hazardous materials and are sites for vandalism and illegal dumping. FORA and Seaside staff identified the need to survey the hazardous materials in Surplus II. On October 18th, FORA issued a Request for Proposals (RFP) for IH hazardous material sampling and testing services. Three qualified IH firms submitted proposals. Vista Environmental Consulting scored the highest in the IH evaluation and interview process.

On January 8, 2016, the Board gave the Executive Officer approval to execute a contract with Vista Environmental Consulting for Surplus II hazardous material sampling and testing, not to exceed \$175,000. FORA Staff was instructed to provide the FORA Board with a copy of the contract when fully negotiated. As requested, the negotiated contract for \$170,000 is attached for the Board's information (**Attachment A**).

FISCAL IMPACT:

Reviewed by FORA Controller 

Funding for this contract of not to exceed \$170,000 is included in the approved FY 15-16 Capital Improvement Program budget.

COORDINATION:

Authority Counsel, Administrative Committee

Prepared by 
Peter Said

Reviewed by 
Stan Cook

Approved by 
Michael A. Houlemard, Jr.

Agreement No. FC-020116

This Agreement for Professional Services (hereinafter referred to as "Agreement") is by and between the Fort Ord Reuse Authority, a public corporation of the State of California (hereinafter referred to as "FORA") and Vista Environmental Consulting, Inc., a California corporation (hereinafter referred to as "Consultant").

The parties agree as follows:

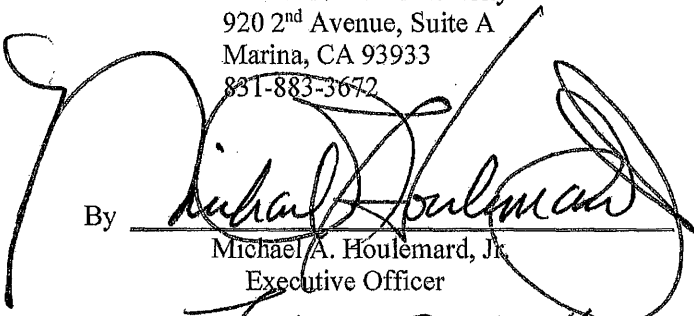
1. SCOPE. Subject to the terms and conditions set forth in this Agreement, Consultant shall provide FORA with the services described in the scope of work attached as Exhibit "A" to this Agreement (the "Services"). The Services will be rendered at the direction of FORA's Board of Directors and/or the Executive Officer of FORA.
2. TERM. Consultant shall commence work under this Agreement effective on February 1, 2016 and will diligently perform the Services under this Agreement until the work as described in Exhibit "A" is complete.
3. PAYMENT TERMS. FORA shall pay Consultant for the Services at the times and in the manner set forth in Exhibit "B" and Exhibit "C" to this Agreement.
4. FACILITIES AND EQUIPMENT. Consultant is not required to use FORA's facilities or equipment for performing the Services. Consultant shall arrange to be physically present at FORA's facilities to provide the Services at least during those days and hours that are reasonably requested by FORA.
5. GENERAL PROVISIONS. The general provisions set forth in Exhibit "B" are incorporated into this Agreement. In the event of any inconsistency between said general provisions and any other terms or conditions of this Agreement, the other term or condition shall control only insofar as it is inconsistent with the General Provisions.
6. EXHIBITS. All exhibits referred to herein are attached hereto and are by this reference incorporated herein.

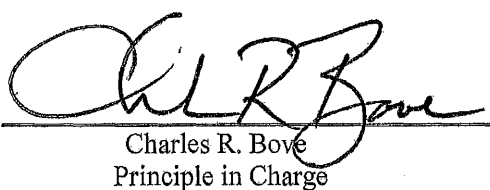
COMPENSATION AND OUT OF POCKET EXPENSES. The overall maximum amount of compensation to Consultant over the full term of this Agreement is not-to-exceed \$170,000 including out of pocket expenses.

IN WITNESS WHEREOF, FORA and Consultant execute this Agreement as follows:

Fort Ord Reuse Authority
920 2nd Avenue, Suite A
Marina, CA 93933
831-883-3672

Vista Environmental Consulting
100 12th Street, Building 2902 #105
Marina, CA 93933
831-262-9361

By 
Michael A. Houlemard, Jr.
Executive Officer

By 
Charles R. Bove
Principle in Charge

Date: February 2, 2016

Date: 2-2-16

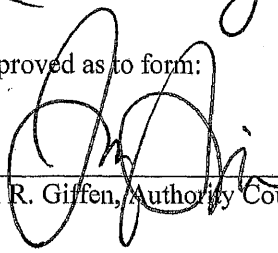
Approved as to form:

Jon R. Giffen, Authority Counsel

EXHIBIT A**SCOPE OF WORK**

The Scope of Work includes, but is not limited to, the tasks for the categories outlined and described below for the building types and locations listed.

Seaside parcels numbers 031-151-029,031,032,039,040 make up the Seaside Surplus II area, and include the various twenty-seven (27) Type 1-Type 5 buildings listed below, herein called Surplus II.

Assessor's Parcel Number (APN)	ARMY Parcel Identification
031-151-032	L19.3
031-151-031	L19.2
031-151-029	L32.4.1.2
031-151-039	L19.4
031-151-040	L32.4.1.1

Surplus II Buildings			
Building Type	Approximate Building SF*	Number of Buildings	Total SF*
Type 1 – Hammerhead Buildings Multi-story barracks with cafeteria attached. <i>FORA Designation: HH-xxxx</i>	40,653	8	325,224
Type 2: Rolling Pin Buildings Stand-alone multi-story barracks <i>FORA Designation: RP-xxxx</i>	40,587	10	405,870
Type 3: Administration Buildings One story admin buildings <i>FORA Designation: AD-xxxx</i>	4,590	6	22,950
Type 4: Armory Buildings One story armory buildings <i>FORA Designation: AR-xxxx</i>	12,194	2	24,388
Type 5: Cafeteria Buildings Stand-alone cafeteria <i>FORA Designation: CF-xxxx</i>	11,399	1	11,399
	Total	27	789,831

TASK 1 – REVIEW OF PREVIOUS SURPLUS II HAZARDOUS MATERIAL STUDIES:

Consultant shall review previous Army asbestos and lead-based studies of the 27 buildings at Seaside’s Surplus II area (as well as review pertinent federal, statutory and local regulations, including those of the Monterey Bay Unified Air Pollution Control District (“MBUAPCD”). Provide a one to two page summary report of the reviewing the findings and applicability of these documents to the future removal of the Surplus II hazardous materials.

Task 1 - \$3,460.00

TASK 2 – PERFORM A SITE SOIL BACKGROUND SURVEY:

Consultant shall conduct and document a site soil background survey to determine existing Asbestos, Lead at the site. Samples are required for the identification of asbestos and lead (Pb) contamination only and should not include Mercury (Hg) or be from the existing hardscapes.

CONSULTANT will collect a minimum of 108, “4-point composite soil samples” throughout the site (4 samples per building, one sample per side) taken from the top 6” of soil within 10’ of the building footprint at the following locations:

Building Type:	# of 4-Point Composite Soil Samples & Location
10 Rolling Pin (RP)	40 @ 0’-6” depth 1 per side, 4 per building
6 Administration (AD)	24 @ 0’-6” depth 1 per side, 4 per building
2 Armory (AR)	8 @ 0’-6” depth 1 per side, 4 per building
8 Hammerhead (HH)	32 @ 0’-6” depth 1 per side, 4 per building
1 Cafeteria (CF)	4 @ 0’-6” depth 1 per side, 4 per building

Composite samples shall be analyzed for asbestos by EPA Method 600/R-93-116, Visual Area Estimation (Polarized Light Microscopy (PLM)) and for Lead by EPA 3050B/7420 (Flame Atomic Absorption).

Consultant will prepare a summary of the results with a report of findings combining any previous data available and develop a Power Point presentation of the current and historical conditions of the soil background levels.

Task 2 - \$9,693.00

TASK 3 – PREPARE HAZARDOUS MATERIALS SURVEY SCHEDULE, SURVEYS AND WASTE PROFILES:

Consultant shall prepare a schedule, budget and plan for the survey of Surplus II. The schedule shall identify the type, number of samples, the building to sampled, and planned cost. Each building’s schedule, and activities required to identify hazardous material is required. The schedule shall be reviewed and approved by FORA staff prior to the Consultant starting collection of any samples. Consultant shall prepare and perform the following surveys per building, to include walk-through(s) and required sampling for:

- **Asbestos Survey:** includes up to 2,185 total bulk samples, for 27 Buildings, analyzed by Polarized Light Microscopy (PLM). Comprehensive destructive assessment meeting Cal-OSHA regulations for the number of samples per material categories and MBUAPCD regulatory requirements to “Thoroughly Inspect” prior to demolition.
- **Lead Based Paint Assessment:** A Niton XRF will be used to perform a construction screening of paints and other building materials, such as ceramic tiles, for the presence of lead. This will not be a paint inspection as defined by the federal Department of Housing and Urban Development and the California Department of Public Health.

- 400 point count samples: Will include a minimum of 56, but no more than 86, asbestos samples.
- Polychlorinated Biphenyls (PCB) Assessment: Consultant will collect one sample of light ballast liquid from each building, one of oil based transformers, and one from concrete adjacent to the transformer (3 samples per building = 81 total samples). All samples will be sent to an accredited laboratory for chemical extraction and analysis using Method 3500B/3550B from EPA's SW-846 followed by analysis of the extracts for PCBs by Method 8082 from SW-846. Samples will only be collected from equipment that has been de-energized and is no longer attached to the electrical grid.
- Underground Storage Tanks (USTs): Available as-builts and documentation provided by the client will be reviewed to identify the presence of USTs.
- Fungi/Mold other Biological Investigations: Excluded

Consultant shall test for metals including the TTLC, STLC, and TCLP analyses for the Lead Based Paint surface coatings. CAM17 is required for external and internal surface coatings. Testing for Hg should not be included for surface coatings.

Consultant shall provide a waste profile for each of the following non-recyclable materials:

- Asbestos (Profiled via PLM during asbestos portion of survey)
- Non-asbestos building materials such as roofing, painted and unpainted nonstructural walls (cinderblock, stucco, sheetrock and wood sheathing or studs), and millwork such as built in wood cabinets, doors, door frames, etc. (1 CAM 17 TTLC and 1 Lead STLC and TCLP per 4 building groups = 4 CAM 17 TTLC and 4 Lead STLC and TCLP)
- Ceramic tile/mortar bed under ceramic tiles. (1 CAM 17 TTLC and 1 Lead STLC and TCLP per 4 building groups = 4 CAM 17 TTLC and 4 Lead STLC and TCLP)
- Interior paint on structural concrete. (1 CAM 17 TTLC and 1 Lead STLC and TCLP per 4 building groups = 4 CAM 17 TTLC and 4 Lead STLC and TCLP)
- Exterior paint on structural concrete. (1 CAM 17 TTLC and 1 Lead STLC and TCLP per 4 building groups = 4 CAM 17 TTLC and 4 Lead STLC and TCLP)

Consultant will sample each of the categories listed above by building year of construction and type of construction (HH, RP, AD/AR, CF). Each of the four building groups will be represented and will be tested for Title 22 Cam 17 metals (TTLC), which includes mercury, lead and zinc (typical high levels found in military base paint). One TCLP and STLC for lead will be performed for each category and each building group. The total number of samples will be 16, CAM 17 Metals TTLC and 16, Lead STLC and TCLP.

- Paint on the interior and exterior structural concrete will be tested to determine if it would need to be removed prior to recycling. Ceramic tiles/mortar beds shall be included in the waste characterizations and profiled such that they can be segregated and removed during the abatement phase.
- Recyclable materials such as concrete, glass, and metal will not be included in the waste profiles Non-building materials that can and will need to be removed prior to asbestos abatement, such as beds/mattresses and wood/metal military lockers, will not be included in the waste profiles.

Consultant shall submit samples to an independent American Hygiene Association-accredited laboratory in accordance with any Monterey Bay Unified Air Pollution Control District procedures, and accompanied by a chain of custody form for analysis.

Consultant shall prepare a report of the Hazardous Material Surveys for each building and provide a summary PowerPoint of survey results.

Consultant shall prepare hazardous waste profiles per the EPA's hazardous waste regulations for universal treatment of hazardous debris (40 CFR 268.48) which requires characterization of solid waste and soils per 40 CFR 268.40 for each hazardous waste in each building.

Consultant shall prepare building schematics at a level of detail permitting future hazmat and building removal contractors to accurately identify locations and quantities of hazardous materials in each building. Schematics/Drawings are required to identify sample locations. Drawings to be provided in PDF and DXF formats.

Consultant shall make a notation on the physical location of each XRF sample taken in lettering 4 inch or larger.

Task 3 - \$152,262.00

TASK 4 – PROVIDE AN ESTIMATE FOR A HAZARDOUS MATERIAL REMOVAL MONITORING PLAN:

Consultant shall provide an estimate for preparation of and staffing a monitoring plan for an Industrial Hygienist (IH) to monitor the hazardous material remediation of the Surplus II site. The estimate will be for a plan that will be developed by a certified designer which will clearly outline the metrics to be measured. The plan will include:

- Industrial Hygiene sampling plan following applicable regulatory and industry standards.
- Air Monitoring, Sampling, and Testing procedures for site air quality and waste characterization reports.
- Weekly Hazardous Material monitoring reports (in an electronic format) site recording air sampling results.
- Emergency Response Plan for IH monitoring staff.

Task 4 - Not to exceed \$, 1,340.00

TASK 5 – PROVIDE AN ESTIMATED COST FOR HAZARDOUS MATERIALS REMOVAL

Consultant shall develop provide an estimated cost for the removal of Hazardous Materials from the Surplus II site based on similar work by abatement professionals or an estimate from a certified abatement company.

Consultant shall supply the estimate and supporting information in an electronic report and PowerPoint summary.

Task 5 - \$2,780.00

TASK 6 – PROVIDE AN ESTIMATE TO PERFORM A SITE SOIL CONFIRMATION SURVEY

Consultant shall provide an estimate of the cost of performing a series of soil samples and tests after completion of the Surplus II hazardous material remediation. A summary report shall compare the test results to the baseline soil background survey conducted during Task 2.

Task 6 - \$465.00

DELIVERABLES

Deliverables shall be submitted in an acceptable electronic format (Excel, Word, PowerPoint) with all lab data, survey data, metrics, and logs to be submitted in an acceptable electronic database.

Task	Deliverables
TASK 1	Report: Previous Hazardous material studies
TASK 2	Report: Site Soil Background Survey
TASK 3	Reports: Hazardous material survey and Laboratory results for each building
TASK 4	Estimate: Monitoring Plan for IH services during hazmat removal
TASK 5	Estimate for Surplus II Hazardous Material Remediation
TASK 6	Estimate for site soil background survey to confirm completion
TASK 7	Bird and Bat Survey (if needed)

SCOPE OF SERVICES

<p>1. Asbestos Air Sampling</p>	<p>Air sampling and analysis of samples collected. Sampling is to be conducted by companies and individuals credentialed by applicable regulatory bodies. Air samples collected at project sites and analyzed.</p>
<p>2. General Air Monitoring</p>	<p>Includes but is not limited to pre-site analysis and on-site project management, testing and analysis for Asbestos.</p>
<p>3. Asbestos Bulk Material Analysis</p>	<p>Analysis of bulk material collected as part of an inspection. Analysis must be conducted by laboratories adequately credentialed and the use of which must be approved by FORA.</p>
<p>4. General Environmental Condition Evaluations</p>	<p>Evaluations of workplace issues that could include, but not limited to, regulatory requirements of the USEPA, MBUAPCD, California Occupational Safety and Health Act ("Cal-OSHA") . Examples of these conditions could include, but are not limited to, the evaluation of suspect chemical fluids, PCB containing items, hazardous materials, and mercury.</p>
<p>5. Lead in Paint Sampling</p>	<p>Investigation, sampling, evaluating, reporting, and providing corrective recommendations for lead concerns. Such sampling is to be conducted by companies and individuals credentialed by the appropriate regulating bodies.</p>
<p>6. Hazardous Material Surveys with Electronic Database of Information</p>	<p>Conduct surveys for suspect asbestos containing, or other hazardous materials, building and site materials and provide corrective recommendations. Information must be put into an electronic format, and electronic data must be converted to portable document format (.pdf) on CD-R media. Asbestos surveys and management plans are to be performed by individuals credentialed by the appropriate regulating bodies.</p>
<p>7. Other Hazardous Material</p>	<p>Investigation, sampling, evaluating, reporting, and providing Industrial corrective recommendations for other hazardous material Hygiene Services concerns, such as animal waste and biohazards. Does not include other "Military" Hazards.</p>

EXHIBIT B
GENERAL PROVISIONS

1. INDEPENDENT CONSULTANT. At all times during the term of this Agreement, Consultant shall be an independent contractor and shall not be an employee of FORA. FORA shall have the right to control Consultant only insofar as the results of Consultant's services rendered pursuant to this Agreement.

2. TIME. Consultant shall devote such services pursuant to this Agreement as may be reasonably necessary for satisfactory performance of Consultant's obligations pursuant to this Agreement.

3. INSURANCE.

a. As an additional obligation under this Agreement and as a condition precedent to Consultant's enforcement of this Agreement, Consultant shall obtain from its [Insurer] an endorsement to the [Insurance Policy] adding FORA as an additional insured under the [Insurance Policy], so that FORA is covered to the same scope and extent as Consultant. As a further condition precedent, Consultant shall furnish a copy of the endorsement to FORA prior to the inception of this Agreement.

1) COMPREHENSIVE OR COMMERCIAL FORM GENERAL LIABILITY INSURANCE: On an occurrence basis, covering work done or to be done by or on behalf of Consultant and providing insurance for bodily injury, personal injury, property damage, and contractual liability. The aggregate limit shall apply separately to the work. Limits of Liability:
\$2,000,000.00 General Aggregate
\$1,000,000.00 Each Occurrence—combined single limit for bodily injury and property damage.

2) WORKER'S COMPENSATION INSURANCE. Consultant is obligated under this Agreement and as a condition precedent to Consultant's enforcement of this Agreement, Consultant shall carry Workman's Compensation Insurance; including Employers Liability limits of \$1,000,000.00 and other limits as required under California law. As a further condition precedent, Consultant shall furnish a Declaration of coverage to FORA prior to the inception of this Agreement.

3) MOTOR VEHICLE INSURANCE. Consultant shall maintain insurance covering all motor vehicles (including owned and non-owned) used in providing services under this Agreement, with a combined single limit of not less than \$100,000/\$300,000.

4) ERRORS AND OMISSIONS INSURANCE: On an occurrence basis is preferred, covering work done or to be done by or on behalf of Consultant and providing insurance for errors and omissions in the amount of \$1,000,000.00 each occurrence. At a minimum, Consultant shall obtain and maintain errors and omissions insurance on a claims-made basis for no less than \$1,000,000.00 each claim and \$2,000,000.00 annual aggregate, and certification of coverage shall be submitted to FORA upon signing of this Agreement. If the total contract amount exceeds \$1,000,000, Consultant shall renew and keep such insurance in effect for at least five (5) years after the recordation of the notice of completion.

b. Consultant shall submit to FORA certificates of insurance and original endorsements to the policies of insurance required by the Agreement as evidence of the insurance coverage. The scope of coverage and deductible shall be shown on the certificate of insurance. The certificates of insurance and endorsements shall provide for no cancellation of coverage without thirty (30) days written notice to FORA. Renewal certifications and endorsements shall be timely filed by Consultant for all coverage until the work is accepted as complete. FORA reserve the right to require Consultant to furnish FORA complete, certified copies of all required insurance policies. Consultant shall notify FORA in writing of any material change in insurance coverage.

4. CONSULTANT NO AGENT. Except as FORA may specify in writing, Consultant shall have no authority, express or implied to act on behalf of FORA in any capacity whatsoever as an agent. Consultant shall have no authority, express or implied, pursuant to this Agreement, to bind FORA to any obligation whatsoever.

5. ASSIGNMENT PROHIBITED. No party to this Agreement may assign any right or obligation pursuant to this Agreement. Any attempted or purported assignment of any right or obligation pursuant to this Agreement shall be void and of no effect.

6. PERSONNEL. Consultant shall assign only competent personnel to perform services pursuant to this Agreement. In the event that FORA, in its sole discretion, at any time during the term of this Agreement, desires the removal of any person or persons assigned by Consultant, Consultant shall remove any such person immediately upon receiving notice from FORA of the desire for FORA for the removal of such person or person.

7. STANDARD OF PERFORMANCE. Consultant shall perform all services required pursuant to this Agreement in the manner and according to the standards observed by a competent practitioner of the profession in which Consultant is engaged in the geographical area in which Consultant practices Consultant's profession. All products and services of whatsoever nature, which Consultant delivers to FORA pursuant to this Agreement, shall be prepared in a thorough and professional manner, conforming to standards of quality normally observed by a person practicing in Consultant's profession. FORA shall be the sole judge as to whether the product or services of the Consultant are satisfactory but shall not unreasonably withhold its approval.

8. CANCELLATION OF AGREEMENT. Either party may cancel this Agreement at any time for its convenience, upon written notification. Consultant shall be entitled to receive full payment for all services performed and all costs incurred to the date of receipt entitled to no further compensation for work performed after the date of receipt of written notice to cease work.

9. PRODUCTS OF CONTRACTING. All completed work products of the Consultant, once accepted, shall be the property of FORA, and shall not be used in any manner by Consultant unless authorized in writing by FORA.

10. INDEMNIFY AND HOLD HARMLESS. Consultant shall indemnify, defend, and hold harmless FORA, its officers, agents, employees and volunteers from all claims, suits, or actions of every name, kind and description, brought forth on account of injuries to or death of any person or damage to property arising from or connected with the willful misconduct, negligent acts, errors or omissions, ultra-hazardous activities, activities giving rise to strict liability, or defects in design by the Consultant or any person directly or indirectly employed by or acting as agent for Consultant in the performance of this Agreement, including the concurrent or successive passive negligence of FORA, its officers, agents, employees or volunteers.

It is understood that the duty of Consultant to indemnify and hold harmless includes the duty to defend as set forth in Section 2778 of the California Civil Code. Acceptance of insurance certificates and endorsements required under this Agreement does not relieve Consultant from liability under this indemnification and hold harmless clause. This indemnification and hold harmless clause shall apply whether or not such insurance policies have been determined to be applicable to any of such damages or claims for damages.

FORA shall indemnify, defend, and hold harmless Consultant, its employees and sub-consultants, from all claims, suits, or actions of every name, kind and description, brought forth on account of injuries to or death of any person or damage to property arising from or connected with the willful misconduct, negligent acts, errors or omissions, ultra-hazardous activities, activities giving rise to strict liability, or defects in design by FORA or any person directly or indirectly employed by or acting as agent for FORA in the performance of this Agreement, including the concurrent or successive passive negligence of Consultant, its officers, agents, employees or volunteers.

11. PROHIBITED INTERESTS. No employee of FORA shall have any direct financial interest in this Agreement. This Agreement shall be voidable at the option of FORA if this provision is violated.

12. CONSULTANT-NOT PUBLIC OFFICIAL. Consultant possesses no authority with respect to any FORA decision beyond the rendition of information, advice, recommendation or counsel.

13. PAYMENT TERMS. Consultant shall invoice FORA for Services in accordance with Consultant's standard invoicing practices. Consultant to invoice FORA for deliverables per Exhibit "C". FORA will retain 10% of the total contract amount until FORA has issued a notice of Completion for the contract work. Invoices are due and payable within 30 days after approval thereof by FORA. Payments should be remitted by check or wire transfer of immediately available funds as follows:

Bank Name: Citibank
Account Holder: Vista Environmental Consulting, Inc.
Routing Number: 321171184
Account #: 203892302
Email for ACH Remittance: colleen.white@vista-env.com

If FORA reasonably objects to any portion of an invoice, FORA shall provide written notification to Consultant of FORA's objection and the basis for such objection within thirty (30) days of the date of receipt of the invoice, and the parties immediately shall make every effort to settle the disputed portion of the invoice. The undisputed portion shall be paid within the time period specified above. If payment of undisputed invoices by FORA is not maintained on a current basis, Consultant may, after giving seven (7) days written notice to FORA, suspend further performance until such payment is restored to a current basis.

In the event of litigation or other proceeding to enforce performance of this Agreement or any payment obligation under this Agreement, the prevailing party shall be entitled to recover from the other party attorneys' fees and costs as may be reasonably incurred by reason of the litigation.

14. GOVERNING LAW. The laws of the State in which the Services are provided shall govern this Agreement and the legal relations of the parties.

15. COMPLIANCE WITH LAW. Consultant and FORA will use reasonable care to comply with applicable laws in effect at the time the Services are performed hereunder, which to the best of their knowledge, information and belief; apply to their respective obligations under this Agreement.

a. LABOR CODE

The Work under this Contract is a public works project (see definition of public works, Labor Code section 1720 et seq.) and must be performed in accordance with the requirements of Labor Code sections 1720 to 1815 and Title 8 California Code of Regulations sections 16000 to 17270, which govern the payment of prevailing wage rates on public works projects. This Project is subject to compliance monitoring and enforcement by the Department of Industrial Relations (DIR). Contractor and all subcontractors must comply with all applicable laws and regulations, and perform all obligations required by the DIR pursuant to such authority.

The prevailing wage rates set forth are the minimum that must be paid by the Contractor on a public works contract. Nothing herein contained shall be construed as preventing the Contractor from paying more than the minimum rates set forth. If a worker employed by a subcontractor on a public works project is not paid the general prevailing per diem wages by the subcontractor, the Contractor is liable for any penalties under section 1775(a), if the Contractor fails to comply with the requirements of section 1775(b). Contractor shall periodically review and monitor all subcontractors' certified payroll records. If Contractor learns that any subcontractor has failed to comply with the prevailing wage requirements herein, Contractor shall take corrective action.

Contractor represents and warrants that the Contract Amount includes sufficient funds to allow Contractor and all subcontractors to comply with all applicable laws and contractual agreements. Contractor shall defend, indemnify and hold the Fort Ord Reuse Authority (FORA), its officers, employees and agents harmless from and against any and all claims, demands, losses, liabilities, and damages arising out of or relating to the failure of Contractor or any subcontractor to comply with any applicable law in this regard, including, but not limited to, Labor Code section 2810. Contractor agrees to pay any and all assessments, including wages, penalties and liquidated damages (those liquidated damages pursuant to Labor Code section 1742.1) made against FORA in relation to such failure

If applicable, the respondent must demonstrate compliance with the following FORA Prevailing Wage Requirement per FORA Master Resolution §1.01.050 and §3.03.090, as determined by the Director of the Department of Industrial Relations under Division 2, Part 7, Chapter 1 of the California Labor Code to workers performing "First Generation Construction."

No contractor or subcontractor may be listed on a bid proposal for a public works project (submitted on or after March 1, 2015) unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5 [with limited exceptions from this requirement for bid purposes only under Labor Code section 1771.1(a)].

No contractor or subcontractor may be awarded a contract for public work on a public works project (awarded on or after April 1, 2015) unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5.

This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

16. SUBJECT TO AUDIT. If the Agreement exceeds \$10,000, the contracting parties shall be subject to the examination and audit of the State Auditor of the State of California for a period of three years after final payment under the Agreement. This examination and audit shall be confined to those matters connected with the performance of this contract, including, but not limited to, the cost of administering this Agreement (Government Code Section 8546.7).

17. DRUG FREE WORKPLACE. Consultant hereby certifies compliance with Government Code Sections 8355, 8356, and 8357 in matters relating to providing a drug-free workplace. In accordance with Government Code Section 8355, Consultant shall:

- A. Publish a statement notifying employees that unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance is prohibited and specifying actions to be taken against employees for violations;
- B. Establish a Drug-Free Awareness Program to inform employees about all of the following:
 - 1) The dangers of drug abuse in the workplace,
 - 2) Consultant's policy of maintaining a drug-free workplace,
 - 3) Any available counseling, rehabilitation, and employee assistance programs,
 - 4) Penalties that may be imposed upon employees for drug abuse violations;
- C. Require that each employee engaged in the performance of the Agreement be given a copy of the statement required by subpart A, and require that each employee, as a condition of employment on the Agreement, agree to abide by the terms of the statement.

18. DISABLED VETERANS. Responsive to direction from the State Legislature (Public Contract Code Section 10115 et seq.), FORA is seeking to increase the statewide participation of disabled veteran business enterprises in contract awards. To this end, Consultant shall inform FORA of any contractual arrangements with consultants or suppliers that are certified disabled veteran business enterprises.

19. PUBLIC BENEFITS QUALIFICATION. If Consultant is a natural person, Consultant certifies by signing this Agreement that s/he is a citizen or national of the United States or otherwise qualified to receive public benefits under the Personal Responsibility and Work Opportunity Reconciliation Act of 1996 (P.L. 104-193; 110 STAT. 2105, 2268-69), State of California Governor's Executive Order W-135-96.

20. SHAREHOLDER PROTECTION ACT. If Consultant is a corporation, Consultant certifies and declares by signing this Agreement that it is eligible to contract with the State of California pursuant to the California Taxpayer and Shareholder Protection Act of 2003 (Public Contract Code Section 10286 et seq.).

21. MISCELLANEOUS.

a. Any deductible under any policy of insurance required by this Agreement shall be Consultant's liability. Acceptance of certificates of insurance by FORA shall not limit Consultant's liability under this Agreement. In the event Consultant does not comply with these insurance requirements, FORA may, at its option, provide insurance coverage to protect FORA. Consultant shall pay the cost of the insurance and, if prompt payment is not received by the insurance carrier from Consultant, FORA may pay for the insurance from sums otherwise due Consultant.

b. If FORA is damaged by the failure of Consultant to provide or maintain the required insurance, Consultant shall pay FORA for all such damages.

c. Consultant's obligations to obtain and maintain all required insurance are non-delegable duties under this Agreement.

Exhibit C	2/2/2016		FC-020116		S201-40-410-01	
Milestone	Task	Deliverable		Task Cost	Estimated Milestone Cost	Estimated Invoice Date
Milestone 1					\$ 13,153.00	3/7/2016
	TASK 1	Report: Previous Hazardous material studies		\$ 3,460.00		
	TASK 2	Report: Site Soil Background Survey		\$ 9,693.00		
Milestone 2					\$ 84,633.37	4/4/2016
	TASK 3					
	TASK 3	Survey's	3.01 - 3.22	\$79,223.83		
	TASK 3	Waste Profiles	3.01 - 3.22	\$ 5,409.54		
Milestone 3					\$ 48,411.72	5/2/2016
	TASK 3					
	TASK 3	Survey's	3.23 - 3.27	\$ 1,596.49		
	TASK 3	Waste Profiles	3.23 - 3.27	\$27,792.00		
	TASK 3	Draft Drawings	3.01 - 3.27	\$19,023.23		
Milestone 4					\$ 6,801.91	5/16/2016
	TASK 3	Drawings & Build	3.01 - 3.27	\$ 2,675.41		
	TASK 4	Estimate: Monitoring Plan for IH services during hazmat removal		\$ 1,206.00		
	TASK 5	Estimate for Surplus II Hazardous Material Remediation		\$ 2,502.00		
	TASK 6	Estimate for site soil background survey to confirm completion		\$ 418.50		
Milestone 5					\$ 17,000.00	5/30/2016
	Notice of Completion					
Total					\$170,000.00	

LINE ITEM 3.28 ADDED FOR \$3,629 FOR ADDITIONAL TESTING, AS NEEDED. 2/2/16 *CLB*

FORT ORD REUSE AUTHORITY BOARD REPORT

CONSENT AGENDA

Subject:	Economic & Planning Systems, Inc. (EPS) Contract Amendment #10 for Biennial Formulaic Fee Review	
Meeting Date:	February 12, 2016	ACTION
Agenda Number:	7c	

RECOMMENDATION(S):

Authorize the Executive Officer to execute contract amendment #10 with Economic & Planning Systems, Inc. (EPS) to complete the mandated Biennial Formulaic Fee Review, not to exceed \$75,000 (**Attachment A**).

BACKGROUND/DISCUSSION:

The Fort Ord Reuse Authority (FORA) hired EPS to conduct an initial Capital Improvement Program (CIP) Review Study in Fiscal Year (FY) 10-11, resulting in a Board-approved 27% fee reduction. The FORA Board then authorized a CIP Review – Phase II Study in FY 11-12 and FY 12-13. In its Phase II Study, EPS applied the Board-adopted formula to the FORA fee structure, resulting in a subsequent Board-approved 23.6% fee reduction. The Phase III Study resulted in a Board-adopted 17% fee reduction.

Resolution 12-5 and the FORA - Jurisdictions Implementation Agreement amendments state that FORA will apply the formula again in the spring of 2014 and biennially thereafter, unless a material change to the CIP occurs. If contract amendment #10 is approved, EPS will update their economic model and apply the formula for 2016. Staff would note that various agencies are currently developing new data upon which EPS's 2016 economic model relies. Agency data is estimated to be fully compiled by mid-June, making a realistic implementation target of September 2016 for any recommended fee changes resulting from the formula.

FISCAL IMPACT:

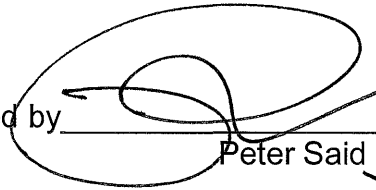
Reviewed by FORA Controller 

Staff time for this item is included in the approved annual budget. The contract budget of \$75,000 is included in the approved annual budget.

COORDINATION:

EPS, Administrative Committee, and Executive Committee.

Prepared by


Peter Said

Reviewed by


Jonathan Brinkmann

Approved by


Michael A. Houlemard, Jr.

**Fort Ord Reuse Authority
Developer Fee and CFD Special Tax Biennial Update
DRAFT Scope of Work**

Project Approach

Economic & Planning Systems, Inc. (EPS) appreciates the opportunity to assist the Fort Ord Reuse Authority (FORA) with the continued evaluation and update of basewide funding strategies as development continues on the former Fort Ord Army Base.

To fund basewide infrastructure and capital facilities needed to accommodate reuse of the former Fort Ord Army Base and to maintain FORA's ability to meet required California Environmental Quality Act (CEQA) mitigation measures, FORA has instituted a one-time Development Fee and Community Facilities District (CFD) Special Tax. In 2012, FORA adopted a Development Fee and CFD Special Tax formula that took into account all potential revenue sources and costs in establishing the rates. Under the formula, authorized capital improvement program (CIP) improvements are funded by the Development Fee and CFD Special Taxes after applying all available property tax revenues, grant funds, and land sales and lease proceeds. The FORA Board periodically will adjust the Development Fee and CFD Special Tax following a comprehensive review of all potential costs and revenues, with the goal of establishing a process and formula that is defined, predictable, and transparent to all stakeholders.

This Scope of Work describes EPS's proposed work plan to prepare the biennial update of the FORA Development Fee and CFD Special Tax. EPS will prepare an update to the Development Fee and CFD Special Tax that relies on the formulaic approach developed and applied under prior phases of EPS's work on the basewide financing strategy. Key elements considered for the update will include expected timing and pace of new development, associated capital and operations costs, and other potential funding sources. In coordination with FORA staff, EPS's update will include targeted stakeholder outreach to ensure coordination with key stakeholders regarding included analysis elements and key methodological approaches.

Scope of Work

Task 1: Refine FORA Development Outlook

- Review and update development projections developed by FORA in coordination with the FORA jurisdictions.
- Review any implications for major capital projects, operations and management, FORA policies (e.g., affordable housing), and other related issues.

Subtask 3.3: Incorporate Other Sources of Funds

- Incorporate other sources of funding as provided by FORA staff, including fund balances, grant monies, or California State University mitigation fees.

Task 4: Conduct Sensitivity Analysis

The formulaic approach relies on several key variables that are subject to change. Working with FORA staff, under this Optional task, EPS will identify an approach to test key assumptions to understand the influence of changes to these variables and to bracket the range of probable outcomes. Subject to further discussions and coordination with FORA staff, this sensitivity analysis could include such techniques as the Monte Carlo analysis or other industry-accepted approaches.

Task 5: Refine Capital Funding Mix and Attend Meetings

- Using the FORA Board-adopted formula, apply revised one-time CFD special tax rate to projected development based on revised development and funding assumptions.
- EPS will provide an initial technical table set to FORA staff for their review and comment. Following incorporation of FORA staff comments and resolution of all outstanding issues, EPS will produce an Administrative Draft Report for FORA staff and stakeholder review. After incorporating any needed revisions, EPS will prepare an updated Draft Report for presentation to the Administrative, Executive, and Finance Committees. Based on the outcomes of these meetings and any updates needed, EPS will produce a Final Draft Report for presentation to the FORA Board. Upon approval of the Final Draft Report by FORA's board, EPS will provide a Final Report.
- EPS will coordinate with FORA staff on an ongoing basis, with regular phone meetings, to discuss needed data and information, any issues identified, and EPS's progress and initial results.
- Finalizing this analysis is based on the assumption EPS will attend two stakeholder meetings, one Administrative Committee meeting, one Executive and Finance Committee meeting, and one FORA Board meeting, as well as two additional meetings held in reserve if needed (through completion of all tasks).

Staffing, Budget, and Schedule

All tasks will be overseen by Managing Principal David Zehnder. Executive Vice President Ellen Martin will serve as Project Manager and will be responsible for the day-to-day work associated with this assignment. Other EPS staff will assist with research and technical analysis.

The estimated budget for all tasks is estimated to be **\$75,000**. As described in **Task 5**, this budget is based on the assumption EPS will attend 2 stakeholder meetings and 4 public meetings, as well as 2 additional meetings held in reserve if needed through the completion of all tasks. Based on prior experience, EPS recommends including an additional meeting contingency of \$10,000. EPS charges for its services on a direct-cost (hourly billing rates plus direct expenses), not-to-exceed basis; therefore, you will be billed only for the work completed up to the authorized budget amount. EPS's Hourly Billing Rates are attached as part of this Scope of Work.

FORT ORD REUSE AUTHORITY BOARD REPORT

CONSENT AGENDA

Subject:	Inner City Fund International (ICF) Contract Amendment #7	
Meeting Date:	February 12, 2016	INFORMATION/ACTION
Agenda Number:	7d	

RECOMMENDATION(S):

Authorize the Executive Officer to execute ICF Contract Amendment #7 to complete the Public Review Draft Habitat Conservation Plan, not to exceed additional budget authority of \$79,960 (**Attachment A**).

BACKGROUND/DISCUSSION:

FORA received comments on the Screencheck Administrative Draft HCP, following its March 2015 release, from future permittees, California Department of Fish and Wildlife (CDFW) representatives, and US Fish and Wildlife (USFWS) representatives. The USFWS solicitor is the only remaining reviewer yet to submit comments. The local USFWS representatives communicated FORA's pressing need to receive solicitor comments immediately to proceed to the Public Review Draft HCP.

FORA received more extensive CDFW and USFWS comments than anticipated during the review period. To produce Public Review Draft and Final HCP documents, FORA staff requests Board authorization for an ICF International Contract Amendment #7. FORA staff and counsel are assuming the following tasks to support completion: meeting coordination, meeting notes preparation, and HCP edits for: Chapter 7 Implementation, Chapter 9 Cost and Funding, Joint Powers Agreement, Implementing Agreement, cost model, and cash flow strategy.

In January 2016, the Board approved Denise Duffy & Associates Contract Amendment #10. Board member questions last month related to project scope and project schedule. Project scope is included under **Attachment A**, project schedule under **Attachment B**, and project budget under **Attachment C**. The FORA-ICF contract is based on consultant time and materials, and is not a fixed price contract.

FISCAL IMPACT:

Reviewed by FORA Controller 

Funding for ICF Contract Amendment #7 additional budget authority of \$79,960 is included in the approved annual budget.

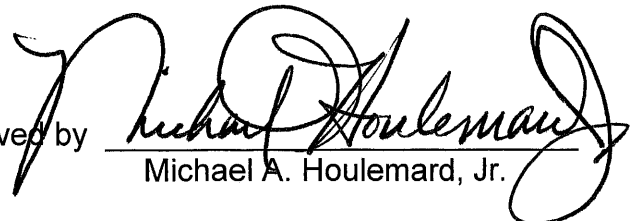
COORDINATION:

Authority Counsel, CDFW, USFWS, ICF, Administrative and Executive Committees.

Prepared by


Jonathan Brinkmann

Approved by


Michael A. Houlemard, Jr.



January 5, 2016

Mr. Michael Houlemard, Jr.
Executive Officer
Fort Ord Reuse Authority
920 2nd Avenue, Suite A
Marina, California 93933

SUBJECT: Addendum #7 Request for Funding to Complete the Public Review Draft Habitat Conservation Plan

Dear Mr. Houlemard:

ICF Jones & Stokes, Inc. (an ICF International company hereafter "ICF") would like to thank you for the opportunity to continue our work on the Fort Ord Multi-Species Habitat Conservation Plan (Plan). Over the past two years we made significant progress towards resolving the key issues identified in our Addendum #6. Close coordination with the Fort Ord Reuse Authority (FORA), Denise Duffy and Associates (DD&A), members of the Fort Ord HCP Working Group, U.S. Fish and Wildlife Service (USFWS), and California Department of Fish and Wildlife (CDFW) was required to resolve these key issues. ICF developed an aggressive meeting schedule to discuss and resolve the identified key issues. Each of these meetings required advanced preparation of meeting materials, circulation of meeting notes, and clear communication of how each item is resolved in the HCP document. As a result of this intensive work and receiving extensive comments from CDFW, we are requesting additional funds to complete the public review draft HCP in early 2016 and to support FORA during the public review process.

This amendment revises tasks from the original ICF contract (May 30, 2007), and subsequent addendums. The proposed schedule and our cost estimate to complete these tasks are provided at the end of this amendment (Tables 1 and 2). This scope and budget includes tasks through the public draft, assumed to be published in early March, 2016, and includes a community engagement task during the mandatory 90-day public review period. If USFWS is able to publish the draft HCP in early March, 2016, this will allow permits to be issued in late 2016. This budget amendment is designed to fund ICF's work on the HCP from January 1, 2016 through June 30, 2016.

Task 5 Strategic Advice, Project Management, and Meetings (Amended)

Continued coordination and engagement with FORA, DD&A, Permittees, Bureau of Land Management (BLM), and USFWS and CDFW (collectively called the Wildlife Agencies) is integral to maintain the project schedule and ensure Plan completion. As such, regular meetings, close coordination with FORA, and project management are required. Meetings will be used to address any remaining comments and resolve key issues identified before the Public Draft HCP. Conference calls will be held to ensure collaborative issue resolution. ICF will lead weekly conference calls with FORA to ensure close coordination. ICF will coordinate closely with the DD&A regarding EIR/EIS document preparation and impact analysis revisions. ICF will also work with FORA, DD&A, USFWS, and CDFW to coordinate the public review period start date and process. For all in-person meetings and conference calls, meeting materials, agendas, and revised materials will be drafted and circulated to all meeting attendees. FORA staff will be responsible for meeting notes and action item log. ICF may support FORA with meeting coordination, review of meeting minutes, action items, and action logs. ICF also will be responsible for meeting packet distribution for identified FORA-led meetings. Up to 2 meetings by conference call may be held with FORA, USFWS, and CDFW, as-needed, and if authorized by FORA. These two meetings may be needed to resolve any last-minute issues before approval of the public draft HCP.

Deliverables: Meeting agendas, meeting hand-outs, review meeting notes and action items, and monthly budget summaries.

Task 11 Prepare Public Review Draft HCP (Amended)

This task was previously funded in Addendum #4. All funds from this task were then transferred to Task 10, Prepare Screen Check Public Draft HCP, to fund key issue resolution as indicated in Addendum #6, Table 3. Additional funding is required for this task to:

- incorporate the Wildlife Agencies' final revisions on the Screen-Check Draft to prepare the Public Review Draft HCP;
- respond to comments from USFWS, CDFW, Permittees, and FORA, as well as incorporate changes to the HCP in response to the comments. Comment responses will be provided in a single file for each chapter;
- make final, minor revisions to the Public Review Draft HCP after USFWS and CDFW review the screen check of the Public Review Draft in February;
- support USFWS in writing and publishing the Notice of Availability; and
- support FORA with the HCP 10(a)(1)(B) permit application and the transmittal letter to CDFW for the 2081(b) permit application.

Under this task ICF will also respond to USFWS Solicitor's comments after they are received. This addendum also includes funding to be used, if needed, to resolve key issues that may arise from the Solicitor's comments.

It is important to note that preparation of the Public Review Draft will depend on the timing and results of the CEQA/NEPA process. The Wildlife Agencies will not begin formal processing of an HCP until a complete application is submitted. The application package includes the HCP, Implementing Agreement, and EIR/EIS.

Deliverables: Final Screen Check Public Review Draft HCP and Public Review Draft HCP. A digital copy of the Public Review Draft HCP will be transferred to FORA through an FTP site. ICF will also provide 75 CDs to FORA with the Public Review Draft HCP. We assume that FORA will distribute the CDs to the Permittees, Wildlife Agencies, and other relevant parties.

Task 13 Community Engagement

During the public review period the CEQA and NEPA lead agencies (FORA and USFWS) will engage the public and solicit their feedback on the HCP and EIR/EIS. We assume that FORA and DD&A will be leading the community engagement effort through the CEQA and NEPA process. ICF will provide community engagement support to FORA and DD&A during the public review period for the Plan. ICF support will include attending one FORA Board meeting. Handouts for the FORA board meeting will include a printout of a power point presentation and an HCP fact sheet. ICF will also attend one public meeting to staff an expert station or answer questions from the public on the HCP. ICF will prepare a board to display Plan maps, a Plan summary, and an HCP fact sheet. These same materials will be provided as handouts at the event.

Deliverables: One draft and final power point presentations (electronic version and 20 hard copies). One draft and final 2-page summaries of the Plan, map, and fact sheets (electronic version and 100 hard copies). One display board.

Cost Estimate

We estimate that these tasks will require a budget augment of \$79,960 (Table 2). This budget augment is in addition to what remains from budget addendum #6. This cost estimate is based on ICF's 2015 labor rates. Previous amendments were based on older rates dating back to 2007. This cost estimate is valid for thirty (30) days from the date of this proposal. ICF proposes to invoice costs monthly, on a time and materials basis.

Fort Ord Reuse Authority
January 5, 2016
Page 4

ICF shall provide services, as outlined above, under the terms and conditions of its existing contract number FC-052107 with Fort Ord Reuse Authority dated May 21, 2007. Thank you again for the opportunity to work on this important project. If you have any questions about this proposal, please call David Zippin at (415) 677-7179 or Aaron Gabbe at (408) 216-2810.

Sincerely,

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke at the bottom.

David Zippin, Ph.D.
Vice President and Project Director

A handwritten signature in black ink, appearing to read "Trina L. Prince" in a cursive style.

Trina L. Prince
Contracts Administrator

Table 1. Schedule for Installation-Wide Multispecies Habitat Conservation Plan for Former Fort Ord, CA																																					
Key:	Document Preparation																																				
	Meetings																																				
	Review Periods																																				
	Notice prep/publish																																				
	Final Approval Steps																																				
	Status	2015					2016					2017																									
		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	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																																				
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																																			
12	Prepare Public Draft HCP										■	■																									
13	Prepare and publish Notice in Federal Register for HCP, EIS, IA										■	■																									
14	Public/Agencies Review Period (90 days)																																				
15	Conduct Public Outreach																																				
16	Prepare Final HCP																																				
17	See Approval process steps																																				

	Status	2015												2016												2017											
		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	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 (3 weeks)																																					
5 Prepare Public Review EIS/EIR																																					
6 Prepare and publish Notice of Availability in Federal Register (see HCP-7 above)																																					
7 Prepare and publish CEQA Notice of Availability (1 - 2 months)																																					
8 Public/Agencies Review Period (90 days)																																					
9 Respond to public comments/Prepare 1st Admin Draft Final EIS/EIR																																					
10 Review Period																																					
11 Prepare Final Public Draft EIS/EIR - clear for publication																																					
12 Publish Notice of Final EIS, HCP and IA 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--CDFG - 30 day challenge period																																					
15 See Approval Process steps																																					
16 Federal Prep and Pub of <i>Record of Decision (ROD)</i> - 30 day wait period																																					

	Status	2015												2016												2017											
		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	F	M	A	M	J	J	A	S	O	N	D
Implementing Agreement																																					
1 Prepare 2nd Admin Draft IA	Done																																				
2 Wildlife Agency and Working Group Review Period	Done																																				
7 Prepare 3rd Admin Draft IA	Done																																				
8 Review 3rd Admin Draft IA (Permit Applicants and BLM only)	Done																																				
9 Respond to comments	Done																																				
10 Review 3rd Admin Draft IA (Permit Applicants, BLM, Wildlife Agencies)	Done																																				
11 Prepare Screen-check Draft IA											■																										
12 Review Screen-check Draft IA (Wildlife Agencies)										■																											
13 Prepare Public Draft IA										■	■																										
14 Prepare and publish Notice of Availability in Federal Register (see HCP-12 above)										■	■																										
15 Public/Agencies Review period (90 days)										■	■	■																									
16 Prepare Final IA												■																									
17 See Approval Process steps																																					

	Status	2015												2016												2017											
		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	F	M	A	M	J	J	A	S	O	N	D
Approval Process																																					
1 Permit Applicants and BLM Approval of Final Plan, Final EIR/EIS and Final IA																																					
2 Establish Implementing Entity																																					
3 Implementing Entity approves Final Plan. EIR/EIS and Implementing Agreement																																					
4 See EIR/EIS steps 11, 12 and 13																																					
5 Local Agencies Adopt Imp Ordinances																																					
6 Wildlife Agencies Approval of Plan, EIR and EIS and IA																																					
7 FG Findings Preparation																																					
8 FWS Findings/Biological Opinion																																					
9 Permits Issued by FWS																																					
10 Permits issued by CDFG																																					

Table 2. Cost Estimate for Addendum #7 Former Fort Ord Habitat Conservation Plan

Task	Consulting Staff								Production Staff				Labor Total	Direct Expenses	Total Price	
	Employee Name	Zippin D	Gabbe A	Berkovitz S	Edell T	Mozumder K	Barnard A	Rogers J	Byram S	Giffen T	Ortega C	Fitch S				
	Project Role	Proj Dir	Proj Man	Cons Planner	Botanist	Wildlife Biologist	Graphics	Public Outreach								
Labor Classification	Sr Proj Dir	Sr Consult III	Assoc Consult II	Sr Consult I	Sr Consult I	Sr Consult I	Sr Consult I	Subtotal	Editor	Support Editor	Pub Spec	Invoicing	Subtotal			
Task 5. Strategic Advice, Project Management, Meetings		24	41	44	6	6			\$21,315					\$0	\$21,315	
Task 11. Prepare Public Draft HCP		17	54	76	36	25	5		\$34,930	60	25	5	5	\$8,900	\$43,830	
Task 13 Community Engagement		7	27	26			4	15	\$13,330					\$0	\$13,330	
Total hours		48	122	146	42	31	9	15		60	25	5	5			
ICF E&P 2015 Billing Rates		\$230	\$195	\$135	\$155	\$155	\$155	\$155		\$95	\$95	\$95	\$70			
Subtotals		\$11,040	\$23,790	\$19,710	\$6,510	\$4,805	\$1,395	\$2,325	\$69,575	\$5,700	\$2,375	\$475	\$350	\$8,900	\$78,475	
Direct Expenses																
523.02 Reproductions																\$800
523.04 Postage and Delivery																\$50
523.05 Travel, Auto, incld, Mileage at current IRS rate (.575/mile)																\$500
Mark up on all non-labor costs and subcontractors: 10%																\$135
Direct expense subtotal																\$1,485
Total price																\$79,960



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: Chair O'Connell
FROM: Maria Buell, Deputy Clerk
RE: Item 7e: Chair's 2016 Committee Appointments
DATE: February 12, 2016

FORA STANDING COMMITTEES

Each year at the February Board meeting, the FORA Chair recommends appointments to FORA's Finance and Legislative Committees for Board confirmation. This is an ideal time to inform the Board of any changes in Ad-Hoc advisory committee membership. Appointees serve for a term of one (1) year and are chosen from ex-officio, voting, or alternate Board members.

Current membership:

Finance Committee:

Councilmember Morton, City of Marina (Chair)
Mayor Pro-Tem Oglesby, City of Seaside
Nick Chiulos, County of Monterey
Andre Lewis, CSUMB
Councilmember Lucius, City of Pacific Grove

Proposed membership:

Finance Committee:

NO CHANGE

Legislative Committee:

Supervisor Potter, Monterey County (Chair)
Chair/Mayor Pro-Tem O'Connell, City of Marina
Mayor Rubio, City of Seaside
Mayor Edelen, City of Del Rey Oaks
Mayor Pendergrass, City of Sand City

Legislative Committee:

NO CHANGE

FORA AD-HOC ADVISORY COMMITTEES

The Chair is also responsible for creation and appointment to all *ad-hoc* advisory committees. These appointments do not require Board confirmation and are not term-limited, as *ad-hoc* committees are, by definition, convened for a limited term/purpose. Extensions to the RUDG Task Force, Post Reassessment Advisory Committee, Veterans Issues Advisory Committees, and Water/Wastewater Oversight Committee are needed as they expire this month (see attached committee charges).

Current membership:

Regional Urban Design Guidelines (RUDG)

Task Force:

Executive Officer Michael Houlemard, FORA (Chair)
Councilmember Beach, City of Carmel
City Manager Daniel Dawson, City of Del Rey
City Manager John Dunn, City of Seaside
City Manager Layne Long, City of Marina
Director Carl Holm, Monterey Cnty. Resource Mgmt.
Principal Planner Elizabeth Caraker, City of Monterey

Proposed membership:

Regional Urban Design Guidelines (RUDG)

Task Force:

Executive Officer Michael Houlemard, FORA (Chair)
Councilmember Beach, City of Carmel
City Manager Daniel Dawson, City of Del Rey
Diane Ingersoll, City of Seaside
City Manager Layne Long, City of Marina
Director Carl Holm, Monterey Cnty. Resource Mgmt.
Principal Planner Elizabeth Caraker, City of Monterey

Current membership:

Post-Reassessment Advisory Committee:

Councilmember Beach, City of Carmel (Chair)
Councilmember Morton, City of Marina
Supervisor Parker, County of Monterey
President Ochoa, CSUMB (Alt: Andre Lewis)
Mayor Rubio, City of Seaside
Alan Haffa, City of Monterey (Alt: Ed Smith)
Graham Bice, UCMBEST (Alt: Steve Matarazzo)

Veterans Issues Advisory Committee (VIAC):

Mayor Edelen, City of Del Rey Oaks (Chair)
Mayor Gunter, City of Salinas
Mayor Pro-Tem Oglesby, City of Seaside
Command Sgt. Major Wynn, U.S. Army
James Bogan, United Veterans Council
Sid Williams, Mont. County Military & VA Commission
Wes Morrill, Mont. County Office of Military & Vets Affairs
Edith Johnsen, Veterans Families/Fund Raising
Greg Nakanishi, CCVC Foundation
Jack Stewart, Fort Ord VCCAC

Water / Wastewater Oversight Committee (WWOC)

Daniel Dawson, Dennis Allion, City of Del Rey Oaks
Elizabeth Caraker, Steve Wittry, City of Monterey
Rick Reidl, Tim O'Halloran, City of Seaside
Melanie Beretti, Nick Nichols, County of Monterey
Layne Long, City of Marina
Graham Bice, Steve Matarazzo, UCSC-MBEST
Chris Placco, Mike Lerch, CSUMB

Proposed membership:

Post-Reassessment Advisory Committee:

Councilmember Beach, City of Carmel (Chair)
Councilmember Morton, City of Marina
Supervisor Parker, County of Monterey
President Ochoa, CSUMB (Alt: Andre Lewis)
Mayor Rubio, City of Seaside
Alan Haffa, City of Monterey (Alt: Ed Smith)
Steve Matarazzo, UCMBEST

Veterans Issues Advisory Committee (VIAC):

Mayor Edelen, City of Del Rey Oaks (Chair)
Mayor Gunter, City of Salinas
Mayor Pro-Tem Oglesby, City of Seaside
Command Sgt. Major Wynn, U.S. Army
Mary Estrada, United Veterans Council
Sid Williams, Mont. County Military & VA Commission
Wes Morrill, Mont. County Office of Military & Vets Affairs
Edith Johnsen, Veterans Families/Fund Raising
Greg Nakanishi, CCVC Foundation
Jack Stewart, Fort Ord VCCAC

Water / Wastewater Oversight Committee (WWOC)

Daniel Dawson, Dennis Allion, City of Del Rey Oaks
Elizabeth Caraker, Steve Wittry, City of Monterey
Rick Reidl, Tim O'Halloran, City of Seaside
Melanie Beretti, County of Monterey
Nourdin Khayata, City of Marina
Steve Matarazzo, UCSC-MBEST
Chris Placco, CSUMB

Regional Urban Design Guidelines

Task Force Charge

The Board Chair appointed members to the Regional Urban Design Guidelines (RUDG) Task Force in March 2014.

The RUDG is charged with reviewing resources necessary for the successful creation of Guidelines that meet individual community objectives while also ensuring that private development projects and public improvements made across the multiple jurisdictions support the cohesive, sustainable reuse of the former Fort Ord. The Board will review data or recommendations that may come from the Fort Ord Reuse Authority Administrative Committee, Executive Committee, and Board of Directors as well as other Monterey County jurisdictions, and provide input regarding organizational, policy, financial, and technical elements or as may be assigned by the FORA Chair (on behalf of the Board of Directors). FORA staff will provide technical and administrative support to the RUDG.

The RUDG effort is anticipated to have a limited duration, with a goal of forwarding priority recommendations to the Board in March 2016.

Veterans Issues Advisory Committee

Committee Charge

The Veterans Issues Advisory Committee (“VIAC”) will identify, discuss, evaluate, and advise regarding the development of former Fort Ord issues that directly impact Monterey Bay Area veterans. The primary issues that are to be monitored are initial construction of the California Central Coast Veterans Cemetery and the Veterans Administration/ Department of Defense Clinic – both to be located on the former Fort Ord, and the establishment of a Veterans Drop-in Counseling Center. The VIAC is charged with reviewing resources necessary for the successful implementation of both of these projects and will review data or recommendations that may come from the Fort Ord Reuse Authority Administrative Committee, Executive Committee, and Board of Directors as well as other Monterey County jurisdictions, and provide input regarding organizational, policy, financial, and technical elements in processing these projects and others related to veterans or military issues as may be assigned by the FORA Chair (on behalf of the Board of Directors). FORA staff will provide technical and administrative support to the VIAC.

Base Reuse Plan Post-Reassessment Advisory Committee

Committee Charge

The Post-Reassessment Advisory Committee (“PRAC”) is charged with advising the FORA Board regarding action items to be prioritized in the near term (approximately through the end of calendar year 2016), as a follow-up to the Base Reuse Plan reassessment effort completed in 2012.

The primary issues that are to be reviewed are the topics and options identified in Category IV of the final Reassessment Report, with additional consideration of the Reassessment Report’s other subject areas as the FORA Board may deem necessary. FORA staff will provide technical and administrative support to the PRAC. The PRAC effort is anticipated to have a limited duration, with a goal of forwarding priority recommendations to the Board in May or June 2016.

Water & Wastewater Oversight Committee

Committee Charge

The Water & Wastewater Oversight Committee (“WWOC”) was created through the 1998 FORA-Marina Coast Water District Water and Waste Water Facilities Agreement (“Facilities Agreement”). The WWOC’s roles and responsibilities are described under Article 4 Oversight of the Facilities Agreement as follows.

4.2.1. Committee Appointment.

A Water/Wastewater Oversight Committee will be appointed by the FORA Board from appropriate agency staff members who will serve at the pleasure of the Board. [emphasis added]

The Committee will include representatives from the future land use jurisdictions and the 2 Universities (Cities of Marina, Seaside, Monterey, Del Rey Oaks, the County of Monterey, CSUMB and UCMBEST), for a total of seven members (see attachment).

4.2.2. *Committee Role. The Committee shall be advisory to the FORA Board and shall have the following functions:*

4.2.2.1. *Receive recommendations regarding operation of the facilities.*

4.2.2.2. *Advise the FORA Board and staff on appropriate action regarding such recommendations.*

4.2.2.3. *Review and recommend on operating and capital improvement budgets.*

4.2.2.4. *Periodically review and recommend a master plan of public sewer and water facilities.*

4.2.2.5. *Make recommendations pursuant to Article 7 of this Agreement, including recommendations regarding allocation of costs over benefitted properties.*

4.2.2.6. *Confirm adequacy of services provided.*

4.2.2.7. *Review the annual financial statement and MCWD audit to affirm that results achieved comport with expectations of FORA.*

4.2.2.8. *Evaluate annually the performance of MCWD in accordance with this Agreement.*

4.2.2.9. *Advise on short and long term financial planning and fiscal management.*

4.2.2.10. *Assure that the facilities are complimenting implementation of the reuse plan.*

FORT ORD REUSE AUTHORITY BOARD REPORT

BUSINESS ITEMS

Subject:	Fort Ord Reuse Authority Prevailing Wage Program	
Meeting Date:	February 12, 2016	INFORMATION/ACTION
Agenda Number:	8a	

RECOMMENDATION(S):

- I. Approve the deferred Board action to adopt the Prevailing Wage Compliance Program Option A (**Attachment A**), now determined by Finance Committee (FC) review on February 1, 2016 that there is sufficient funding available to carry out the proposed program expenditures of up to \$200,000. FC did not consider the item for funding.

BACKGROUND/DISCUSSION:

It is staff's interpretation that, since FORA and the jurisdictions accept reduced land sales revenue from nearly every historical Fort Ord private sector project (based on the economic analyses performed by the jurisdictions that assess the cost of FORA mitigation fees, building removal, prevailing wage, and other costs) individual development projects may qualify as a public work.

FORA staff researched options for a FORA prevailing wage compliance program. **Attachment A** compares three (3) options for a FORA prevailing wage compliance support program. FORA staff's assumption of two full-time staff positions or equivalent consultant hours to monitor, respond to inquiries, and prepare reports is based on FORA Capital Improvement Program development forecasts.

Finance Committee has determined that adequate funding for this compliance work in the revised mid-year budget. If approved the cost for FORA to perform this work in the staff recommended option could range up to \$200,000/year. A PowerPoint has been prepared to explain the FORA Prevailing Wage Compliance Support program (**Attachment B**).

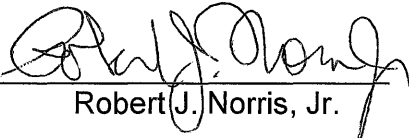
FISCAL IMPACT:

Reviewed by FORA Controller 

The annual budget includes about \$380,000 in property tax revenue that could be used to fund up to \$200,000 for the Prevailing Wage monitoring effort.

COORDINATION:

Authority Counsel, Finance Committee

Prepared by 
Robert J. Norris, Jr.

Approved by 
Michael A. Houlemard, Jr.

Fort Ord Prevailing Wage Policy Options

Attachment A to Item 8a
 FORA Board Meeting, 2/12/16

Description	Option A	Option B	Option C
Summary	FORA compliance with mix of 1 FORA staff and consultant monitors as needed	FORA compliance through staff monitors	Status Quo compliance provided by individual jurisdictions
FORA Master Resolution Amendment	Yes	Yes	Yes
Estimated Cost	80 hours week compliance software \$200,000 per FY.	Assuming 2 FTE compliance software: \$350,000 /per year.	Varies by jurisdiction
Estimated Schedule	Selection period Estimated 2 months.	Selection period Estimated 4 months.	Unknown
Estimated Duration	5 years if jurisdictions assume after 06/30/20	5 years if jurisdictions assume after 06/30/20	5 years or more; May change after 06/30/2020
Flexibility with changing development cycles	Flexibility could be addressed in contract	Hiring additional personnel when needed will be challenging	
Long-term obligations	FORA responsibility ends on 06/30/2020	Any retiree benefits will be addressed in FORA dissolution plan	

FORA Prevailing Wage Compliance Support

Robert J Norris Jr
Principal Analyst

- The hourly wage, including benefits and overtime, paid to the largest group of laborers, mechanics, and tradesmen within a particular region.
- Prevailing Wage (PW) Rate law is based upon the premise that government is a major public client in the local economy and should use its buying power and state contract law to provide adequate wages.

BOARD ACTIONS

Board January Actions:

- ▶ Approved a FORA Master Resolution Amendment requiring contractors to register with California Department of Industrial Relations (DIR). Directed staff to survey the jurisdictions regarding their responsibility for monitoring and enforcement of the former Fort Ord prevailing wage requirements.
- ▶ Defer Board action on staff recommended **Option A** until it is reviewed by the Finance Committee at its next meeting and further direction on what is the deliverable and source of funds and how the funds would be spent.

Finance Committee Review

- Finance Committee reviewed proposed prevailing wage costs as a component of the FY 15-16 Mid-Year Budget review.
- Finance Committee noted that the proposed funding source (FORA receipt of property tax payments) appeared sufficient to meet anticipated PW enforcement costs (up to \$200,000).
- Finance Committee **did not** make a recommendation to the Board on whether or not proceed with authorizing FORA to proceed with PW enforcement.

Prevailing Wage Options



Description	Option A	Option B	Option C
Summary	FORA compliance with mix of 1 FORA staff and consultant monitors as needed	FORA compliance through staff monitors	Status Quo compliance provided by individual jurisdictions
FORA Master Resolution Amendment	Yes	Yes	Yes
Estimated Cost	80 hours week compliance software \$200,000 per FY.	Assuming 2 FTE compliance software: \$350,000/per year.	Varies by jurisdiction
Estimated Schedule	Selection period Estimated 2 months.	Selection period Estimated 4 months.	Unknown
Estimated Duration	5 years if jurisdictions assume after 06/30/20	5 years if jurisdictions assume after 06/30/20	5 years or more; May change after 06/30/2020
Flexibility with changing development cycles	Flexibility could be addressed in contract	Hiring additional personnel when needed will be challenging	
Long-term obligations	FORA responsibility ends on 06/30/2020	Any retiree benefits will be addressed in FORA dissolution plan	

FUNDING AND BUDGET



EXPENDITURE CATEGORIES	ESTIMATED COST	Notes
SALARIES AND BENEFITS (S & B)		
SALARIES	75,000	1 F/T Staff position (40 hrs/wk)
BENEFITS/HEALTH, RETIREMENT, OTHER	30,000	
SUBTOTAL S & B	105,000	
SUPPLIES AND SERVICES		
PREVAILING WAGE TECH SUPPORT/SOFTWARE	20,000	500/per project/per month (3-4 projects)
CONTRACTUAL SERVICES		
WAGE COMPLIANCE	75,000	PW Auditor/Consultant - annual contract
TOTAL ANNUAL COST	200,000	

Certified Payroll Recordkeeping



- **Per Labor Code Section 1776**, Contractor and all subcontractors are required to keep accurate payroll records which reflect the name, address, social security number, and work classification of each employee; the straight time and overtime hours worked each day and each week; the fringe benefits; and the actual per diem wages paid to each journey person, apprentice, worker, or other employee hired in connection with a public works project.

Recordkeeping Definitions



Per California Code of Regulations, Title 8, Subchapter 3, Article 1, Section 16000, "Definitions," payroll records are defined as *"all time cards, cancelled checks, cash receipts, trust fund forms, books, documents, schedules, forms, reports, receipts or other evidences which reflect job assignments, work schedules by days and hours, and the disbursement by way of cash, check, or in whatever form or manner, of funds to a person(s) by job classification and/or skill pursuant to a public works project."*

Though submission of all of these items may not be regularly required, any/all must be made available upon request.

§ 1812. Record of Hours of Employment; Inspection

Every contractor and subcontractor shall keep an accurate record showing the name of and actual hours worked each calendar day and each calendar week by each worker employed by him or her in connection with the public work. The record shall be kept open at all reasonable hours to the inspection of the awarding body and to the Division of Labor Standards Enforcement.

FORA is the enforcement agency for contracts to which FORA is a direct party. The member jurisdiction is responsible for enforcement of all other contracts.

PW Enforcement Measures:

- During construction, contractors submit monthly certified payroll(s) for their labor force and that of each subcontractor.
- Enforcement agency compares workers #'s to certified payroll(s) to ensure compliance with current PW rate per trade.
- Contractor/subcontractor Failure to meet prevailing wage obligations is addressed in several ways, from issuance of a Correction Notice to referral to the DIR for action and resolution.

- ▶ System Software and Training for Electronic Certified Payroll reporting for contractors / subcontractors as part of all pre-bid or pre-award conferences.
- ▶ Automate reporting process for timely submissions and reviews to resolve problems ranging from documentation or complaint resolution.
- ▶ FORA Point of Contact for PW support to jurisdictions, contractors, and workers.

- ▶ Electronic submissions of Certified Payrolls from contractors and subcontractors via internet.
- ▶ Storage of prevailing wage rates including fringe benefits with ability to import and export data files from contractors existing payroll systems.
- ▶ Ability to email notification of non-compliance and need for corrective action.
- ▶ Standard and customized certified payroll report in statistical and graphic formats.

User Credentials & Access



- Awarding Agencies, Enforcement Agencies, Prime Contractors, subcontractors, and agents access the system through web based portal.
- Reports generated made available at a designated location - worker personal information redacted when provided to unauthorized parties without access rights to the information.

Reference Documents



- California Labor Code (Sections 1720-1770)
- California Health & Safety Code (past)
- Jurisdictional Requirements
- FORA Resolution #07-4 (PW Policy)
- FORA Master Resolution
- FAQs on FORA website at www.fora.org

FORT ORD REUSE AUTHORITY BOARD REPORT

BUSINESS ITEMS

Subject:	Fort Ord Reuse Authority Fiscal Year 2015-16 Mid-Year Budget	
Meeting Date:	February 12, 2016	ACTION
Agenda Number:	8b	

RECOMMENDATION:

Adopt the Fort Ord Reuse Authority (FORA) Fiscal Year 2015-16 (FY 15-16) Mid-Year Budget approving additional expenditures, as recommended by the Finance Committee (as specified in the "Coordination" section below).

BACKGROUND:

The mid-year budget update is typically provided by the March Board meeting. This report covers the status of the FY 15-16 budget approved at the May 8, 2015 Board meeting. The Finance Committee reviewed the mid-year budget at its February 1 meeting; the Executive Committee was scheduled to review certain items on February 3, 2016.

DISCUSSION:

The approved FY 15-16 budget assumed the City of Marina's acquisition of Preston Park by June 2015; therefore, reported in the previous FY. Since the purchase did not happen until September 2015, this sale transaction is now included in the current FY. Consequently, the mid-year budget shows both revenue and expenditure net increases to account for the Preston Park land sale revenues and loan payoff/debt service expenses.

REVENUES: Net Increase \$29.5 Million

➤ *Significant additions:*

- \$33 Million in land sale proceeds and legal fees reimbursement (Preston Park sale to City of Marina).

➤ *Significant reductions:*

- \$3 Million in borrowed funds. I-Bank loan to provide bridge financing to capital projects was not required due to Preston Park sale completion and I bank underwriting issues.
- \$.5 Million in federal grant/local match monies (the building removal grant was not awarded; these funds were replaced in the budget by the land sale proceeds dedicated to building removal) and reduction in anticipated investment income due to low interest rates and delayed land sale transaction.

Update on other significant revenues:

- Community Facilities District/development fee (CFD fees) budgeted at \$5.6 Million: collection is about 80% at mid-year. CFD fee projections are approved with the FORA Capital Improvement Program (CIP) budget and included in the overall annual budget.
- Property Tax revenue budgeted at \$1.7 Million: the first payment (payment 1 of 2) of \$.9 Million indicates conformity with the budget (as the second payment is typically smaller).

EXPENDITURES: Net Increase \$18 Million

➤ *Significant additions:*

Funding **authorized by the Board** since the budget approval:

- \$17.9 Million for Preston Park loan payoff and debt service through the sale transaction (approved 6/12/15 with PP loan extension)
- \$157,000 water augmentation planning (approved 11/2/2015)

Funding **requested:**

- \$33,669 for staffing adjustments as follows:
 - a) \$23,669 additional funding for health insurance/employer share. This is a prorated FY 15-16 cost (6 months), the annual cost is estimated at \$47,338.
 - b) \$10,000 for an independent consultant to conduct the 2011 Salary Survey update as several new positions were established and responsibilities added to existing positions.
- \$5,500 for Record Archiving; approved budget estimated at \$10,000, did not anticipate purchase of dedicated server to support the electronic filing system. Additional \$5.5K is needed to complete implementation.
- \$40,000 for Authority Counsel to cover extended services on Preston Park closing from June to September.

➤ *Significant reductions:*

Staff anticipates savings in several budget categories:

- \$50,000+ in Salaries and Benefits as a result of hiring dates/salary levels of replaced employees and/or new hires.
- \$175,000+ in Consulting/Contractual services due to staff securing contracts under the budgeted amounts.
- The CIP projects, including building removal, may not all be completed as budgeted in the approved FY 15-16 CIP, but they are typically not adjusted at mid-year.

Other Budget Items: Prevailing Wage (PW) compliance program.

The mid-year budget includes, *as an example only*, the breakdown of the PW compliance program costs (considered under *Item 8a on this Agenda*).

\$76,750 for PW monitoring includes one staff position, reporting software, and PW consultant/auditor. This is a prorated FY 15-16 cost (4 months), the annual cost is estimated at \$200,000. Recommended source of funding is property tax allocated to the CIP program.

This expense is not included in the mid-year budget.

Attachment A illustrates the mid-year budget as compared to the approved budget; corresponding notes offer brief narrative descriptions of budget variances.

Attachment B depicts the mid-year budget by individual funds, highlighted parts indicate significant adjustments in a particular line item or category.

Attachment C itemizes updated expenditures (*PW Compliance costs are included as an example only and are not included in budget totals*).

Attachment D provides proposed staffing/benefits adjustments (*PW Compliance costs are included as an example only and are not included in budget totals*).

FISCAL IMPACT:

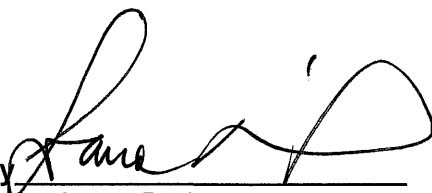
As a result of the proposed budget adjustments, the combined fund ending balance at June 30, 2016 is anticipated to be about \$18.9 Million (this amount does not include non-spendable or committed funds such as the habitat management set-aside). Per the approved FY 15-16 budget, \$10 Million has been designated to FORA reserve account and \$5 Million for building removal reserve.

COORDINATION:

Finance Committee, Executive Committee

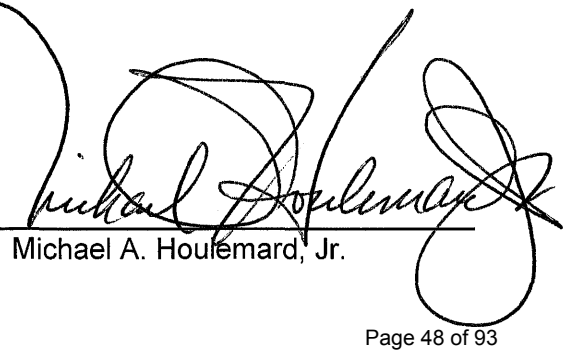
1. Finance Committee (making recommendations on funding availability);
 - i) The budget includes about \$380,000 in property tax revenue that a portion of could be allocated to the Prevailing Wage monitoring effort or to other expenditure/project as decided by the FORA Board,
 - ii) The budget includes sufficient funding to absorb mid-year adjustments, and
 - iii) Adopt the FY 15-16 mid-year budget.
2. Executive Committee (makes recommendations to the Board regarding staffing/benefits adjustments);
 - i) The February 3, 2016 meeting was not held due to a lack of a quorum and the Committee was not able to review or act on the budget items to provide recommendation/s.

Prepared by



Ivana Bednarik

Approved by



Michael A. Houlemard, Jr.

FORT ORD REUSE AUTHORITY - REVISED FY 15-16 ANNUAL BUDGET - ALL FUNDS COMBINED

CATEGORIES	FY 15-16 <u>APPROVED</u>	FY 15-16 <u>Variances</u> <i>Incr (decrease) projected</i>	FY 15-16 <u>REVISED</u>	NOTES
APPROVED BUDGET ASSUMED PRESTON PARK SALE BY JUNE 30, 2015				
REVENUES				
Membership Dues	\$ 261,000		\$ 261,000	
Franchise Fees - MCWD	265,000		265,000	
Federal Grants	1,074,156	(224,000)	850,156	Building removal grant not awarded.
In-kind Local Match	28,000	(28,000)	-	Local match (CSUMB/Seaside) /grant not awarded.
PLL Insurance Payments	360,000		360,000	
Development Fees	5,585,000		5,585,000	Includes \$2.078M from Preston Park sale.
Land Sale Proceeds	485,000	32,221,165	32,706,165	Preston Park purchas moved from FY 14-15 (June 2015).
Rent Proceeds	45,000		45,000	
Property Taxes	1,679,468		1,679,468	
Reimbursement Agreements	25,000		25,000	
Loan Proceeds	3,000,000	(3,000,000)	-	I-Bank bridge financing not required
Investment/Interest Income	270,000	(160,000)	110,000	Delayed revenue collection (Preston Park sale), low interest rates.
Other Revenues	-	700,000	700,000	Preston Park attorneys' Fees reimbursements (FORA/Rabobank).
TOTAL REVENUES	<u>13,077,624</u>	<u>29,509,165</u>	<u>42,586,789</u>	<i>Increased net revenues due to Preston Park purchase deferral to FY 15-16</i>
EXPENDITURES				
Salaries & Benefits	2,902,169	(26,331)	2,875,838	
Supplies & Services	225,700	5,500	231,200	
Contractual Services	1,938,947	(125,000)	1,813,947	
Capital Projects (CIP)	11,498,103	157,000	11,655,103	
Debt Service (P+i)	67,500	17,917,424	17,984,924	
TOTAL EXPENDITURES	<u>16,632,418</u>	<u>17,928,593</u>	<u>34,561,012</u>	<i>Increased net expenses in FY 15-16; refer to Itemized Expenditures attachment for detail</i>
NET REVENUES				
Surplus (Deficit)	(3,554,794)	11,580,572	8,025,777	
FUND BALANCES				
Beginning	26,132,159	(15,231,160)	10,900,999	\$10.9M audited total fund balance at 6/2015, includes spendable funds only.
Ending	\$ 22,577,365	\$ (3,650,589)	\$ 18,926,776	Ending Fund Balance (Includes FORA Reserve: \$10M)

10,000,000	<u>FORA RESERVE ACCOUNT</u>
5,300,000	Designated: CalPERS pension liability (Including termination liability at 2020)
4,700,000	Undesignated: Operating obligations through 2020 (<i>future designations are subject to Board's approval</i>)

Attachment A to Item 8b
FORA Board Meeting, 2/12/16

FORT ORD REUSE AUTHORITY - REVISED FY 15-16 ANNUAL BUDGET - BY FUND

CATEGORY	SPECIAL REVENUE FUNDS (SRF)					TOTAL ANNUAL BUDGET
	GENERAL FUND	LEASES LAND SALE	Developer / CFD Fees	EDA BR Plan	ARMY ESCA	
REVENUES						
Membership Dues	261,000					261,000
Franchise Fees - MCWD	265,000					265,000
Federal Grants					850,156	850,156
In-kind Local Match						-
PLL Insurance Payments	360,000					360,000
Development Fees			5,585,000			5,585,000
Land Sale Proceeds		32,706,165				32,706,165
Rental/Lease Revenues	45,000					45,000
Property Tax Payments	1,300,000		379,468			1,679,468
Reimbursement Agreements	25,000					25,000
Loan Proceeds (I-Bank)						-
Investment/Interest Income	90,000		20,000			110,000
Other Income	700,000	-	-	-	-	700,000
Total Revenues	3,046,000	32,706,165	5,984,468	-	850,156	42,586,789
EXPENDITURES						
Salaries & Benefits	2,190,899	-	340,208		344,732	2,875,838
Supplies & Services	180,359	-	25,417		25,424	231,200
Contractual Services	1,160,000	2,000	196,947		480,000	1,838,947
Capital Projects	-	6,820,000	4,810,103	-	-	11,630,103
Debt Service	-	17,984,924	-	-	-	17,984,924
Total Expenditures	3,531,257	24,806,924	5,372,675	-	850,156	34,561,012
REVENUES OVER (UNDER)	(485,257)	7,899,241	611,793	-	-	8,025,777
OTHER FINANCING SOURCES (USES)						
Transfer In/(Out) - PP sale funds to RESERVE	6,500,000	(6,500,000)				-
Transfer In/(Out) - PP loan repay principal						-
Transfer In/(Out) - EDA/BR local match	-	-	-	-	-	-
Total Other Financing Sources (Uses)	6,500,000	(6,500,000)	-	-	-	-
REVENUES & OTHER SOURCES OVER	6,014,743	1,399,241	611,793	-	-	8,025,777
FUND BALANCE-BEGINNING 7/1/15	6,287,924	3,925,777	687,298	-	-	10,900,999
FUND BALANCE-ENDING 6/30/16	12,302,668	5,325,018	1,299,091	-	*	18,926,776

Prevailing wage funding source

plus \$10 M (estim)
Habitat Management Acct

FUND GLOSSARY

General Fund	Accounts for general financial resources
Lease/Land Sale Proceeds Fund	Land sale proceeds finance CIP (building removal),
CFD Tax/Developer Fees	CFD tax/Developer fees finance CIP (CEQA mitigations)
EDA/BR Plan Grant	Finances the Building Removal Business Plan, requires 25% local match
ET/ESCA Army Grant	Finances the munitions and explosives cleanup activities
*	ET/ESCA fund balance: FORA's share of unspent Army grant (for Program Management and Regulatory Response costs) is held in a separate bank account and, for financial/budgeting purposes, recognized when earned. Estim. balance \$1.4M at June 30, 2016. Page 50 of 93

ANNUAL FY 15-16 BUDGET - REVISED

ITEMIZED EXPENDITURES

EXPENDITURE CATEGORIES	FY 15-16 APPROVED	Variance/s	FY 15-16 REVISED	NOTES
"PW" indicates Prevailing Wage Compliance expenses as an EXAMPLE only, PW amounts are not included in budget totals.				
<u>SALARIES AND BENEFITS (S & B)</u>				
SALARIES - Existing Staff (15 positions)	1,659,616	(50,000)	1,609,616	Anticipated savings due to hiring date/level variances
BENEFITS/HEALTH, RETIREMENT, OTHER	567,482	23,669	591,151	Proposed health insurance benefit increase
TEMP HELP/VACTION CASH OUT/STIPENDS	65,000	-	65,000	
SUBTOTAL S & B	2,292,098	(26,331)	2,265,767	<i>Refer to Proposed Staffing/Benefits Adjustments attachment for detail</i>
PW SALARIES & BENEFITS - New Position (1 position)	-	36,750	36,750	Prevailing wage monitoring/Annual cost \$105K
<u>CaPERS UNFUNDED LIABILITIES (UAL)</u>				
SIDE FUND - PAYOFF	210,071		210,071	
SHARE OF RISK POOL UAL - PARTIAL PAYMENT	400,000	-	400,000	
SUBTOTAL PERS UAL	610,071	-	610,071	Payments to CalPERS to reduce pension liabilities submitted in 7/2015
TOTAL SALARIES, BENEFITS AND UAL	2,902,169	(26,331)	2,875,838	
<u>SUPPLIES AND SERVICES</u>				
PUBLIC & LEGAL NOTICES	6,000		6,000	
COMMUNICATIONS	8,000		8,000	
DUES & SUBSCRIPTIONS	7,000		7,000	
PRINTING & COPY	8,000		8,000	
SUPPLIES	12,000		12,000	
EQUIPMENT & FURNITURE	10,000		10,000	
TRAVEL, LODGING, REGISTRATION FEES	22,500		22,500	
TRAINING & SEMINARS	15,000		15,000	
MEETING EXPENSES	13,500		13,500	
TELEVISED MEETINGS	7,000		7,000	
BUILDING MAINTENANCE & SECURITY	10,000		10,000	
FORA OFFICES RENTAL	30,000		30,000	
UTILITIES	12,000		12,000	
INSURANCE	24,000		24,000	
PAYROLL/ACCOUNTING SERVICES	5,000		5,000	
IT/COMPUTER SUPPORT	22,500		22,500	
RECORD ARCHIVING	10,000	5,500	15,500	Reflects actual cost, dedicated server needed
PW PREVAILING WAGE TECH SUPPRT/SOFTWARE	-	15,000	15,000	Cost of central software monitoring system with user licenses
OTHER (POSTAGE, BANK FEES, MISC)	3,200	-	3,200	
TOTAL SUPPLIES AND SERVICES	225,700	5,500	231,200	
<u>CONTRACTUAL SERVICES</u>				
AUTHORITY COUNSEL	200,000	40,000	240,000	To reflect extension of Preston Park closing from June 2015
LEGAL/LITIGATION FEES	100,000		100,000	
LEGAL FEES - SPECIAL PRACTICE	25,000		25,000	
AUDITORS	20,000		20,000	
SPECIAL COUNSEL (EDC-ESCA)	120,000		120,000	
ESCA/REGULATORY RESPONSE/QUALITY ASSURANCE	380,000		380,000	
FINANCIAL CONSULTANT	100,000		100,000	
LEGISLATIVE SERVICES CONSULTANT	43,000		43,000	
PUBLIC INFORMATION/OUTREACH	20,000		20,000	
HCP CONSULTANTS	150,000		150,000	
REUSE PLAN IMPLEMENTATION	275,000		275,000	Proposed Water Summit/Symposium
GEOGRAPHIC INFORMATION	50,000		50,000	
CEQA CONSULTANTS	300,000	(175,000)	125,000	Reflects actual contract amount <i>(BM 10/9/15)</i>
PARKER FLATS BURN	18,000		18,000	
CIP/ARCHITECTS & ENGINEERS	25,000		25,000	
PROPERTY TAX SHARING/REUSE	37,947		37,947	To be used for Prevailing Wage Monitoring
ECONOMIC DEVELOPMENT	50,000		50,000	
PW WAGE COMPLIANCE	-	25,000	25,000	Prevailing wage auditor/consultant (annual cost \$75K)
OTHER CONSULTING/CONTRACTUAL EXP	25,000	10,000	35,000	Additional funding for salary survey update for FY 16-17 budget
TOTAL CONTRACTUAL SERVICES	1,938,947	(125,000)	1,813,947	
<u>CAPITAL PROJECTS</u>				
TRANSPORTATION/OTHER CIP PROJECTS	2,830,000	157,000	2,987,000	<i>Refer to CIP 15-16 for project detail</i> Water augmenation budget added <i>(BM 11/2/15)</i>
HABITAT MANAGEMENT/HCP ENDOWMENT	1,848,103	-	1,848,103	
BUILDING REMOVAL	6,820,000	-	6,820,000	
TOTAL CAPITAL PROJECTS	11,498,103	157,000	11,655,103	
<u>DEBT SERVICE (Principal and Interest)</u>				
PRESTON PARK LOAN PAYOFF	-	17,817,383	17,817,383	Loan extended from 6/15/15 to 9/15/15, repaid in Sept. 2015 <i>(BM 6/12/15)</i>
PRESTON PARK LOAN - DEBT SERVICE	-	167,541	167,541	Interest payments thru 9/15/15
I-BANK LOAN DEBT SERVICE	67,500	(67,500)	-	Loan not required
TOTAL DEBT SERVICE	67,500	17,917,424	17,984,924	
TOTAL EXPENDITURES	16,632,419	17,928,593	34,561,012	
Not Included in Mid-Year Budget:				
PW PREVAILING WAGE MONITORING	-	76,750	76,750	Annual cost \$200,000

FY 15-16 BUDGET-REVISED

**PROPOSED STAFFING/BENEFITS
ADJUSTMENTS**

Fiscal Impact
FY 15-16 Annual

1 New staff position: Project Coordinator/Prevailing Wage program

To add a staff position to manage FORA's prevailing wage policy enforcement.
Provided as an EXAMPLE, not included in the revised budget.

Salary <u>UP TO</u>	26,250	75,000
Benefits	<u>10,500</u>	<u>30,000</u>
Total	36,750	105,000

2 Health insurance/employer share premium increase

Last employer contribution increase: 7-2013

Health premium increased 20% from 2013-2016

	<u>EE</u>	<u>EE+1</u>	<u>Family</u>	
	667	1,333	1,734	2013 premium
	798	1,597	2,076	2016 premium
	131	264	342	Increase - borne by Employee
2013	667	1,333	1,734	Premium
	667	1,175	1,481	Approved employer contribution
	0	158	253	Employee payment
2016	798	1,597	2,076	Premium
	667	1,175	1,481	Approved employer contribution
	132	421	595	Employee payment
PROPOSED				
2016	798	1,597	2,076	Premium
	798	1,447	1,826	Proposed employer contribution
	132	271	345	Increase in employer contribution
	0	150	250	Employee payment (at 2013 level)

23,669	47,338
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- Options: a) Keep ER contribution constant until sunset/next review
b) Keep EE payments constant until sunset/next review

3 2011 Salary Survey Update

Staff recommends updating the 2011 independent consultant salary survey
Recent hiring demonstrated that the current schedule may not be competitive
Several new positions were established and new responsibilities were added to existing positions
Survey results to be reviewed/adopted during FY 16-17 budgeting process

FORT ORD REUSE AUTHORITY BOARD REPORT

BUSINESS ITEMS

Subject:	Water Augmentation Program: Three Party Planning Report	
Meeting Date:	February 12, 2016	INFORMATION/ACTION
Agenda Number:	8c	

RECOMMENDATION:

- i. Receive a Program Overview Report: Recycled Project and Secondary Project
- ii. Adopt a resolution 16-XX recommending of Pure Water Monterey Project to California Public Utilities Commission

EXECUTIVE SUMMARY:

The Fort Ord Reuse Authority (FORA) in its Capital Improvement Plan (CIP) identifies budget for mitigating the California Environmental Quality Act (CEQA) requirements for Water Augmentation to address the Base Reuse Plan's (BRP) Environmental Impact Report (EIR) requirements. To date, FORA commitment of these mitigation dollars has been predicated upon a water augmentation project reaching maturation.

The Regional Urban Water Augmentation Plan (RUWAP) Recycled Project has reached this maturation point, showing an ability to meet 2/3 of the CEQA required mitigation of 1,427 acre/feet/year (AFY) of augmented water out of the 2,400 AFY. A detailed discussion of this project is provided below. In October 2015, the FORA Board of Directors approved a joint planning process between FORA, Marina Coast Water District (MCWD), and the Monterey Regional Water Pollution Control Agency (MRWPCA) to address this mitigation obligation. FORA Staff has met with the two agencies and developed a Memorandum of Understanding (MOU) whereby the remaining obligation will be studied and a Secondary Project identified. This MOU is currently being reviewed by each party's counsel.

BACKGROUND/DISCUSSION:

- A. FORA Historical Background
 - i. BRP
 - ii. RUWAP
 - iii. Regional Project
 - iv. Current Mitigation Obligations
- B. MCWD Background
 - i. Facilities Agreement
 - ii. New Facilities
 - iii. Source of Recycled Water
- C. MRWPCA Pure Water Monterey Project
 - i. Advanced Water Treatment
 - ii. Pipeline
- D. Water Augmentation Program: Status
 - i. RUWAP Recycled Project
 - ii. RUWAP Secondary Project

A. FORA Historical Background:

- i. BRP: The U.S. Army entered into agreement with Monterey County Water Resource Agency to allow up to 6600 acre feet per year (AFY) of pumping from the Salinas ground water basin. In 1997 FORA determined in its BRP EIR that new additional facilities capable of delivering approximately 2,400 AFY of water for the reuse of the Fort Ord Community would likely be needed.
- ii. RUWAP: The FORA and MCWD Board of Directors approved a hybrid project (Recycled & Desalinization) in order to implement the RUWAP to provide the BRP’s estimated 2,400 AFY of water (June 10, 2005 at a joint meeting of the Boards). The Recycled Component was to provide 1,427 AFY and the Desalinization Component was to meet the remaining balance.
- iii. Regional Project: At the April 2008 FORA Board meeting, the “Regional Plan” was endorsed as the project that would deliver 2,400 AFY of augmenting water and was designated the preferred environmental alternative by the CPUC. MCWD then entered into an agreement to proceed with Cal-Am. The regional Plan is now defunct and the various agencies have pursued alternative options since 2008.
- iv. Current Mitigation Obligations: In lieu of a “Regional Plan” MCWD has defaulted back to the 2005 RUWAP to meet its contractual obligations. FORA has noted this obligation in its adopted Capital Improvement Program (CIP) discussion on water augmentation for Fiscal Year 2015/2016 (and five years prior). The recycled component of the RUWAP has been named the RUWAP Recycled Project and carries the 2005 CEQA certification for 1,427 AFY of augmented water. There is no identified solution for the remaining obligation.

It is necessary for FORA, MCWD, and MRWPCA to identify a project capable of providing for approximately 973 AFY of augmented water. New technologies, conservation efforts, and policies may take the place of the secondary component of the RUWAP or decrease the estimated augmentation amount; however, the most economical, technically efficient alternative cannot be identified without further study. A Three Party Planning MOU will facilitate a study whose outcomes define the RUWAP Secondary Program.

Therefore, The Water Augmentation Program is composed of two components: The RUWAP Recycled Project and the RUWAP Secondary Program. The component schedules are un-related; however, the program goals are shared.

Regional Urban Water Augmentation Plan (RUWAP) 2400 AFY	
* Numbers are for reference only.	
<u>Recycled Project</u> (1,427 AFY)*	<u>Secondary Program</u> (973 AFY)*

B. MCWD Background

- i. Facilities Agreement: FORA and MCWD entered into a Water/Wastewater Facilities Agreement in 1998 (FA) whereby FORA “plans and arranges for the provision of the facilities” and governs MCWD’s ownership and operation of the Ord Community Facilities through the Water/Wastewater Oversight Committee (WWOC). The FA can be found at:

http://www.fora.org/WWOC/2015/Additional/Water_Wastewater_Facilities_Agreement.pdf

In accordance with Section 1.3 of the 1998 Water/Wastewater Facilities Agreement “FORA and MCWD intend to establish terms and conditions for FORA to plan and arrange for the provision of the facilities, and for MCWD to acquire, construct, operate, and furnish the facilities, to benefit mutually the service area and the area within MCWD’s jurisdictional Boundaries;” and

- ii. New Facilities: MCWD will design, and construct new water facilities as FORA, in consultation with MCWD, reasonably determines are necessary for the service area and to support the BRP recovery program, in accordance with Section 3.2.1 of the FA.

FORA and MCWD will cooperate to further the use of recycled, reused and reclaimed water and storm water, in accordance with Section 5.3.3 of the FA.

- iii. Recycled Water: Previously, MCWD was to provide FORA Tertiary Water to offset the BRP impacts. As of a mutual board agreement in December 2015, MRWPCA will supply Advanced Treated Water to MCWD, who will then provide it to the Ord Community in place of Tertiary Water. The change from Tertiary Water to Advanced Treated Water increases the region’s mitigation water quality without a significant change in cost. It is important to note the end users are not residential homeowners because this water is not currently considered potable. The end users are entities which will use irrigation water; primarily the Universities and public schools, public agencies, golf courses, future projects and/or future Home Owner Associations.

C. MRWPCA’s Pure Water Monterey Project

- i. Advanced Water Treatment: MRWPCA is obligated to provide MCWD with recycled water. The water provided is a four-step Advanced Water Treatment (AWT) using ozone treatment, membrane filtration, reverse osmosis and UV decontamination. AWT is near distilled quality, exceeds the quality of Tertiary Water, and is suitable for irrigation and other potential mitigation uses.
- ii. Pipeline: Pure Water Monterey Project is to build a product conveyance facility (Pipeline) to deliver its product to the ground water recharge site in Seaside and tie into the existing General Jim Moore Pipeline. There is a potential for achieving economies of scale, since MCWD is planning a similar pipeline to deliver FORA’s mitigation water.

D. Water Augmentation Program Status:

RUWAP Recycled Project: For the last 7+ years MCWD, MRWPCA and the other water agencies have been negotiating agreements to diversify supply options and enable a number of projects, including Pure Water Monterey, to move forward separately from the Cal Am project. Negotiations have reached a point where staff can now make recommendations on time sensitive actions. The following resolutions have established a framework by which FORA can support and implement a solution.

- MRWPCA Board approved in its Resolution Number 2015-24 on October 8, 2015 for the Pure Water Monterey Project to include: construction and operation of all source water facilities, Product Water Conveyance Facilities (Pipeline), AWT and other improvements to the Regional Treatment Plant, and other System Improvements described in the EIR for the Pure Water Monterey Project. The Pure Water Monterey Project Facilities is a subset of certain components of the Pure Water Monterey Project and also includes expansion of the Advanced Water Treatment project.
- The FORA Board of Directors unanimously endorsed the MRWPCA Pure Water Monterey Project as a potential supplier of augmented water for mitigation on October 9, 2015.
- In December 2015 MRWPCA and MCWD Boards approved an Advanced Treated Water Supply Project Agreement terms.

FORA, MRWPCA and MCWD consider it more economical, and more politically feasible, to lay one 'Pipeline' into the former Fort Ord lands rather than have a two-pipeline situation. A single 'Pipeline' is the most tangible and simplest component which FORA mitigation dollars can fund. A single pipeline project has the potential to meet 2/3 of the water augmentation obligation prior to FORA's transition in 2020, and could make other augmentation alternatives a possibility. Additionally, with the three agencies participating together the environmental impacts are significantly decreased, the whole region is represented thereby creating a long-term solution for the Peninsula and the Ord Community. This is possible because of MRWPCA's December Agreement with MCWD's Board concerning the supply of Advanced Treated Water in place of Tertiary Water. In April 2016, MRWPCA will present the Pure Water Monterey Project to the California Public Utilities Commission (CPUC). Therefore, FORA Staff recommends a resolution to support the Pure Water Monterey Project to the CPUC. (**Attachment A**)

Further, staff is planning to recommend in March that the Board direct a portion (\$3-7M) of the total CIP Budget for Water Augmentation (\$24M) to be used to assist in funding a 'Pipeline' if the project moves ahead and can deliver the substituted water resource. This designation would be contingent on MRWPCA's Pure Water Monterey Project being approved by the CPUC, subject to further negotiation by FORA's Executive Officer and tied to key deliverables.

The FA agreement allows for the planning and provision of new facilities (Pipeline) with oversight by the FORA Board and the WWOC. Below is the Existing FY 15/16 CIP Budget for Water Augmentation. Also provided is a potential 'Pipeline' designation, over the next four years, for comparison.

Existing FY 15/16 CIP	15/16	16/17	17/18	18/19	19/20
Current Budget Water Augmentation	\$157,000	1,590,600	1,535,600	2,177,400	3,165,300
Proposed Pipeline Project		1,250,000	1,250,000	1,750,000	1,750,000

- i. RUWAP Secondary Program: In order to meet the remaining obligation of the estimated 2,400 AFY in the BRP EIR, the BRP's assumptions and augmentation alternatives must be studied and a Secondary Project must be identified.

The FORA Board of Directors unanimously endorsed a Three Party Planning effort between FORA, PCA, and MCWD on October 9, 2015. At the meeting, a Board member requested the scope of the planning process be identified. The MOU outlines a simple three party scope to fund a study and identify the most cost-effective and technically efficient Secondary Project. It also establishes a Technical Advisory Group, a consultant selection committee, and enables the FORA Board to select preferred alternatives and a final mix. FORA Staff has met with the Parties and the MOU is being reviewed currently by each party's counsel. Staff expects the MOU to be brought forward for consideration in April.

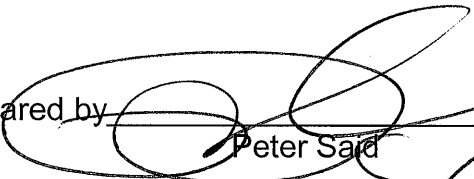
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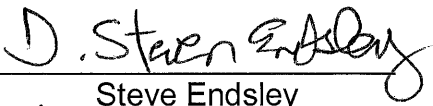
Reviewed by FORA Controller 

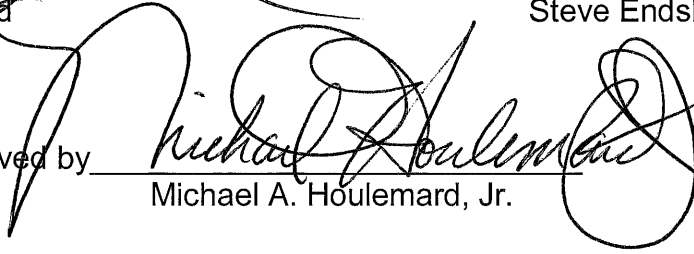
Staff time for this item is included in the approved FORA budget. Water Augmentation Project is funded by the CFD Special Tax and is approved in the FY 15/16 CIP Budget for Water Augmentation.

COORDINATION:

Administrative Committee, WWOC, Executive Committee, Finance Committee

Prepared by  Peter Said

Reviewed by  Steve Endsley

Approved by  Michael A. Houlemard, Jr.

RESOLUTION 16-XX

Attachment A to Item 8c
FORA Board Meeting 02/12/16

A RESOLUTION OF THE GOVERNING BODY OF THE FORT ORD REUSE AUTHORITY TO RECOMMEND THE PURE WATER MONTEREY GROUNDWATER REPLENISHMENT PROJECT TO THE CALIFORNIA PUBLIC UTILITIES COMMISSION.

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

- A. The U.S. Army entered into agreement with Monterey County Water Resource Agency to allow up to 6600 acre feet per year (AFY) of pumping from the Salinas Valley Ground Water Basin; and,
- B. The 1997 Fort Ord Base Reuse Plan (BRP) identified water availability as a resource constraint estimating approximately 2,400 AFY of additional water resource to augment the existing groundwater supply would likely be needed to achieve the replacement reuse activity outlined in the BRP (Volume 3, figure PFIP 2-7); and,
- C. FORA transferred ownership of all of the then existing Ord water and sewer facilities to the Marina Coast Water District (MCWD) under the 1998 Water/Wastewater Facilities Agreement (1998 Agreement); title was transferred in 2001; and,
- D. Under Section 3.2.2 of the 1998 Agreement, FORA has the responsibility to determine, in consultation with MCWD, what additional water and sewer facilities are necessary for MCWD's Ord Community service area in order to meet the BRP requirements, and that, once FORA determines that additional water supply and/or sewer conveyance capacity is needed, under Section 3.2.1, it is MCWD's responsibility to plan, design, and construct such additional water and sewer facilities. Section 7.1.2 requires FORA to insure that MCWD recovers all of its costs for the new facilities and their operation; and,
- E. In 2002, MCWD, in cooperation with FORA, initiated the Regional Urban Water Augmentation Project (RUWAP) to explore water supply alternatives to provide the additional 2,400 AFY of water supply needed under the BRP; and,
- F. After completing environmental review, FORA and MCWD agreed to adopt a modified hybrid plan, which would provide recycled and desalinated water to the Ord Community and this in turn resulted in the FORA Board adopting Resolution 07-10 (May 2007), which allocated 1,427 AFY of RUWAP recycled water to its land use jurisdiction; and,
- G. In June 2009, MCWD and the Monterey Regional Water Pollution Control Agency (MRWPCA) entered into a 50-year RUWAP Memorandum of Understanding, in which (a) MRWPCA committed 650 AFY of summer recycled water to MCWD for the Ord Community; (b) MCWD affirmed its commitment of 300 AFY of summer recycled water to the Ord Community; and (c) MRWPCA and MCWD committed to supply 477 AFY of recycled water during other months to the Ord Community - for a total of 1,427 AFY; and,
- H. MCWD continues to work collaboratively with FORA and with MRWPCA to carry out MCWD's obligation to provide 1,427 AFY of recycled water for the Ord Community; and,

- I. On September 8, 2015, MCWD and MRWPCA tentatively agreed to work together on the Pure Water Monterey Project as described in that certain draft Environmental Impact Report (EIR) dated April 22, 2015, to provide advanced treated water for recharge water into the Seaside groundwater basin and to serve MCWD, existing, and future recycled water customers as part of the recycled component of RUWAP; and,
- J. FORA Board of Directors unanimously resolved to endorse the PCA Pure Water Monterey Project as a potential supplier of augmented water on October 9, 2015; and,
- K. FORA Board of Directors unanimously endorsed a joint planning process between FORA, PCA, and MCWD on November 13, 2015; and,
- L. In December 2015, MCWD's and MRWPCA's Board have mutually agreed in principle on terms regarding cost sharing, ownership, operations, maintenance, funding, and completion of work for the Pure Water Monterey Project. MRWPCA will supply Advanced Treated Water to MCWD, who will then provide it to the Ord Community in place of Tertiary Water; and,
- M. Advanced treated water is better quality water than Tertiary Water and MRWPCA currently estimates that the Pure Water Monterey Project will provide water to the Ord Community that costs less per acre foot of Tertiary Water; and,
- N. 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. FORA recommends MRWPCA Pure Water Project to the California Public Utilities Commission as a project able to support FORA's Water Augmentation mitigation requirements, and whose Product Conveyance Facilities will decrease long term costs to the end user through economies of scale in conjunction with Marina Coast Water District.
- 2. \$3-7M of the total CIP Budget for Water Augmentation (\$24M) may be used to assist in funding a 'Pipeline' if the project moves ahead and can deliver the substituted water resource.

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 BOARD REPORT

EXECUTIVE OFFICER'S REPORT

Subject: Habitat Conservation Plan Update

Meeting Date: February 12, 2016

Agenda Number: 10a

INFORMATION

RECOMMENDATION(S):

Receive a Habitat Conservation Plan (HCP) and State of California 2081 Incidental Take Permit (2081 permit) preparation process status report.

BACKGROUND/DISCUSSION:

Item 10b from January 8, 2016 included additional background on this item and is available at the following website: <http://www.fora.org/Board/2016/Agenda/010816BrdAgenda.pdf>

For more than 19 years, the Fort Ord Reuse Authority (FORA) has worked towards completing a Fort Ord HCP that will satisfy U.S. Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW) criteria for issuing federal and state Incidental Take Permits. Factors delaying progress, such as listing of additional Endangered Species in the plan area, regulation changes, wildlife agency staff changes, and changes to species impact analyses, have all been addressed with the exception of one factor, USFWS's solicitor review of the Administrative Draft HCP and Environmental Impact Statement/Environmental Impact Report (EIS/EIR). FORA representatives will travel to Washington, D.C., on February 22 & 23 and are scheduling a meeting with Department of Interior representatives to address this remaining hurdle to circulating the Public Review Draft HCP and its Draft EIS/EIR.

FISCAL IMPACT:

Reviewed by FORA Controller 

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

COORDINATION:

Inner City Fund International, Denise Duffy and Associates, USFWS, CDFW, Authority Counsel, Administrative and Executive Committees

Prepared by


Jonathan Brinkmann

Approved by


Michael A. Houlemard, Jr.

FORT ORD REUSE AUTHORITY BOARD REPORT
EXECUTIVE OFFICER'S REPORT

Subject: Administrative Committee	
Meeting Date: February 12, 2016 Agenda Number: 10b	INFORMATION

RECOMMENDATION:

Receive a report from the Administrative Committee.

BACKGROUND/DISCUSSION:

The Administrative Committee met on January 13, 2016. The approved minutes from this meeting are attached (**Attachment A**).

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
ADMINISTRATIVE COMMITTEE REGULAR MEETING MINUTES
8:30 a.m., Wednesday, January 13, 2016 | FORA Conference Room
920 2nd Avenue, Suite A, Marina CA 93933

1. CALL TO ORDER

Co-Chair Houlemard called the meeting to order at 8:30 a.m. A quorum was established at 8:35 a.m. The following were present:

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

- | | | |
|--|---------------------------------|-----------------------|
| Craig Malin, City of Seaside* | Lyle Shurtleff, BRAC | <u>FORA Staff:</u> |
| Layne Long, City of Marina* AR | Wendy Elliott, MCP | Michael Houlemard Jr. |
| Melanie Beretti, Monterey County* AR | Tim O’Halbran, City of Seaside | Steve Endsley |
| Elizabeth Caraker, City of Monterey*AR | Kristie Runcek, RAC | Jonathan Brinkmann |
| Anya Spear, CSUMB | Patrick Breen, MCWD | Robert Norris |
| Chris Placco, CSUMB | Kathleen Lee, Sup. Potter | Ted Lopez |
| Steve Matarazzo, UCSC | Andy Sterbenz, Schaaf & Wheeler | Peter Said |
| Vicki Nakamura, MPC | Brian Boudreau, Monterey Downs | Maria Buell |
| Todd Muck, TAMC | Beth Palmer | |
| Lisa Reinheimer, MST | Bob Shaffer | |

Absent: Daniel Dawson, City of Del Rey Oaks.

2. PLEDGE OF ALLEGIANCE

Pledge of allegiance was led by Craig Malin.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Mr. Houlemard introduced Craig Malin, new City Manager for City of Seaside and asked for a round of self-introductions from attendees. Jonathan Brinkmann reminded everyone of deadline for receipt of updated development forecasts from the FORA land use jurisdictions is January 15, 2016. Mr. Houlemard said the recruitment for a new Controller is underway as Ivana Bednarik is retiring.

4. PUBLIC COMMENT PERIOD

None.

5. APPROVAL OF MEETING MINUTES (no minutes were approved)

a. December 2, 2015 Administrative Committee Minutes

MOTION: Elizabeth Caraker moved, seconded by Steve Matarazzo to approve the December 2, 2015 Administrative Committee minutes with minor revisions requested. (Abstentions: Craig Malin and Todd Muck).

MOTION PASSED UNANIMOUSLY

The committee received comments from members.

6. JANUARY 8, 2016 BOARD MEETING FOLLOW UP

a. Fort Ord Reuse Authority Prevailing Wage Program Resolution-2d Vote

Mr. Houlemard announced one of the actions taken by Board at its last meeting was the adoption of a resolution for prevailing wage (and handed to each voting member) and it impacts Cities and County in the Fort Ord Reuse jurisdiction. He added Board deferred funding on staff's recommendation of hiring a compliance monitor and 1 FORA staff as needed until the Finance Committee reviews it and makes a recommendation to Board. A second vote will be taken by Board in February. Robert Norris said new prevailing wage requirements went into effect Jan 1st and that "maintenance" items are now requirements from an awarding entity. Mr. Houlemard said a letter was drafted and addressed to all City Managers in FORA's jurisdiction and includes a copy of the resolution. He provided a background to SB 854 and the ongoing changes to its requirements. City of Seaside and Del Rey Oaks have sent status letters to FORA. The administrative committee received comments regarding enforcement and compliance. Mr. Houlemard said no changes were made to enforcement provisions and that they are considering assisting jurisdictions who had problems. (i.e. Marina, County possibly). Mr. Norris said Board's concern is bringing compliance to the prevailing wage issues.

Mr. Houlemard also reminded members of FORA's sunset date of June 30, 2020 and the impact on items not being completed and that Administrative Committee will have a role in advising Board on these transition issues. He also referenced the presentation by Ted Lopez on the oak woodlands, the industrial hygienist work in City of Seaside, and the UC MBEST discussion staff and board member had in December with representatives from University of Santa Cruz.

7. BUSINESS ITEMS

- a. **Water Augmentation Project Planning Memorandum of Understanding**
Steve Endsley provided a brief overview of this planning project. Peter Said gave a power point presentation outlining the history, the current status and the items going before the Board in February and March. He said the cost of building the pipeline is a major factor being addressed in the 3-party planning process and Marina Coast Water District (MCWD) and Marina Regional Water Pollution Control Agency's (MRWPCA) support for this planning project. Mr. Houlemard said this is a planning effort on the future augmentation water needs and that all viable options still include recycled water and Board is not objecting to this approach. The committee received comments regarding Board support, and request for the presentation to include more details on conservation and financing (how the pipeline is connected to all cities). Mr. Houlemard said both MCWD and MRWPCA managers will be invited to attend next meeting, possibly through a joint WWOC meeting and that this item will be brought up as an action item.
- b. **Capital Improvement Program (CIP) Development Forecasts Request**
Jonathan Brinkmann handed to members a copy of the forecast of CIP and added that this forecast looks into what each jurisdiction expects to build in FORA's land and that fees are attached to each as well as MCWD's budget. He reminded that January 15, 2016 is the deadline.
- c. **Fort Ord Reuse Authority Transition Plan/2020 Sunset**
Mr. Houlemard gave a brief presentation on FORA's sunset date and the many items needed for its transition. A DRAFT 5-year vision was handed out to all members. Mr. Houlemard spoke of possibilities for a reconfigured Reuse Authority and that the list of possibilities have been enumerated by Board in 2012. He further added Steve Endsley will take the lead on this role and that Executive Committee wants Administrative Committee involvement in this matter. All issues brought up include munitions and explosives, Base Reuse Plan and Habitat Conservation Plan. Mr. Long agreed with the presentation format of individual pieces be provided one at a time.

8. ITEMS FROM MEMBERS

None.

9. ADJOURNMENT

Meeting adjourned at 9:46 a.m.

FORT ORD REUSE AUTHORITY BOARD REPORT

EXECUTIVE OFFICER'S REPORT

Subject: Finance Committee	
Meeting Date: February 12, 2016 Agenda Number: 10c	INFORMATION

RECOMMENDATION(S):

Receive minutes from the February 1, 2016 Finance Committee (FC) meeting.

BACKGROUND/DISCUSSION:

The FC met on February 1, 2016 to discuss the FY 15-16 mid-year budget and other items. Please refer to the attached minutes (**Attachment A**) from this meeting for more details and the FC recommendations.

FISCAL IMPACT:

Reviewed by FORA Controller 

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

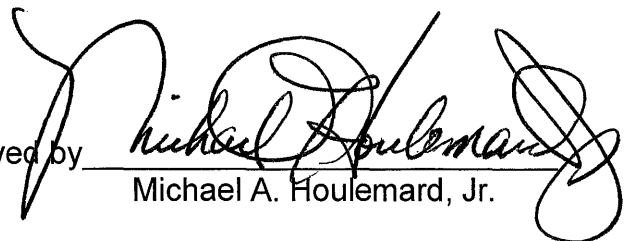
COORDINATION:

Finance Committee

Prepared by


Marcela Fridrich

Approved by


Michael A. Houlemard, Jr.



**FORT ORD REUSE AUTHORITY
FINANCE COMMITTEE MEETING MINUTES**

Monday, February 1, 2016 | FORA Conference Room
920 2nd Avenue, Suite A, Marina CA 93933

1. CALL TO ORDER

Chair Morton called the meeting to order at 3:35 p.m. The following were present:

Members:

Gail Morton, City of Marina (Chair)
Casey Lucius, City of Pacific Grove
Andre Lewis, CSUMB
Nick Chiulos, Monterey County

Public:

Bob Shaffer
Jane Haines

FORA Staff:

Michael Houlemard
Ivana Bednarik
Marcela Fridrich
Jonathan Brinkmann
Mary Israel
Peter Said

Absent:

Ian Oglesby, City of Seaside

2. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE – Finance Committee (FC)

members acknowledged the upcoming retirement of Ivana Bednarik from position of FORA Controller. Chair Morton and FC Members thanked Ivana for her service and support provided for the past 20+ years; noted Ivana's effectiveness in communicating with Finance Committee and Board on our budget and audits; and congratulated her on her retirement.

3. PUBLIC COMMENT PERIOD – Jane Haines objected to the committee proceeding on Agenda item 5a asserting

the item was not properly noticed as the posted agenda noticed business item 5a as FY 15-16 Mid-Year Budget review without any reference to prevailing wage monitoring costs being included for consideration by the FC; and that identifying prevailing wage items in attachments was not sufficient for the public to understand how this would be addressed. Ms. Haines also objected to FORA expending any funds on prevailing wage compliance/enforcement reciting the provisions of Labor Code Section 1776(e) in support of her assertion that FORA lacks authority to enforce/monitor prevailing wage compliance.

4. DECEMBER 8, 2015 MINUTES - Adopted Motion - Lucius, Second - Lewis. Passed. Ayes; Morton, Lucius, Lewis, Chiulos. Noes; None.

5. BUSINESS ITEMS

a) FY 15-16 Mid-Year Budget – FC members received the draft Mid-Year budget prior to the meeting. Ivana Bednarik introduced the item by summarizing major revenue and expenses variances. FC members discussed the mid-year adjustments in detail, focusing on fund ending balances, building removal funding, and FORA reserve account. FC asked staff about fund availability for additional expenditures in the current year and next FY. Chair Morton reiterated that the FC charge relative to prevailing wage enforcement was limited to a determination of fund resources up to \$250,000 and it is the Board's decision how to spend those funds. The committee did not consider the draft budget proposing expenditures for Prevailing Wage monitoring expenses and suggested this be provided as an exhibit to any prevailing wage proposal brought to the Board by staff. After deliberation motion to accept the FY 15-16 Mid-Year revision with proposed budget changes: Motion - Lucius, Second - Lewis. Passed. Ayes; Morton, Lucius, Lewis, Chiulos. Noes; None.

b) FORA Transition/Financial Issues – FC members received a detailed Memorandum prepared by Steve Endsley prior to the meeting. Executive Officer Houlemard introduced the item and provided a power point presentation outlining major FORA transition/sunset issues and related deadlines as FC had requested. FC members indicated that this information/presentation was very valuable, they discussed several items including dissolution alternatives and requested the presentation be provided to the Executive and Administrative Committee at the earliest and to the full FORA Board at its May 2016 meeting.

c) On-Line payments / 1st Capital Bank – Motion to approve the updated electronic bill pay list: Motion - Lucius, Second - Lewis. Passed. Ayes; Lucius, Lewis, Morton, Chiulos. Noes; None.

d) 2016 Meeting Calendars – Motion to approve the proposed 2016 meeting calendar: Motion - Chiulos, Second - Lucius. Passed. Ayes; Chiulos, Lucius, Morton, Lewis. Noes; None.

6. ITEMS FROM MEMBERS - None

7. ADJOURNMENT - Meeting adjourned at 5:15 PM.

Minutes prepared by Marcela Fridrich with input of FC members.

FORT ORD REUSE AUTHORITY BOARD REPORT

EXECUTIVE OFFICER'S REPORT

Subject: Post Reassessment Advisory Committee

Meeting Date: February 12, 2016

Agenda Number: 10d

INFORMATION

RECOMMENDATION(S):

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

BACKGROUND/DISCUSSION:

The PRAC met on Thursday, January 14, 2016 to receive a presentation on affordable housing from Ms. Linda Mandolini, Executive Director of Eden Housing. The PRAC met again on January 21, 2016 to receive a presentation from Ms. Cathy L. Gallagher and Dr. Lynn Reaser, Ph.D., of the Fermenian Business and Economic Institute at Point Loma Nazarene University, regarding their report, "Opening San Diego's Door to Lower Housing Costs."

At the January 14, 2016 PRAC meeting, Fort Ord Reuse Authority (FORA) staff gave a brief overview of FORA's past involvement in affordable housing. Ms. Mandolini then presented her experience developing affordable housing in northern California. Ms. Mandolini also offered suggestions that FORA jurisdictions could implement to create affordable housing opportunities: revenue bonds, local employer assistance, housing trusts and taking advantage of Prop 63 Mental Health Services Act dollars for affordable housing development. PRAC members requested FORA staff to return at a later date with a map indicating where affordable housing is located on Fort Ord, that staff contact the head of the Santa Clara County Housing Trust regarding extension of their programs to Monterey County, and to request Authority Counsel to perform a legal analysis of Redevelopment Agency phase out to show if 15-20% requirements continue to be in effect.

At the January 21, 2016 PRAC meeting, FORA staff provided a brief presentation on FORA development fees and sample development fees from local jurisdictions. This presentation reviewed inter-jurisdictional housing development cost comparisons. Then Ms. Gallagher and Dr. Reaser presented their report design and findings. The research design included a survey of development fees and regulations and time costs due to jurisdictions as well as legal challenges during the phases of entitlement, mapping, infrastructure development, and permit review. The analysis included a novel tool to model number of households not priced out of the market for each 1% decrease in overall costs. The study reviewed local best practices as well as in the states of Texas, Arizona and Colorado. The findings suggested ways that public agencies can reduce housing regulatory costs: employee compensation/incentives to process plans, restrictions on when legal challenges can be made, and having a development master plan.

Approved December 10, 2015 minutes and January 14, 2016 minutes (**Attachments A and B**).

FISCAL IMPACT:

Reviewed by FORA Controller 

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

COORDINATION:

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

Prepared by 

Ted Lopez

Approved by 

Michael A. Houlemard, Jr.



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

9:00 a.m., Thursday, December 10, 2015 | FORA Conference Room
920 2nd Avenue, Suite A, Marina CA 93933

1. CALL TO ORDER

Chair Victoria Beach called the meeting to order at 9:06 a.m. The following were present:

Committee Members:

Victoria Beach (Chair), City of Carmel
Gail Morton, City of Marina
Ralph Rubio, City of Seaside

Other Attendees:

Bob Schaffer, member of the public
Jane Haines, member of the public
Tim O'Halloran, City of Seaside
Phyllis Meurer, member of the public
Margaret Davis, member of the public
Graham Bice, UC MBEST Director

FORA Staff:

Michael Houlemard
Steve Endsley
Jonathan Brinkmann
Josh Metz
Ted Lopez
Mary Israel

2. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

None.

3. APPROVAL OF MEETING MINUTES

a) November 12, 2015 Minutes

MOTION: Ralph Rubio moved, seconded by Gail Morton to approve the November 12, 2015 PRAC Committee minutes with changes as noted from email communication from Jane Haines. Motion passed unanimously.

4. PUBLIC COMMENT PERIOD

No comments.

5. BUSINESS ITEMS

a) Affordable Housing

Josh Metz reported on FORA's research into affordable housing speakers who can speak to the PRAC in January, 2016. PRAC members agreed that the January 14th, 2016 meeting FORA staff will present a brief background on affordable housing as it relates to the FORA jurisdictions. Also, Mr. Metz announced that the Executive Director of Eden Housing, Linda Mandolini is available to present an affordable housing strategies report. In addition, Mr. Metz announced that Dr. Lynn Reaser and Cathy L. Gallagher, authors of a comprehensive affordable housing study of San Diego County, are available to speak to PRAC members about conducting a similar study for Monterey County.

PRAC members expressed interest to hear both speaker findings for San Diego County. PRAC members also discussed FORA funding a similar comprehensive countywide Monterey study and requested FORA staff to return on January 14, 2015 with a FORA history and background on affordable housing and development fees and regulations. Further, that FORA staff invite Ms. Mandolini to the January 14, 2016 meeting to deliver an affordable housing strategies presentation. PRAC members also directed staff to schedule another meeting (January 21, 2015) and invite Dr. Reaser and Ms. Gallagher to make a presentation on their comprehensive affordable housing study of San Diego County.

b) Water Symposium

Jonathan Brinkmann delivered a brief presentation on a potential Water Symposium, including best practices, economic development drivers, innovations and new ideas. Mr. Brinkmann commented that CSUMB could possibly be a venue for a one-day event sometime in May of 2016. PRAC members discussed that the event should focus on:

- 1) The local situation and physical resources (watersheds, water flow, sea water intrusion and natural influences).
- 2) The history of legal agreements on water rights (Army-Monterey County Water Resources Agency agreement on water rights, State codes, FORA agreements, jurisdictions' agreements, etc.).
- 3) The roles of all agencies and organizations in local water systems.
- 4) An overview of water conflicts between public agencies, special districts and local organizations.
- 5) A presentation on the implementation of the Base Reuse Plan and future project development.

PRAC Chair Victoria Beach urged FORA and CSUMB partner-up and recommended CSUMB sponsor the symposium. PRAC members directed FORA staff to assemble a list of potential speakers with short biographies and that PRAC begin to assess whether the FORA Board wants to spend money on a water symposium.

6. ITEMS FROM COMMITTEE MEMBERS

- a) Gail Morton said that City of Marina anticipates the Dunes on Monterey Bay retail/restaurant development proposal would be coming back to the City of Marina design review board.

7. ADJOURNMENT

Meeting was adjourned at 11:50 a.m. with next meetings to be scheduled January 14 and 21, 2016.



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

9:00 a.m., Thursday, January 14, 2016 | FORA Conference Room
920 2nd Avenue, Suite A, Marina CA 93933

1. CALL TO ORDER

Chair Victoria Beach called the meeting to order at 9:05 a.m. The following were present:

Committee Members:

Victoria Beach (Chair), City of Carmel
Alan Haffa, City of Monterey
Chris Placco, CSUMB
Gail Morton, City of Marina
Jane Parker, Supervisor County of Monterey
Ralph Rubio, Mayor City of Seaside

FORA Staff:

Michael Houlemard
Steve Endsley
Jonathan Brinkmann
Josh Metz
Ted Lopez
Mary Israel

Other Attendees:

Tim O'Halloran, City of Seaside
Linda Mandolini, Eden Housing
Andre Lewis, CSUMB
Steve Matarazzo, UCSC
Jane Haines, member of the public
Bob Schaffer, member of the public

2. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Chris Placco announced a delay in the planning of the campus-wide Master Plan. CSUMB will have an open session on the coming CEQA, then there are more steps until a final draft and scheduled rollout are available.

3. APPROVAL OF MEETING MINUTES

a. December 10, 2015 Minutes

MOTION: Victoria Beach moved, seconded by Gail Morton to approve the December 10, 2015 PRAC Committee minutes with changes as noted by Gail Morton.

MOTION PASSED: Chris Placco abstained.

4. PUBLIC COMMENT PERIOD

No comments.

5. BUSINESS ITEMS

a) Affordable Housing

Steve Endsley gave a presentation on the history of FORA's involvement in affordable housing. Committee members requested that "construction costs" and "prevailing wage" be

added to the slide on Major Issues. Guest speaker and Executive Director of Eden Housing, Linda Mandolini, discussed her background working on affordable housing in Northern California and made some suggestions of possible directions that could be taken by FORA jurisdictions. These suggestions included:

- Housing mitigation fee or tax revenue measure (General Obligation Bonds or Revenue Bond); Air B & B tax is useful if the entity that receives the funds is flexibly structured so it can receive Federal, State, local, non-profit funding and have JPA.
 - If jurisdictions boomerang these fees or taxes, make a trust fund with the money, the State should match that funding. See Alameda County example.
- Take advantage of Prop. 63 Mental Health Services Act dollars with mental health services linked to affordable housing.
- Work with legislators to get Cap & Trade program funding directed to this area by including the mitigation of traffic distances, not just density-based traffic which favors larger cities.
- Get free air space as additional floors above commercial building for units.
- Pass ordinances for 2nd units allowed in development parcels.
- Major local employers can get a trust together and get matching funds from the County, State. These can be formed by employer type, i.e. agriculture, hospitality.
- Follow the example of the Housing Trust of Santa Clara County (Housing Trust) by partnering the major local employers with area jurisdictions, State matching funds and U.S. Treasury grants while acting as a clearinghouse for regional affordable housing questions and issues.
- Invite the Housing Trust to expand services to Monterey County.
- Help get employer assistance programs in place.
- Help foster employee-specific housing, such as teacher housing: examples are San Mateo Community College where teachers own housing and share a fund while the school owns the land.

Some questions that committee members posed are:

1. With HUD terming out, are there mechanisms in place to possibly ensure sponsorship corporations continue?
2. Can PRAC have a map made where all the affordable housing is located on former Fort Ord, giving absolute and relative numbers of units?
3. Can FORA staff meet with the head of the Housing Trust to see what we would need to bring to the table to join?
4. Can there be a strong home ownership program to complement affordable housing programs that are developed in future?
5. Would FORA staff request Authority Counsel to perform a legal analysis of Redevelopment Agency phase out to show if 15-20% requirements still hold? Does FORA's collection of property taxes require that FORA still hold to this? Does it impact current projects (consistency, entitled) and how does that differ from new projects?

6. ITEMS FROM COMMITTEE MEMBERS

- a) Steve Matarrazzo shared that his old home in Redwood City bought in 1978 for \$80,000 now has a Zillow price of \$1.6M.

7. ADJOURNMENT

Meeting was adjourned at 10:58 a.m.

FORT ORD REUSE AUTHORITY BOARD REPORT

EXECUTIVE OFFICER'S REPORT

Subject: Regional Urban Design Guidelines Task Force

Meeting Date: February 12, 2016

Agenda Number: 10e

INFORMATION

RECOMMENDATION(S):

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

BACKGROUND/DISCUSSION:

The RUDG process began in spring 2014 and is nearing completion (**Attachment A**). The Task Force met at 9:30 a.m. Wednesday, December 16, 2015 to review RUDG Administrative drafts incorporating Base Reuse Plan (BRP) direction, existing jurisdiction policies and plans, and community input. Members reviewed revisions to the Administrative DRAFT RUDG in response to Board comments from the November 2nd, Special Board Meeting/RUDG Workshop, Task Force members input from the November 3 meeting, written jurisdictional submittals, and public comments obtained during the November 2nd open house.

Recognizing key progress since the Board Workshop and public open house, members made additional recommendations for refinements including:

- Adding a Prologue to set forth/discuss background and policy context.
- Additional economic impact section strengthening to include regional context and value/benefit of quality design.
- Strengthening "opportunity sites" definition and refining how "centers" are represented.
- Overall map revisions away from color to greater reliance on symbols.
- Expanding Policy Application language to address unique site constraints.

Staff continues working with Task Force members and consultant support to integrate Board, Task Force and public input. Staff has taken the lead on developing an interactive RUDG website to enable efficient access and consumption of the RUDG policies.

The next RUDG Task Force meeting is scheduled for 9:30 a.m. Friday, February 5, 2016. A special Board meeting to present the DRAFT RUDG is set for 4:30 p.m. March 7, 2016.

FISCAL IMPACT:


Reviewed by FORA Controller 

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

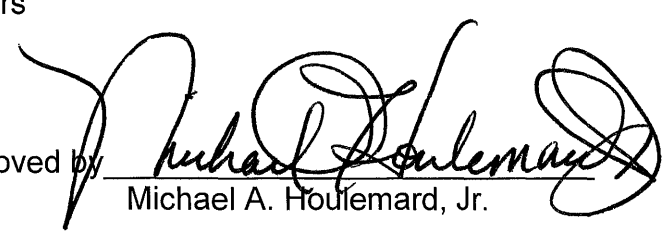
COORDINATION:

Administrative Committee and Dover, Kohl & Partners

Prepared by


Josh Metz

Approved by


Michael A. Houlemard, Jr.

FORT ORD REUSE AUTHORITY BOARD REPORT

EXECUTIVE OFFICER'S REPORT

Subject:	Water/Wastewater Oversight Committee	
Meeting Date:	February 12, 2016	INFORMATION
Agenda Number:	10f	

RECOMMENDATION:

Receive an update from the Water/Wastewater Oversight Committee (WWOC).

BACKGROUND/DISCUSSION:

The WWOC reviewed FY14/15 Quarter 4 and FY 15/16 Quarter 1 reports in December 2015 and the annual financial audit in January 2016. No issues were identified. Further, at its January 13, 2016 meeting the WWOC reviewed the Fiscal Year 2016/2017 proposed budget schedule (**Attachment A**) and approved the 2016 meeting calendar (**Attachment B**). Two meetings were added by amendment:

- 1) **February 3, 2016.** An Administrative Committee joint meeting to review the Three Party Planning effort approved by the FORA Board October 2015, and to consider FORA commitment to fund new facilities, under the 1998 Facilities Agreement.
- 2) **May 2, 2016.** A tentative meeting to review the proposed budget prior to submitting a FORA board recommendation by May 13, 2016.

The WWOC also approved minutes from:

- a. April 29, 2015 (**Attachment C**)
- b. August 5, 2015 (**Attachment D**)
- c. October 14, 2015 (**Attachment E**)
- d. December 15, 2015, Meeting of the Whole (**Attachment F**)

FISCAL IMPACT:

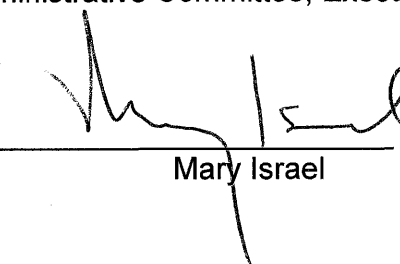
Reviewed by FORA Controller 

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

COORDINATION:

WWOC, Administrative Committee, Executive Committee

Prepared by


Mary Israel

Approved by


Michael A. Houlemard, Jr.

Marina Coast Water District
 FY 2016/2017 Budget Calendar
 (Includes Marina & Ord Community)
 Draft v2 01/11/2016

Attachment A to Item 10f FORA Board Mtg., 2/12/16
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DATE	RP	MCWD	WWOC	FORA	DESCRIPTION
01/11/2016	DAS/GM	X			Distribute 2016-2017 Draft Budget Schedule to MCWD Board
01/13/2016	DAS/GM		X		Distribute 2016-2017 Draft Budget Schedule to WWOC
02/09/2016	DAS/DH	X			Distribute 2016-2017 Budget Worksheets to Department Heads
02/16/2016	DAS/GM	X			Present 2015-2016 Mid-Year Report to MCWD Board. PUBLIC MEETING
02/17/2016	DAS/GM	X	X		Present 2015-2016 Mid-Year Report and Draft 5-Year CIP Plan to WWOC. PUBLIC MEETING
02/23/2016	DAS/DH	X			2016-2017 Budget Worksheets due from Department Heads
03/07/2016	DAS/GM	X			Budget Workshop Meeting (Department Heads/Board). PUBLIC MEETING
03/10/2016	DAS/GM		X		Distribute Ord Community Draft Budget to WWOC.
03/16/2016	DAS/GM		X		Q&A with WWOC on Ord Community Draft Budget and provide WWOC with updates from the Budget Workshop. PUBLIC MEETING.
04/04/2016	DAS/GM	X			Present Revised Draft Budget to the Board. PUBLIC MEETING
04/13/2016	DAS/GM		X		Further discussion Ord Community Revised Draft Budget with WWOC. Possible WWOC recommendation to FORA Board. PUBLIC MEETING
04/20/2016	DAS/GM	X			Present Revised Draft Budget to the Board. PUBLIC MEETING
05/02/2016	DAS/GM		X		Ord Community Revised Draft Budget presented to WWOC for recommendation to FORA Board (if necessary). PUBLIC MEETING
05/13/2016	DAS/GM FORAStaff	X		X	FORA Board first vote to adopt Ord Community Budgets. PUBLIC MEETING
05/16/2016	DAS/GM	X			MCWD Discusses Revised Draft Budget (if necessary). PUBLIC MEETING
06/10/2016	DAS/GM FORAStaff			X	FORA Board second vote to adopt Ord Community Budgets (if necessary). PUBLIC MEETING
06/24/2016	DAS//GM	X			MCWD Board adopts District Budget. PUBLIC MEETING

GM= General Manager; DAS= Director of Administrative Services; DH=Department Heads



FORT ORD REUSE AUTHORITY

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

Phone: 831.883.3672 | Fax: 831.883.3675 | www.fora.org

2016 WWOC COMMITTEE MEETING SCHEDULE

Wed, January 13

- *Review Audit & Financials*
- *Set Meeting Schedule*

Wed, February 3

- *Joint Admin + WWOC*

Wed, February 17

- *Q2 Report*
- *CIP 5 yr master plan review*

Wed, March 16

- *Preliminary FY 16/17 Budget Review*

Wed, April 13

- *Draft FY 16/17 Budget Review*

Mon, May 2

- *Tentative additional Budget Review*

Wed, May 18

- *Q3 Report*
- *Review Board Response to WWOC Recommendation*

Wed, June 15

Wed, July 13

Wed, August 17

Wed, September 14

Wed, October 19

Wed, November 16

- *Q1 & Q4 Report*

Wed, December 14

Meetings are held at 9:30 or after the close of the Administration meeting (about 9:30 a.m.) in the FORA Conference room, whichever occurs earlier, unless otherwise posted.

Meeting dates and times are subject to change. Agendas and other meeting materials are posted on the FORA website www.fora.org and are available upon request.



**FORT ORD REUSE AUTHORITY
WATER/WASTEWATER OVERSIGHT COMMITTEE
MEETING MINUTES**

Wednesday, April 29, 2015 | FORA Conference Room
920 2nd Avenue, Suite A, Marina CA 93933

1. CALL TO ORDER

FORA Assistant Executive Officer Steve Endsley called the meeting to order at 10:10 a.m. The following were present:

Committee Members:

Mike Lerch, CSUMB
Steve Matarazzo, UCSC
Elizabeth Caraker, City of Monterey
Tim O'Halloran, City of Seaside
Daniel Dawson, City of DRO

Others Present:

Patrick Breen, MCWD
Bill Kocher, MCWD
Kelly Cadiente, MCWD
Bob Schaffer, MCP
Peter Le
Tom Mancini
Brian Boudreau
Kathleen Lee
Andy Sterbenz

FORA Staff:

Steve Endsley
Crissy Maras

2. PLEDGE OF ALLEGIANCE

Elizabeth Caraker led the pledge of allegiance.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

None

4. PUBLIC COMMENT PERIOD

The committee received comments from a member of the public.

5. APPROVAL OF MEETING MINUTES

a. April 15, 2015 WWOC Meeting Minutes

MOTION: Steve Matarazzo moved, seconded by Daniel Dawson, to approve the meeting minutes as presented.

MOTION PASSED: Unanimous

6. BUSINESS ITEMS

a. Draft FY 2015/16 Ord Community Budget

MCWD provided a handout describing previously suggested budget edits and a map outlining the location of proposed capital improvement projects. MCWD is currently interviewing for a district engineer who will be tasked with moving the CIP forward.

MOTION: Mr. Matarazzo moved, seconded by Tim O'Halloran, approval of the budget as presented, suggesting removal of line item 25b (funding the recycled trunk main and RUWAP desal) for separate review by the FORA Board.

MOTION PASSED: Ayes: Matarazzo, O'Halloran, Caraker, Dawson. No: Lerch

Additional comments for FORA Board consideration included that the 10% desal design process should answer questions regarding project cost, brine disposal, interference with ongoing Cal-

Am progress, which aquifer was proposed for use, and how MCWD could cooperate with other agencies without further lawsuits.

b. Quarterly Report – Presentation by MCWD

The quarterly report was not presented at this meeting and will be continued to a future meeting.

c. MCWD Annual Performance Evaluation

Evaluation forms were provided to the committee with the request that members submit feedback to FORA so a compilation of evaluation scores can be provided at a future meeting.

7. ITEMS FROM MCWD

a. Rate Payer Advisory Committee

This item is on the May 15th MCWD Board meeting agenda. MCWD will provide an update to the committee at a future meeting.

b. Ord Community Annexation

There is no update to this item.

c. Seaside County Sanitation District Negotiations

There is no update to this item.

8. ITEMS FROM MEMBERS

None

9. ADJOURNMENT

The meeting was adjourned at 11:05 a.m.



**FORT ORD REUSE AUTHORITY
WATER/WASTEWATER OVERSIGHT COMMITTEE
MEETING MINUTES**

Wednesday, August 5, 2015 | FORA Conference Room
920 2nd Avenue, Suite A, Marina CA 93933

These minutes are formed from the meeting Chair's recollection of events and are prepared since the original digital copy was lost.

1. CALL TO ORDER

Chair Jonathan Garcia called the meeting to order at 9:30 a.m. The following were present:

Committee Members:

Mike Lerch, CSUMB
Steve Matarazzo, UCSC
Rick Riedl, City of Seaside
Daniel Dawson, City of DRO
Elizabeth Caraker, City of Monterey

Others Present:

Patrick Breen, MCWD
Keith Van der Maaten, MCWD
Kelly Cadiente, MCWD
Mike Wegley, MCWD
Chris Placco, CSUMB
Bob Schaffer
Wendy Elliott
Andy Sterbenz

FORA Staff:

Steve Endsley
Crissy Maras
Jonathan Garcia

2. PLEDGE OF ALLEGIANCE

Assistant Executive Officer Steve Endsley led the pledge of allegiance.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

FORA staff noted recent correspondence related the FORA-MCWD dispute resolution.

4. PUBLIC COMMENT PERIOD

The committee received comments from a member of the public.

5. APPROVAL OF MEETING MINUTES

a. April 29, 2015 WWOC Meeting Minutes

Committee members requested that the April 29, 2015 meeting minutes be deferred to the next meeting.

6. BUSINESS ITEMS

a. 1998 Water and Wastewater Facilities Agreement

i. Article 10.1 Dispute Resolution Procedure

Mr. Endsley introduced this business item. He provided an overview of the 1998 Water and Wastewater Facilities Agreement (FA) provision for dispute resolution. On June 17, 2015, the FORA Executive Officer transmitted a letter to the MCWD Interim General Manager, responding to the MCWD FY 15/16 Proposed Ord Community Budget on two disputed elements. On July 13, 2015, the MCWD Interim General Manager notified FORA that MCWD had invoked the FA Article 10.1 Dispute Resolution Procedures.

ii. WWOC Proposed Resolution

On July 30, 2015, the FORA Executive Officer transmitted a letter to the MCWD Interim General Manager proposing a resolution to the dispute. On August 4, 2015, the MCWD General Manager transmitted a letter accepting the proposed resolution to the dispute. Mr. Endsley informed the WWOC that the FA assigns the FA Administrators the task of meeting and conferring to resolve the dispute. If they had not been able to do so, the FA delineates that the WWOC would have 10 days

to resolve the dispute. Because the two administrators were able to resolve the dispute, WWOC action is not required.

7. **ITEMS FROM MEMBERS**

None

8. **ADJOURNMENT**

The meeting was adjourned at 10:05 a.m.



**FORT ORD REUSE AUTHORITY
WATER/WASTEWATER OVERSIGHT COMMITTEE
MEETING MINUTES**

Wednesday, October 14, 2015 | FORA Conference Room
920 2nd Avenue, Suite A, Marina CA 93933

1. CALL TO ORDER

FORA Assistant Executive Officer Steve Endsley called the meeting to order at 9:20 a.m. The following were present:

Committee Members:

Rick Riedl, City of Seaside
Mike Lerch, CSUMB
Graham Bice, UCSC

Others Present:

Chris Placco, CSUMB
Patrick Breen, MCWD
Bill Kocher, MCWD
Mike Wegley, MCWD
Kelly Cadiente, MCWD
Keith Van der Maaten, MCWD
Bob Schaffer
Andy Sterbenz

FORA Staff:

Steve Endsley
Jonathan Garcia
Peter Said

2. PLEDGE OF ALLEGIANCE

Rick Riedl led the pledge of allegiance.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

None.

4. PUBLIC COMMENT PERIOD

None.

5. APPROVAL OF MEETING MINUTES

a. July 15, 2015 WWOC Meeting Minutes

MOTION: Rick Riedl moved to approve, seconded by Chris Placco.

MOTION PASSED: Unanimous. Graham Bice abstained.

6. BUSINESS ITEMS

a. Quarterly Report – Presentation by MCWD

Quarterly Report deferred to November.

b. Water Augmentation Program Planning Update

Mr. Endsley provided a report on the FORA Board's unanimous action to approve endorsement of the Pure Water Monterey Project.

c. Facilities Agreement Dispute Resolution Process Update

Mr. Endsley provided a report on the FORA Board's passing vote (11-2) to authorize FORA to participate in a three-party joint water augmentation planning process. The three-party planning process is to study water augmentation options prior to monies being committed.

7. ITEMS FROM MCWD

a. Rate Payer Advisory Committee

There is no update to this item.

b. Ord Community Annexation/Seaside County Sanitation District Negotiations

There is no update to this item.

8. ITEMS FROM MEMBERS

None

9. ADJOURNMENT

The meeting was adjourned at 11:00 a.m.



FORT ORD REUSE AUTHORITY
WATER/WASTEWATER OVERSIGHT COMMITTEE
MEETING OF THE WHOLE NOTES

1 p.m., Tuesday, December 15, 2015 | FORA Conference Room
920 2nd Avenue, Suite A, Marina CA 93933

1. CALL TO ORDER

FORA Assistant Executive Officer Steve Endsley called the meeting to order at 1:13 a.m.
The following were present:

Committee Members:

Mike Lerch, CSUMB
Rick Riedl, City of Seaside
(NO QUORUM)

FORA Staff:

Jonathan Brinkmann
Steve Endsley
Michael Houlemard
Mary Israel
Peter Said

Other Attendees:

Patrick Breen, MCWD
Keith Van der Maaten, MCWD
Kelly Cadiente, MCWD
Mike Wegley, MCWD
Ken Nishi
Bob Schaffer
Wendy Elliott
Andy Sterbenz
Graham Bice, UCMBEST

2. PLEDGE OF ALLEGIANCE

Peter Said led the pledge of allegiance.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Steve Endsley introduced FORA Project Specialist Peter Said as the staff lead on Water/Wastewater Oversight Committee and Mary Israel as the new recorder of minutes.

4. PUBLIC COMMENT PERIOD

None.

5. APPROVAL OF MEETING MINUTES

Approval of April 29, 2015, August 5, 2015 and October 14, 2015 regular Water/Wastewater Oversight Committee minutes was deferred to the next meeting.

6. BUSINESS ITEMS

a) Elect WWOC Chair

Jonathan Brinkmann said that each year the FORA Board of Directors (Board) chair appoints members in January and this includes the WWOC. Steve Endsley reflected

on the Facilities Agreement (FA) section 4.2.1 and said that customarily jurisdictions (JDs) select appointees so the WWOC members and alternates are informed and reflect the wishes of their JDs. A chair is then appointed by the committee. Voting deferred to the appropriate meeting.

b) Review the Jan-Feb-March WWOC Work Plan Schedule/Budget Review

Steve Endsley presented a roll out for June 2016 completion with a FORA Board item recommended by May. FORA staff will review with the Board the 218 process and the FA process as well. Keith Van der Maaten asked when the FORA CIP will be available. Steve Endsley suggested that CIP processing at FORA is on a parallel track with MCWD's, so responses from JDs are expected in January and February. This year, FORA will conduct its biennial Community Facilities District Special Tax/Development fee formula calculation and potentially adjust its fees. Ken Nishi stated that the WWOC has an obligation to explain the technical aspects of water systems as they relate to FORA to the Board. Steve Endsley replied that the Board has taken its own direction but he will support the WWOC in their ability to make technical points. Mike Lerch asked how the last budget and district promises were delivered, such as replenished reserves and promised maintenance. Mike Wegley responded that the deliverables for quarterly report budgets show what is spent, while projects have cross-year budgets and estimate vs. actuals from previous years to help future projections.

c) Facilities/Systems Operations – Permitting & Development Support

Peter Said said that evaluation of MCWD's customer service orientation and responsiveness falls to FORA. Complaints have come to FORA about the permitting process. Mike Wegley remarked that development grants and obligations must be met as well, so it's a two-way street. He requested to hear the complaints. Bob Schaffer shared concerns about MCWD requiring backflow outlets to be installed in inconvenient locations within the Dunes on Monterey Bay residential project. Mike Wegley responded that there appears to be a discrepancy between the approved development plans and what was actually built by the contractor. Mike Wegley noted that MCWD staff would speak to the developer representative to try to identify a solution. Another point made by Ken Nishi was a difference between putting in water meters in central Marina vs. on former Fort Ord lands, credit is given in the former and not the latter; the committee should help. Rick Reidl said that there were miscommunications about where meters were put in and when they were moved afterward it created a mess of crossed water lines, incorrect billing and incorrect shut offs. Steve Endsley offered that Peter Said will unpack what the facts are and make an impartial report on both the customer service aspect and the design aspect to find where things broke down and how to fix them in the future.

7. ITEMS FROM MCWD

a) Review Q4 FY 2014-2015 and Q1 FY 2015-2016 Quarterly Reports

Kelly Cadiante shared the MCWD Fiscal Year (FY) 2014/15 4th Quarter report, including water consumption data, significant operations and management activities, meter installation updates, quarterly fiscal activity and water conservation. Rick Reidl asked for calendar dates to be added to the headings in the chart. Mike Lerch asked for clarification of water line loss at the intertie, how it changes and what the measurements

are. Andy Sterbenz explained the technical aspects of the intertie. Keith Van der Maaten offered to bring the meter data together to add as a line item instead of a footnote. Ken Nishi said that sewage flows do not show total sewage on former Fort Ord. Keith Van der Maaten offered to footnote the small difference.

Kelly Cadiente then shared meter installation data, which is being unbundled from Army data. Now that MCWD is making accounts for specific uses, some meters had been listed as residential that are now listed properly as non-residential.

Kelly Cadiente shared the FY 2015/16 1st Quarter report. The committee expressed enthusiasm about the impressive low water use through conservation during summer drought.

Mike Wegley presented a FY 2014/15 and FY2015/16 CIP update on water system, wastewater system and water augmentation project to the meeting of the whole. Mike Lerch requested that MCWD show budget and expenditures in the "Ord Water 4th Quarter Fiscal Activity" chart. Kelly Cadiente responded that budget amounts don't show in the account system from which the chart is derived. Keith Van der Maaten offered to make a separate sheet of CIP budgets and expenditures per quarter. Mike Wegley went through the table of projects describing individual project status (page 10-12 in meeting packet). Peter Said asked if MCWD breaks out what has been spent to date. Mike Wegley answered that the expenditure is tracked. Rick Reidl requested that the Capital Budget column be clarified as to total project and FY. He asked MCWD to clarify cost share measure and meaning. Mike Wegley offered that cost share reflects the operating expense for the purchase ownership, such as a water tank divided by usage of water. Incidentally, GW-0212 and GW-0112 have the same cost share. Keith Van der Maaten offered to bring an explanation of the cost share projections to a future WWOC meeting. Steve Endsley reminded MCWD that future expenses on CIP project RD-0101 continue not to cover legal fees, as per FORA Board policy.

b) Ord Community Annexation Report

Mike Wegley presented five maps about MCWD's urban service area expansion. One showed LAFCO-approved sphere of influence to the north of Marina. Another showed the existing service area in Central Marina, Ord Community area and Seaside High School. Another showed maximum sphere of influence projections including Seaside, all Ord development parcel areas and some of Ord habitat/open space/parkland. A last map showed the current service area of Seaside County Sanitation District as Sand City, southern Seaside and Del Rey Oaks. He said that the MCWD Board wants to annex the area, so they are restarting the process. Graham Bice asked about annexation of UC lands now instead of later. Mike Wegley said that the Board still has to approve submitting the application. Michael Houlemard asked that the maps be corrected to show correct areas for development parcels. Steve Endsley offered that FORA can help mediate the Southern portion negotiation. Mike Lerch asked how MCWD Board will have exclusive service representation in areas that are not in their JDs for voting. Mike Wegley said they must discuss this but that residents within the service area should be allowed to vote for MCWD Board after annexation occurs. Graham Bice asked what will happen with FORA's allocations. Michael Houlemard answered that FORA owns the water rights until 2020. LAFCO must approve a FORA transition plan by 2018, which will address water rights and other FORA assets and obligations post June 30, 2020. Possibly water rights will be conveyed to the JDs; possibly they will be transferred to a purveyor for all Fort Ord. Ken Nishi added that

MCWD has wastewater rights and FORA has groundwater rights, so he is unsure about the MOU with PCA.

c) Review the Jan-Feb-March work plan schedule

Kelly Cadiente offered to supply more financials to do the January review at the next WWOC meeting. People can submit questions to her. Steve Endsley offered that Peter Said would compile the Q&A and work with staff.

d) Urban Water Management Plan

Mike Wegley reported that he sent out a letter asking what the plans are for land use, so there would be long-range planning to renew the Water/Sewer Master Plan. He requested committee members talk to their planning and public works departments to get information out. Graham Bice asked if a revision of use follows, and Mike Wegley said yes that 20% reduction of use is expected by 2020 and everyone has more than met it.

ITEMS FROM COMMITTEE MEMBERS

Michael Houlemard said that the Post Reassessment Advisory Committee is discussing a water summit to be held at CSUMB and it will cover the science, economics, politics and currency of water in this area and how Fort Ord's agreements affect the adjacent communities. It will likely have an academic viewpoint. It will also include practical management issues and so Steve Endsley invited the general manager to participate in a panel with other water and sewer agency heads at the event later this spring.

ADJOURNMENT

Meeting was adjourned at 3:15 p.m. Next meeting is January 13th, 2016 at 9:30 am or after Administrative meeting adjourns.

FORT ORD REUSE AUTHORITY BOARD REPORT

EXECUTIVE OFFICER'S REPORT

Subject: Veterans Issues Advisory Committee	
Meeting Date: February 12, 2016	INFORMATION
Agenda Number: 10g	

RECOMMENDATION:

Receive an update from the Veterans Issues Advisory Committee (VIAC).

BACKGROUND/DISCUSSION:

The VIAC met on January 28, 2016. The approved October 22, 2015 minutes are included as Attachment A.

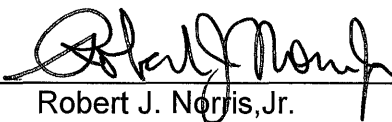
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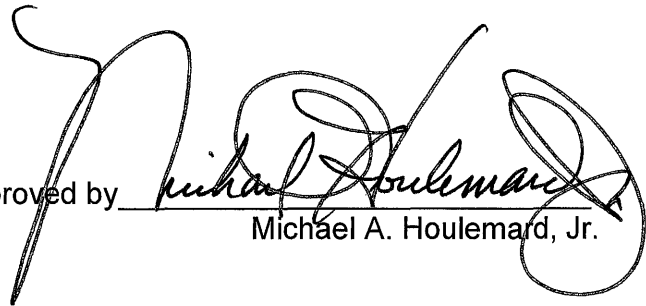
Reviewed by FORA Controller 

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

COORDINATION:

VIAC

Prepared by 
Robert J. Norris, Jr.

Approved by 
Michael A. Houlemaard, Jr.



FORT ORD REUSE AUTHORITY
VETERANS ISSUES ADVISORY COMMITTEE REGULAR MEETING MINUTES

3:00 p.m., Thursday, October 22, 2015 | FORA Conference Room
920 2nd Avenue, Suite A, Marina, CA 93933

1. CALL TO ORDER AND ROLL CALL

Acting Chair Jerry Edelen called the meeting to order at 3:03 p.m. The following were present, as indicated by signatures on the roll sheet:

VIAC Members:

Jerry Edelen, Acting Chair
Jack Stewart, CAC
Sid Williams, Mo. Co. Military/Vets
Edith Johnsen, Veterans Families
Rich Garza, CCVFC
James Bogan, CAC
Nicole Charles, Senator Monning Rep.
Ericka Parker, Assemblyman Stone Rep.

Public:

Mary C. Israel

FORA Staff:

Michael Houlemard
Robert Norris
Ted Lopez

2. PLEDGE OF ALLEGIANCE

Acting Chair Edelen asked Robert Norris to lead the Pledge of Allegiance.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

None.

4. PUBLIC COMMENT PERIOD

None.

5. APPROVAL OF MEETING MINUTES

a. September , 2015 VIAC Minutes

MOTION:

MOTION PASSED:

6. OLD BUSINESS

a. California Central Coast Veterans Cemetery Status Report

i. Construction schedule on schedule

ii. Proposed Regulations Update.

Master Plan Schedule close to satisfying Veterans Administration (VA) approval.

b. Ongoing Local Military Issue Media Coverage

The recent cemetery town hall meeting held at the Carpenters Union Hall attracted approximately 150-200 attendees and was covered by the Monterey Herald newspaper and KAZU radio station. The Foundation will attend several upcoming events and hopes to obtain media coverage for future cemetery phase fundraising. Members expressed the importance of tying in media coverage and drawing in neighboring counties for fundraising efforts.

c. VA/DoD Veterans Clinic Status Report.

i. Historic Flag Pole Variance Update

Sid Williams commented continued work on variance for flag pole.

ii. Construction Schedule is on-going with several changes made to interior. Clinic construction may be delayed by up to six months to deal with some interior changes. The congressional office is involved with resolving the delay

d. FORA Economic Development Program

FORA Economic Development Coordinator Josh Metz will provided an overview.

e. Fundraising

Candace Ingram announced that contributions continue to come-in for cemetery expansion. 6th Annual Veterans Day Celebration on Saturday, November 7, 2015. To be held at Marina Equestrian Center, California & 9th St, Marina 9:30 am – 11:30 am. Public invited and free.

f. Veterans for the Historical Preservation of Fort Ord – Presentation on Historical Sites George Gwynn delivered a presentation on his idea to create a museum that would honor all military personnel that traveled through Fort Ord. He is interested in creating 501 (c) 3 non-profit organization to raise funding.

7. ITEMS FROM MEMBERS

Robert Norris announced there were still openings for the Hero's Open at Bayonet Golf Course, Saturday November 14, 2015.

8. ADJOURNMENT

Acting Chair Edelen adjourned the meeting at 3:55 p.m.

Placeholder for Item 10h

**Administrative Consistency Determination for
Entitlement: City of Marina's Dunes Specific Plan
Fast Casual Restaurant Project**

**This item will be forwarded to the Board on Tuesday,
February 9, 2016.**

FORT ORD REUSE AUTHORITY BOARD REPORT

EXECUTIVE OFFICER'S REPORT

Subject: Travel Report	
Meeting Date: February 12, 2016 Agenda Number: 10i	INFORMATION

RECOMMENDATION(S):

Receive a travel report from the Executive Officer.

BACKGROUND/DISCUSSION:

Per the FORA Travel Policy, the Executive Officer (EO) submits travel requests to the Executive Committee on FORA Board/staff travel. The Committee reviews and approves requests for EO, Authority Counsel and board members travel; the EO approves staff travel requests. Travel information is reported to the Board.

COMPLETED TRAVEL (As of January 31, 2016)

International Economic Development Council (IEDC) 2016 Leadership Summit (1/24-1/26)

Destination: New Orleans, LA
Travel Dates: January 23-26, 2016
Traveler: Michael Houlemard

The Executive Officer attended the 2016 Leadership Summit focus on economic equity, a prepared workforce and achievement of economic growth, thereby increasing FORA's opportunities in exploring partnerships our communities must develop.

UPCOMING TRAVEL

Environmental Services Cooperative Agreement/State Agencies Coordination Meetings (2/8-2/9)

Destination: Sacramento, CA
Travel Dates: February 7-9, 2016
Travelers: Michael Houlemard, Authority Counsel, and 1 staff member.

Meetings are set with Senator Monning, the California Departments of Toxic Substances Control, Fish and Wildlife, Veterans Administration, and the Division of Industrial Relations on a number of issues related to the ESCA, the Habitat Conservation Plan, and the enforcement of prevailing wage. These meetings are necessary to establish partnerships and coordination of post FORA sunset projects and funding requirements. The Executive Committee was unable to review this item as their meeting was not conducted for lack of quorum.

National Coalition of Homeless Veterans (NCHV) - Board of Directors Meeting (2/8-2/9)

Destination: San Diego, CA
Travel Dates: February 7-9, 2016
Traveler: Robert Norris

In addition to his position as FORA staff liaison for veterans issues, Mr. Norris also serves as an NCHV Board member. The board meeting will cover a review of current policy recommendations on federal funds to end veteran homelessness, programs for supportive housing for veterans and employment opportunities. A tour of a newly-developed housing facility operated by a local veteran organization in San Diego will be conducted.

Environmental Services Cooperative Agreement/Federal Agencies Coordination Meetings (2/22-2/23)

Destination: Washington, DC

Date: February 21-24, 2016

Traveler/s: Executive Officer, Authority Counsel, Stan Cook, Sup. Potter and Mayor Rubio. Executive Officer Michael Houlemard, Authority Counsel, Stan Cook, Supervisor Potter and Mayor Rubio have meetings with representatives of U.S. Army and Congressman Farr pertaining the Base Realignment Closures (BRAC) and its impact on the Environmental Services Cooperative Agreement, the Habitat Conservation Plan, and Land Use Conservation.

FISCAL IMPACT:

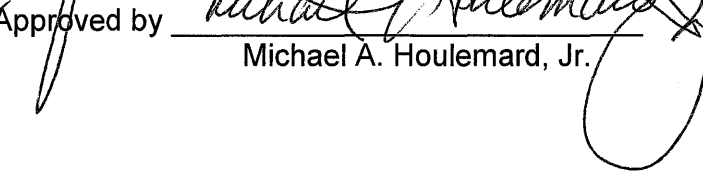
Reviewed by FORA Controller 

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

COORDINATION:

Executive Committee.

Prepared by 
Maria Buell

Approved by 
Michael A. Houlemard, Jr.

FORT ORD REUSE AUTHORITY BOARD REPORT

EXECUTIVE OFFICER'S REPORT

Subject: Public Correspondence to the Board

Meeting Date: February 12, 2016

Agenda Number: 10j

INFORMATION

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