



# FORT ORD REUSE AUTHORITY

**REVISED REGULAR MEETING**  
**FORT ORD REUSE AUTHORITY (FORA) HABITAT WORKING GROUP (HWG)**  
**and**  
**SPECIAL MEETING OF THE FORA ADMINISTRATIVE COMMITTEE**

**Friday, March 27, 2020 at 10:00 a.m.**  
~~910 2<sup>nd</sup> Avenue, Marina, CA 93933 (Carpenters Hall)~~

## AGENDA

This meeting may **only** be accessed remotely using the following Zoom link:

<https://zoom.us/j/956115894>

Please review FORA's updated meeting protocol and remote meeting best practices here:  
[https://fora.org/remote\\_meetings\\_protocols](https://fora.org/remote_meetings_protocols)

### 1. CALL TO ORDER

### 2. PUBLIC COMMENT PERIOD

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

### 3. APPROVAL OF MEETING MINUTES

**ACTION**

- a. March 6, 2020

### 4. BUSINESS ITEMS

- a. March 13, 2020 meeting recap **INFORMATION**
- b. Habitat formula review with breakdown of options **INFORMATION/ACTION**
- c. Habitat-related 2018 Transition Plan Recommendation(s) **INFORMATION/ACTION**
- d. JPA DRAFT Agreement review/discussion **INFORMATION/ACTION**
- e. Other discussion

### 5. FUTURE AGENDA ITEMS

**DISCUSSION**

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

### 6. ADJOURNMENT

**NEXT MEETING: April 3, 2020**

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



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and  
SPECIAL MEETING OF THE FORA ADMINISTRATIVE COMMITTEE**

**Friday, March 6, 2020 at 10:00 a.m.**  
910 2<sup>nd</sup> Avenue, Marina, CA 93933 (Carpenters Hall)

**1. CALL TO ORDER**

Co-Chair Ian Oglesby called the meeting to order at 10:00 a.m.

The following FORA Board and Administration Committee members were present:

Councilmember Frank O'Connell (City of Marina) – Co-Chair

Mayor Ian N. Oglesby (City of Seaside) – Co-Chair

Melanie Beretti (County of Monterey)

Patrick Breen (MCWD)

Councilmember John Gaglioti (City of Del Rey Oaks)

Councilmember Alan Haffa (City of Monterey)

Layne Long (City of Marina)

Craig Malin (City of Seaside)

Steve Matarazzo (UCSC)

Mayor Pro Tem Gail Morton (City of Marina)

Vicki Nakamura (MPC)

Jeff Oyn (City of Del Rey Oaks)

Anya Spear (CSUMB)

Hans Uslar (City of Monterey)

Members of the Consultant Team included:

Bernadette Clueit (ICF) – via phone

Kendall Flint (RGS)

Aaron Gabbe (ICF)

Erin Harwayne (DDA)

Ellen Martin (EPS) – via phone

David Willoughby (KAG)

FORA Staff:  
Joshua Metz – Co-Chair  
Harrison Tregenza

**2. PUBLIC COMMENT PERIOD**

No public comment was received.

**3. APPROVAL OF MEETING MINUTES**

a. February 21, 2020

**MOTION:** On motion by Mr. Uslar, seconded by Mr. Gaglioti and carried by the following vote, the Habitat Working Group moved to approve the February 21, 2020 HWG meeting minutes.

**MOTION PASSED UNANIMOUSLY**

#### 4. BUSINESS ITEMS

a. February 28, 2020 meeting recap

Mr. Metz gave an overview of the last meeting, noting that the HWG discussed providing a formula for the potential allocation of funds which will be discussed in item 4b on today's agenda. Mr. Metz noted that last night, the Seaside City Council gave unanimous approval for their Campus Town Project.

b. Habitat formula review

Ms. Flint started off the item, giving the HWG a background on the formula drafted by the consultants for the HWG consideration. Mr. Gabbe gave a presentation on the habitat formula. He presented an interactive Excel spreadsheet that showed different potential percentage breakdowns. Mr. Gabbe, Ms. Harwayne, and Mr. Willoughby answered questions and responded to comments from the HWG. Discussion followed regarding whether the universities and parks should be included in this model. Mr. Oglesby noted that he'd like the HWG to establish consensus on "who's in and who's out" of the JPA.

Public comment was received on this item.

Mr. Haffa noted that there could be three different options with regard to the formula breakdown: the original option as presented by Mr. Gabbe, an option without State Parks, and an option with all entities included. Mr. Gaglioti and Mr. Malin noted their preference is to vote today on this item and make a decision. Mr. Oglesby asked that the HWG move on to the next item due to time.

c. JPA Draft Agreement review/discussion

Mr. Metz noted that Mr. Willoughby will be giving an update on the JPA draft process. Mr. Willoughby said that BLM and the Monterey Regional Park District asked not be a part of the potential JPA. He noted that if the HWG is going to move down a JPA path, FORA will need to be part of the JPA, and it will no longer be a member after FORA dissolves. He noted that the ad-hoc legal group has made significant process and that they will need guidance from the HWG on certain areas. Those areas needing guidance are as follows:

- Should the JPA be a skeletal framework just so that it can exist in order to receive the \$17 million from FORA or should there be a more fleshed-out JPA that has more capabilities?
- Regarding the allocation of the habitat funds, and the best way to split the funds. The initial impression is that the formula will also apply to the JPA, and the legal group expects consistency between the several relevant documents.
- If a JPA is formed but not everyone wants to join, are those who are left out going to receive any money? These questions depend on when the hypothetical jurisdiction potentially withdraws from the JPA.
- What will the source of operational funds for the JPA be? Will it come from depleting the \$17 million? Will FORA provide unrestricted seed money?
- Does the JPA have the authority to hire employees? Because of PERS liability changes, there's a possibility that members could have liabilities.
- The HWG needs to receive an opinion from the bond counsel at some point in this process.

Mr. Willoughby then answered questions from the HWG regarding these areas with further discussion made.

Public comment on this item was received.

d. Habitat-related 2018 Transition Plan Recommendation(s)

Ms. Flint asked that this item be brought back next week for discussion.

e. Other discussion

None

**5. FUTURE AGENDA ITEMS**

- Reduced take scenario phasing discussion
- Habitat formula review with breakdown of options
- JPA Draft Agreement review/discussion
- Habitat-related 2018 Transition Plan Recommendation(s)

**6. ADJOURNMENT** at 11:45 a.m.

DRAFT