



FORT ORD REUSE AUTHORITY

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

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ADMINISTRATIVE COMMITTEE MEETING

8:30 a.m. Wednesday, April 13, 2016

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

AGENDA

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE**
4. **PUBLIC COMMENT PERIOD**
Members of the public wishing to address the Board on matters within its jurisdiction, but not on this agenda, may do so for up to 3 minutes. Comments on agenda items are heard under the item.
5. **APPROVAL OF MEETING MINUTES** ACTION
 - a. March 30, 2016 Minutes
6. **APRIL 8, 2016 BOARD MEETING FOLLOW UP** INFORMATION/ACTION
 - a. Fort Ord Reuse Authority 2020 Sunset and Transition INFORMATION
7. **BUSINESS ITEMS**
 - a. Government Accounting Office (GAO), US Army HQ BRAC Environmental Cleanup Costs & Property Conveyance Visit/Meetings INFORMATION
 - b. Capital Improvement Program Status Report INFORMATION
 - c. Habitat Conservation Plan Schedule INFORMATION
8. **ITEMS FROM MEMBERS**
9. **ADJOURNMENT**

NEXT MEETING: MAY 4, 2016

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FORT ORD REUSE AUTHORITY
ADMINISTRATIVE COMMITTEE REGULAR MEETING MINUTES
8:30 a.m., Wednesday, March 30, 2016 | FORA Conference Room
920 2nd Avenue, Suite A, Marina CA 93933

1. CALL TO ORDER

Mr. Houlemard called the meeting to order at 8:30 a.m. The following were present:

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

Craig Malin, City of Seaside*

Melanie Beretti, Monterey County*

Elizabeth Caraker, City of Monterey*

Anya Spear, CSUMB

Chris Placco, CSUMB

Steve Matarazzo, UCSC

Vicki Nakamura, MPC

Lisa Reinheimer, MST

Erin Harwayne, DD&A

Mike Zeller, TAMC

Lyle Shurtleff, BRAC

Wendy Elliott, MCP

Patrick Breen, MCWD

Don Hofer, Shea Homes

Beth Palmer

Bob Shaffer

Ann Sansevero, Dudek

FORA Staff:

Michael Houlemard Jr.

Steve Endsley

Jonathan Brinkmann

Ted Lopez

Peter Said

Stan Cook

Josh Metz

Maria Buell

Absent: Dan Dawson (City of Del Rey Oaks) and Layne Long (City of Marina)

2. PLEDGE OF ALLEGIANCE

Pledge of allegiance was led by Lisa Reinheimer.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Stan Cook made two announcements: 1. A public meeting on the US Army's Super Fund Proposed Plan for Interim Action Ranges Munitions Response Areas for the former Fort Ord will be presented at Carpenters Hall tonight at 6:00 p.m. 2. Revisions to the Land Use Control Implementation Plan Operations and Maintenance Plan (LUCIP-OMP) were done after receipt of public input and a future workshop will be conducted after the final write-up is complete sometime in mid-April to May.

Erin Harwayne said she is working with Monterey Bay Charter School on its proposed new site in CSUMB property, that an Initial Study is out for public review and all comments are due April 13. She said a presentation is scheduled today at 5 p.m.

4. PUBLIC COMMENT PERIOD

None.

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

a. March 16, 2016 Administrative Committee Minutes

MOTION: Melanie Beretti moved, seconded by Elizabeth Caraker to approve the March 16, 2016 Administrative Committee minutes as presented.

MOTION PASSED UNANIMOUSLY

The committee did not receive comments from members or public.

6. APRIL 8, 2016 BOARD MEETING AGENDA REVIEW

Mr. Houlemard reviewed the draft Board Agenda. Item 3a: the Board will adjourn to a closed session item. Item 6a: PRAC Chair and Board member Victoria Beach is not running for office and is leaving City of Carmel. A resolution will be presented acknowledging her contributions. Under Consent Agenda, Item 7c CSUMB Reimbursement Agreement for the roundabout construction project in a former munitions site is reimbursable. Item 7d includes comments on meetings next week with regulatory agencies on property transfers, clearance, parts of ESCA program and long term operations and maintenance of these properties for properties that are in the County. He added Supervisor Potter and Mayor Rubio are participating. Item 7e is the mid-year budget adjustment and the Prevailing Wage program approved in March. Item 7f: water augmentation and Peter Said will update the Board. Mr. Houlemard said he did not anticipate them being pulled off consent agenda. Under Business Item 8a: Economic Status report by Josh Metz will include work and update on UCSC MBEST and CSUMB in the last few months. An MOU between FORA/County and UCSC to continue with momentum to meet its promise. Item 8b: 2020 Sunset and Transition Plan was provided to Administrative Committee a few weeks ago and all comments from the Administrative, Executive and Finance Committees were included in a new revised document which will be presented to Board soon. Board will either delegate this to Legislative Committee for recommendations or a subcommittee of the Board (membership from different committees) so they can review habitat conservation, ESCA properties, contracts with other agencies, etc. Item 10h: is an update on status of local hiring and sales of homes.

a. Oak Woodlands – Selection of Consultant

Ted Lopez provided a summary of the selection of consultant for the completion of a Draft Oak Woodland Conservation Area Map and Area Management and Monitoring Plan. As background, he added this Request for Proposal (RFP) was authorized by Board in January to assist City of Seaside and County of Monterey to fulfill the Base Reuse Plan's oak woodlands policies and programs. The RFP was released on February 9 and the deadline for submittals was March 18. Three submittals were received from well-qualified proposers. A Panel conducted the interviews and recommended Dudek to perform the scope of work at a not to exceed amount of \$190,000. The Board will be asked for approval and authorize the Executive Officer to negotiate this contract with Dudek.

The Administrative Committee received comments from members.

7. BUSINESS ITEMS

a. Status of Base Reuse Reassessment Plan- Completion of Items

Jonathan Brinkmann introduced this item to Administrative Committee by giving a thorough background to the Plan which was adopted by Board in December 2012. He described the Plan Categories and the timeline. Ted Lopez provided a summary of the kickoff with the firm Michael Baker which will provide an opinion in May to Administrative Committee. The Administrative Committee can provide feedback and help determine what type of compliance meets with CEQA. Mr. Brinkmann gave a status and summary on the following: Category III- support to County and City of Seaside with conservation. Category IV-Board formed the Post Reassessment Advisory Committee (PRAC) and focused on trails building removal and water augmentation. A colloquium was held in 2013 and currently there is a proposed water symposium for end of year. Category V- Procedures and Operations will be given to Board.

b. Regional Urban Design Guidelines (RUDG) Status Report & Checklist

Josh Metz stated that the RUDG Task Force will meet on April 14 to go over the comments provided at its meeting on March 29th. Some key steps are being checked off and it is on target to present it

to Board in May. Mr. Houlemard said the checklist is pretty solid and is consistent with prior checklists. Mr. Metz said the Wayfinding and Trails received good comments from members and that Bellinger Foster is key component to this checklist. He said two components are Gateway recommendations and the connection of road cross-sections in Base Reuse Plan with set of road cross-sections recommended by Consultants (Boulevards, Avenues, parkways related to connectors arterials) and that more reports will be brought back.

c. Capital Improvement Program (CIP) Prioritization Criteria

Jonathan Metz and Peter Said provided a summary of the CIP Prioritization Criteria. Next steps are to review weight project criteria and the ranking of projects on those scales and a survey monkey will be sent out to start the Weight criteria. Lisa Reinheimer asked about Level Of Service (LOS) changes and CEQA, how will it be evaluated and that “peak” hours can change the criteria being seen and therefore increases expenses on roadways. Elizabeth Caraker stated LOS was used in 1997, and asked if we not relying on the EIR mitigation plan. Mr. Houlemard responded that we are not relying on that. Steve this is an attempt to weight projects that are coming down this year and asked members for their comments. The most current traffic study was done in 2004 and updated in 2005 by FORA. Criteria 2: how ready is a road project to be built. Elizabeth: can something be added as to there grant funding available. Criteria 3: can be completed prior to FORA Sunset. Criteria 4: uses CIP funding as matching funds to leverage grant dollars. Criteria 5: can it be coordinated timely with other agencies. Criteria 6: furthers inter-jurisdictional equity and they are asked to give this a rank. Criteria 7: supports jurisdiction “flagship” projects to asses amount of support a project would be given. Criteria 8: Project nexus (requirement to demonstrate the relationship with fair share of resources) to jurisdictional development programs. Mr. Said stated these criteria are being provided to Administrative Committee for their comments through a survey monkey which will allow the prioritization of projects for TAMC and other agencies.

Mr. Houlemard reiterated this criteria will be provided to FORA Board, that Administrative Committee’s input is necessary for regional growth and the laws state that regional roadways must be built and every jurisdiction must feel comfortable with the criteria.

8. ITEMS FROM MEMBERS

None.

9. ADJOURNMENT

The meeting adjourned at 9:23 a.m.