



FORT ORD REUSE AUTHORITY

ADMINISTRATIVE COMMITTEE MEETING

8:30 a.m. Wednesday, October 5, 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

- a. California Central Coast Veterans Cemetery Opening Ceremony (October 11)
- b. Major General William H. Gourley VA-DOD Clinic Ribbon Cutting Ceremony (October 14)
- c. Prevailing Wage Jurisdictional Training (November 1)

4. PUBLIC COMMENT

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

5. APPROVAL OF MINUTES

- a. August 31, 2016 Regular Meeting Minutes ACTION

6. OCTOBER 14, 2016 AGENDA PACKET REVIEW

- a. Capital Improvement Program (CIP) – Eastside Parkway Environmental Review Contract Amendment INFORMATION/ACTION

7. BUSINESS ITEMS

- a. Transportation Agency of Monterey County (TAMC) Fee Allocation Study INFORMATION/ACTION
- b. Transition Task Force Update INFORMATION/ACTION
- c. Quarterly Economic Development Status Report INFORMATION/ACTION
- d. Land Use Covenant Jurisdictions Annual Report Request INFORMATION/ACTION

8. ITEMS FROM MEMBERS

9. ADJOURNMENT

NEXT MEETING: October 19, 2016

Persons seeking disability related accommodations should contact the Deputy Clerk at (831) 883-3672 48 hours prior to the meeting. Agendas materials are available on the FORA website at www.fora.org. For information regarding items on this agenda or to request disability related modifications and/or accommodations please contact the Deputy Clerk 48 hours prior to the meeting.



FORT ORD REUSE AUTHORITY
ADMINISTRATIVE COMMITTEE REGULAR MEETING MINUTES
8:30 a.m., Wednesday, August 31, 2016 | FORA Conference Room
920nd Avenue, Suite A, Marina CA 93933

1. CALL TO ORDER at 8:31am

Elizabeth Caraker called the meeting to order at 8:31a.m. The following were present:

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

Craig Malin, City of Seaside*
Elizabeth Caraker, City of Monterey*
Layne Long, City of Marina*
Melanie Barette, County of Monterey*
Daniel Dawson, City of Del Rey Oaks*
Steve Matarazzo, UCSC (p)
Vicki Nakamura, MPC (p)
Patrick Breen, MCWD
Anya Spear, CSUMB (p)

Todd Muck, TAMC
Doug Yount, MCP (p)
Gage Dayton, UCSC Natural
Reserves (p)
Mike Zeller, TAMC (p)
Bill Collins, US Army
Bob Schaffer
Nick Nichols (p)
Don Hofer, MCP (p)

FORA Staff:
Michael Houlemard
Steve Endsley
Dominique Jones
Jonathan Brinkmann
Peter Said
Robert Norris
Sheri Damon
Nicole Valentino
Mary Israel
Stan Cook

2. PLEDGE OF ALLEGIANCE

Pledge of allegiance was led by Elizabeth Caraker

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Executive Officer Michael Houlemard announced the Opening Ceremony for the California Central Coast Veterans Cemetery (Seaside) will be held on October 11. Mr. Houlemard also announced that the William H. Gourley VA-DOD Outpatient Clinic “soft opening” will be held on October 14, and is being coordinated through the City of Marina, the Hamstra Group (developer) and the U.S Department of Veterans Affairs (USDVA).

4. PUBLIC COMMENT PERIOD

There were no comments from the public.

5. APPROVAL OF MEETING MINUTES

a. *August 3, 2016 Administrative Committee Minutes*

On motion by Craig Malin and seconded by Dan Dawson, the Administrative Committee approved the August 3, 2016 Regular Meeting Minutes.

6. BUSINESS ITEMS

a. Capital Improvement Program (CIP)

i. Transportation Agency for Monterey County (TAMC) Reallocation Study

Principal Planner Jonathan Brinkmann presented the item and provided an update on the TAMC 2016 FORA fee reallocation study. The FORA Board had previously directed staff to provide any proposed Capital Improvement Program (CIP) revisions as a result of the reallocation study. Mike Zeller (TAMC) was present at the meeting and advised the Committee that TAMC expects to present draft FORA transportation allocations by the end of September.

ii. Economic and Planning Systems (EPS) Preliminary Report

Project Specialist Peter Said provided information on the EPS Preliminary Report which, based on the discussion tables provided as Attachment B, indicated that a 1.7% increase to the FORA Communities Facilities District (CFD) special tax is recommended. Mr. Said also provided the three key expenditure areas that would affect the CIP:

1. HCP funding and contingencies
2. Estimated land value
3. Transportation allocations and contingencies.

Proposed revisions to the CIP will not be made until the TAMC study is complete and is expected to be ready to be presented to the Board at its October or November meeting.

iii. Eastside Parkway Environmental Review Contract Amendment

Jonathan Brinkmann presented the contract amendment for the Eastside Parkway Environmental Review (EIR). The FORA Board established Eastside Parkway CIP funding priority in 2009 and with the CFD special taxes that have been paid for other development projects it has been determined that it is feasible to pursue the East Parkway EIR. The contract amendment to Whitson and Associates, Inc. would authorize the Executive Officer to execute contract amendment #3 that was provided as Attachment A for the EIR for Eastside Parkway, for the amount not to exceed \$568,100 in additional funding.

b. Prevailing Wage Jurisdictional Training and Software

Prevailing Wage Coordinator Sheri Damon provided information about the training that has been setup in conjunction with the State Department of Industrial Registration on November 1. The training will be held at the FORA offices between 8:00 am and 4:30 pm. The Committee was also informed that FORA has acquired a software license that jurisdictions can use for any prevailing wage projects.

c. Regional Urban Design Guidelines – Implementation

Associate Planner Mary Israel provided information about the RUDG Implementation process which will include FORA Planning staff visiting jurisdictional planning departments to go over the RUDG checklist and also provide instruction on the interactive website (<http://designfortord.org/>)

7. SEPTEMBER 9, 2016 BOARD MEETING AGENDA REVIEW

Review of Board packet was conducted by Michael Houlemard. The Committee was provided a brief overview of the agenda items. The following changes and corrections were identified for the agenda:

- Consistency on format for the numbering for items 1-4
- Remove bold from items 4a and 4b
- Update item 7d to reflect “Action/Information”

8. ITEMS FROM MEMBERS

There were no items from members

9. ADJOURNMENT

The meeting adjourned at 9:51am

- START -

**DRAFT
BOARD PACKET**



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, October 14, 2016 at 2:00 p.m.

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

AGENDA

ALL ARE ENCOURAGED TO SUBMIT QUESTIONS/CONCERNS BY NOON OCTOBER 13, 2016.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

- a. California Central Coast Veterans Cemetery Opening Ceremony (October 11)
- b. Major General William H. Gourley VA-DOD Clinic Ribbon Cutting Ceremony (October 14)
- c. Prevailing Wage Jurisdictional Training (November 1)

3. ROLL CALL

4. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE

5. CONSENT AGENDA

CONSENT AGENDA consists of routine items accompanied by staff recommendation.

- | | |
|--|--------------------|
| a. Approve September 9, 2016 Board Meeting Minutes | ACTION |
| b. Administrative Committee | INFORMATION/ACTION |
| c. Veterans Issues Advisory Committee | INFORMATION/ACTION |
| d. Water/Wastewater Oversight Committee | INFORMATION |
| e. Transition Task Force Committee | INFORMATION |
| f. Fort Ord Reuse Authority Building Removal Program Update | INFORMATION |
| g. Environmental Services Cooperative Agreement –
Quarterly Report Update | INFORMATION |
| h. Travel Report | INFORMATION/ACTION |
| i. Public Correspondence to the Board | INFORMATION/ACTION |
| j. Prevailing Wage Report Update | INFORMATION/ACTION |
| k. Habitat Conservation Plan Report Update | INFORMATION |

6. BUSINESS ITEMS

- | | |
|--|--------------------|
| a. Authorize Execution of Amendment #1 to City of Del Rey Oaks
FORA Insurance Repayment Agreement | INFORMATION/ACTION |
| b. Eastside Parkway Environmental Review Contract | INFORMATION |
| c. Water Augmentation Project Planning Process | INFORMATION |
| d. Economic Development Quarterly Status Update | INFORMATION |
| e. University of California Monterey Bay Education Science and
Technology Center Status Update | INFORMATION |

7. 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.

8. ITEMS FROM MEMBERS

9. ADJOURNMENT

NEXT BOARD MEETING: November 4, 2016
(due to Observance of Veterans Day 11/11/2016)



FORT ORD REUSE AUTHORITY BOARD OF DIRECTORS REGULAR MEETING MINUTES

Friday, September 9, 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 2:00pm.

2. PLEDGE OF ALLEGIANCE

Mayor Jerry Edelen led the pledge of allegiance.

3. ROLL CALL

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

4. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE

Chair O'Connell pointed out to the Board that a series of questions had been sent to FORA staff from Supervisor Jane Parker's office relating to item 7b (Capital Improvement Project (CIP) – Eastside Parkway Environmental Contract Amendment). Chair O'Connell thanked Supervisor Parker's staff for providing the questions in advance and also brought to the Board's attention a memorandum that was prepared by Authority Counsel, Jon Giffen, relating to the aforementioned item and series of questions. As a result of Authority Counsel's request and discussion between the Executive Officer and Board Chair the item was proposed to be continued to the October 2016 Board meeting in an effort to allow the answers to be as thorough as possible. The chair called to entertain a motion on the continuance of item 7b (Capital Improvement Project (CIP) – Eastside Parkway Environmental Contract Amendment).

On motion by member Morton and seconded by member Parker and carried by the following vote the Board moved to remove item 7b (Capital Improvement Program (CIP) – Eastside Parkway Environmental Contract Amendment).

Chair O'Connell allowed Board members to have comments regarding the action. Public comment period was opened and there was none received.

VOTING MEMBERS:

AYES: PARKER, EDELEN, O'CONNELL, HAFFA, OGLESBY, LUCIUS, REIMERS

NOES: GUNTER, RUBIO, PENDERGRASS, PHILLIPS

MOTION: Motion Passed

Executive Officer Michael Houlemard continued with other announcements, acknowledgements and correspondence. Mr. Houlemard introduced new FORA staff, Deputy Clerk/Executive Assistant – Dominique Jones and Administrative Assistant – Hermelinda Flores. A Prevailing Wage Jurisdictional Training opportunity was announced. The training will be held on November 1, 2016. The Board was also informed that the Transportation Agency of Monterey County (TAMC) requested a letter of support be sent to California State Senate and Governor Brown in support of AB 2730. The Opening Ceremony for the California Central Coast Veterans Cemetery (Seaside) will be held on October 11 and also the William H. Gourley VA-DOD Outpatient Clinic ribbon cutting that will be held on October 14 was also announced. Lastly, Assembly member Stone invited the public to join an “Enjoy & Explore” Fort Ord event on Saturday, September 24 between 9-12pm. [Didn’t he mention the prevailing wage training on November 1?]

5. CONSENT AGENDA

Chair O’Connell introduced the consent agenda and identified the action and information items.

- a. Approve July 8, 2016 Board Meeting Minutes (Action)
Jane Parker raised a correction to item 5a – July 8, 2016 Board meeting minutes where she was quoted. The request was to correct a phrase on page three (3) in the paragraph that begins “Additional comments of the Board” in the middle of the paragraph “...*She believes the BRP is being revised more comprehensively beyond just typographical errors.*”
- b. Authorization to Approve Section 457 ICMA Plan “Hardship Loan” Resolution (Action)
- c. Administrative Committee (Information)
- d. Veterans Issues Advisory Committee (Information)
- e. Public Correspondence to the Board (Information)

Chair O’Connell asked for public comment. There were no comments from the public.

On motion by member Lucius and seconded by vice chair Rubio and carried by the following vote the Board moved to approve the consent agenda items with corrections to item 5a (July 8, 2016 Board meeting minutes as highlighted by Ms. Parker.)

MOTION: Motion Passed Unanimously

6. PUBLIC COMMENT PERIOD

Chair O’Connell asked for public comments. There were no comments received from the public.

7. BUSINESS ITEMS

a. Receive Report from Bryce Consulting and Consider Approval of Recommended Salary Range Adjustments

Mr. Houlemard introduced the item and provided background about the salary study and the request established by the Board to conduct a salary study every four (4) years in order to make sure that FORA salaries were in general in compliance with similar agencies in the region. The most recent salary study was conducted in 2011. After it was concluded, the Board directed staff to perform such an update during the FY 16-17 budget process. In May 2016, the budget was approved for the FY 16-17 budget and included the consultants' current salary survey. Mr. Houlemard introduced the consultant from Bryce Consulting, Inc., that conducted the presentation. The Executive Committee recommendation was to 1) receive the reports from staff and Bryce Consulting and 2) adopt the recommended Salary Range adjustments in the Bryce Consulting report. The Board would have the option to restrict future Cost of Living Adjustments to market level position classifications and that salary placements would be within the range closest to current salary.

Board members received the presentation from Bryce Consulting and FORA Controller, Helen Rodriguez. The Board also discussed the details of the presentation and salary study.

Public comment was opened and no comments were received.

On motion by Member Rubio and seconded by Member Edelen, and carried by the following vote – the Board acted to adopt the recommended salary range adjustments with the option that the Board can choose to restrict future Cost of Living Adjustments to market level position classifications and that salary placements within the ranges will be at the step closest to current salary.

MOTION: Motion Passed Unanimously

b. Capital Improvement Program (CIP)

i. Eastside Parkway Environmental Contract Amendment

This item was continued on a previous motion.

c. Receive Monterey Base Realignment and Closure Symposium Report

Mr. Houlemard introduced the item and provided a brief synopsis of the symposium that was hosted by the City of Monterey on Tuesday, August 16, 2016. Board members Morton, Rubio, Haffa and FORA staff Josh Metz were also in attendance.

Public comment was received on the item from LeVonne Stone, Fort Ord Environmental Justice Network, which supported the need for the public to be involved on the topic of Base Realignment and Closure (BRAC) and provided her opinion on the effects that the close of Fort Ord had on the community. Board member Haffa responded to the public comment to further emphasize the efforts that the City of Monterey and other agencies are actively working towards defending the remaining military installations in the area.

- d. Habitat Conservation Plan Update
 - i. Status Report
 - ii. ICF Contract Amendment #9
 - iii. DD&A Contract Amendment #11

Jonathan Brinkmann, Principal Planner, provided the staff report and presentation of the HCP status report which provided details on the background of the Habitat Conservation Plan that was established in 1997 to allow the Army to transfer Fort Ord property but most notably did not authorize “take” of special status species. It is expected that the Habitat Conservation Plan (HCP) will provide funding to manage habitat reserve system; allow for Federal and State Take permits; and give a new joint powers authority to manage annual expenditures and ensure HCP compliance. The schedule address HCP comments by November 2016; for FORA to receive wildlife agencies’ feedback by January 2017; and for the public to review the draft by May of 2017.

Mr. Houlemard responded to Board members questions about what has been achieved with the HCP. Is it worth the amount that has spent already between the DD&A and ICF contracts? It was explained that the HCP is required in order for the Board seeks to obtain a take permit from both agencies (California Department of Fish & Wildlife Services and the U.S. Fish & Wildlife Services) that will cover the entire base. The take permit will allow things like trails and it will also allow for development in certain areas of the base. In the event the HCP does not move forward, there are still some options that the Board has; for example - the take permits to be obtained on a project by project basis which is very costly to developers and can prevent the goal of having an integrated habitat areas.

ICF Contract Amendment #9 is proposed to the Board for consideration to provide scope and budget to establish an approach to USFWS’s new comments, meetings with wildlife agencies to confirm approach, incorporation of changes into 2nd screen-check draft and prepare the public draft of the HCP.

The Denise Duffy & Associates (DD&A) Contract Amendment #11 proposed to the Board for consideration would provide a scope and budget to accomplish HCP; take assessment revisions; preparation of the public review draft EIS/EIR; solicit community engagement during public review; create a final EIS/EIR schedule; develop the Administrative Draft Final EIS/EIR and for agency self-coordination and set meetings.

Staff recommended the authorization of ICF contract amendment #9, not to exceed \$74,975 in additional funding; and also to authorize Denise Duffy and Associated contract amendment #11, not to exceed \$55,912 in additional funding.

Public comment was received on the item from LeVonne Stone in which she provided her opinion as to the amount of public input that was solicited regarding the National Monument; and also inquired about who is trying to put together an economic recovery plan and public safety.

Mr. Houlemard responded to the questions and advised the Board and public that FORA and the US Army have done all that they can to remove the munitions and

explosives that generate the highest level of risk to the community in terms of safety and the Base Reuse Plan calls for the creation of affordable housing, and jobs for the local community. There have been at least a dozen different programs that have produced local housing which are present in every jurisdiction. Mr. Houlemard also indicated that Ms. Stone's comments highlighted how much more can be done to provide local residents with specific housing needs on the former Fort Ord and how much more can be done to create more for jobs. Although FORA is not staffed to do that type of work but it does make every effort to coordinate with local agencies, to make those issues the primary focus. Also, a HCP will work in hand with the efforts of economic development in terms of tourism by providing trails and enables the Base Reuse Plan to be completed.

On motion by member Edelen and seconded by member Haffa and carried by the following vote, the Board accepted staff recommendation and approved ICF contract amendment #9 and DD&A contract amendment #11.

MOTION: Motion Passed Unanimously

8. ITEMS FROM MEMBERS

Chair O'Connell advised the Board that in the Executive Meeting held on August 31, 2016 it was requested that the December 9 meeting be moved from December 9 to December 2.

On motion by member Rubio and seconded by Chair O'Connell to reschedule the December 2 Board to another date.

The Board discussed the request to move the meeting date and several members expressed scheduling conflicts that would not permit them to attend a rescheduled Board meeting. December 16 was also proposed as another possible date but pose conflicts for members as well.

There was no public comment received.

As a result the motion was withdrawn and the December 2 Board meeting will be Id . scheduled.

9. ADJOURNMENT

The meeting adjourned at 3:19pm

FORT ORD REUSE AUTHORITY BOARD REPORT

CONSENT AGENDA

Subject: Administrative Committee

Meeting Date: October 14, 2016

Agenda Number: 5b

INFORMATION/ACTION

RECOMMENDATION:

Receive a report from the Administrative Committee.

BACKGROUND/DISCUSSION:

The Administrative Committee met on August 31, 2016. The approved minutes from this meeting is 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 _____ Approved by _____
Dominique Jones Michael A. Houlemard, Jr.



FORT ORD REUSE AUTHORITY
ADMINISTRATIVE COMMITTEE REGULAR MEETING MINUTES
8:30 a.m., Wednesday, August 31, 2016 | FORA Conference Room
920nd Avenue, Suite A, Marina CA 93933

1. CALL TO ORDER at 8:31am

Elizabeth Caraker called the meeting to order at 8:31a.m. The following were present:

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

Craig Malin, City of Seaside*
Elizabeth Caraker, City of Monterey*
Layne Long, City of Marina*
Melanie Barette, County of Monterey*
Daniel Dawson, City of Del Rey Oaks*
Steve Matarazzo, UCSC (p)
Vicki Nakamura, MPC (p)
Patrick Breen, MCWD
Anya Spear, CSUMB (p)

Todd Muck, TAMC
Doug Yount, MCP (p)
Gage Dayton, UCSC Natural
Reserves (p)
Mike Zeller, TAMC (p)
Bill Collins, US Army
Bob Schaffer
Nick Nichols (p)
Don Hofer, MCP (p)

FORA Staff:
Michael Houlemard
Steve Endsley
Dominique Jones
Jonathan Brinkmann
Peter Said
Robert Norris
Sheri Damon
Nicole Valentino
Mary Israel
Stan Cook

2. PLEDGE OF ALLEGIANCE

Pledge of allegiance was led by Elizabeth Caraker

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Executive Officer Michael Houlemard announced the Opening Ceremony for the California Central Coast Veterans Cemetery (Seaside) will be held on October 11. Mr. Houlemard also announced that the William H. Gourley VA-DOD Outpatient Clinic “soft opening” will be held on October 14, and is being coordinated through the City of Marina, the Hamstra Group (developer) and the U.S Department of Veterans Affairs (USDVA).

4. PUBLIC COMMENT PERIOD

There were no comments from the public.

5. APPROVAL OF MEETING MINUTES

a. *August 3, 2016 Administrative Committee Minutes*

On motion by Craig Malin and seconded by Dan Dawson, the Administrative Committee approved the August 3, 2016 Regular Meeting Minutes.

6. BUSINESS ITEMS

a. Capital Improvement Program (CIP)

i. Transportation Agency for Monterey County (TAMC) Reallocation Study

Principal Planner Jonathan Brinkmann presented the item and provided an update on the TAMC 2016 FORA fee reallocation study. The FORA Board had previously directed staff to provide any proposed Capital Improvement Program (CIP) revisions as a result of the reallocation study. Mike Zeller (TAMC) was present at the meeting and advised the Committee that TAMC expects to present draft FORA transportation allocations by the end of September.

ii. Economic and Planning Systems (EPS) Preliminary Report

Project Specialist Peter Said provided information on the EPS Preliminary Report which, based on the discussion tables provided as Attachment B, indicated that a 1.7% increase to the FORA Communities Facilities District (CFD) special tax is recommended. Mr. Said also provided the three key expenditure areas that would affect the CIP:

1. HCP funding and contingencies
2. Estimated land value
3. Transportation allocations and contingencies.

Proposed revisions to the CIP will not be made until the TAMC study is complete and is expected to be ready to be presented to the Board at its October or November meeting.

iii. Eastside Parkway Environmental Review Contract Amendment

Jonathan Brinkmann presented the contract amendment for the Eastside Parkway Environmental Review (EIR). The FORA Board established Eastside Parkway CIP funding priority in 2009 and with the CFD special taxes that have been paid for other development projects it has been determined that it is feasible to pursue the East Parkway EIR. The contract amendment to Whitson and Associates, Inc. would authorize the Executive Officer to execute contract amendment #3 that was provided as Attachment A for the EIR for Eastside Parkway, for the amount not to exceed \$568,100 in additional funding.

b. Prevailing Wage Jurisdictional Training and Software

Prevailing Wage Coordinator Sheri Damon provided information about the training that has been setup in conjunction with the State Department of Industrial Registration on November 1. The training will be held at the FORA offices between 8:00 am and 4:30 pm. The Committee was also informed that FORA has acquired a software license that jurisdictions can use for any prevailing wage projects.

c. Regional Urban Design Guidelines – Implementation

Associate Planner Mary Israel provided information about the RUDG Implementation process which will include FORA Planning staff visiting jurisdictional planning departments to go over the RUDG checklist and also provide instruction on the interactive website (<http://designfortord.org/>)

7. SEPTEMBER 9, 2016 BOARD MEETING AGENDA REVIEW

Review of Board packet was conducted by Michael Houlemard. The Committee was provided a brief overview of the agenda items. The following changes and corrections were identified for the agenda:

- Consistency on format for the numbering for items 1-4
- Remove bold from items 4a and 4b
- Update item 7d to reflect “Action/Information”

8. ITEMS FROM MEMBERS

There were no items from members

9. ADJOURNMENT

The meeting adjourned at 9:51am

FORT ORD REUSE AUTHORITY BOARD REPORT

CONSENT AGENDA

Subject: Veterans Issues Advisory Committee

Meeting Date: October 14, 2016

Agenda Number: 5c

INFORMATION/ACTION

RECOMMENDATION:

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

BACKGROUND/DISCUSSION:

The VIAC met on September 22, 2016 and discussed the status of the California Central Coast Veterans Cemetery, Fundraising status, the Veterans Affairs/Department of Defense Veterans Clinic status, Veterans Transition Center housing construction logistical support, and the Historical Preservation Project status. The approved August 25, 2016 minutes are attached (**Attachment A.**)

FISCAL IMPACT:

Reviewed by FORA Controller _____

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

COORDINATION:

VIAC

Prepared by _____
Dominique Jones

Approved by _____
Michael A. Houlemard, Jr.



**FORT ORD REUSE AUTHORITY
VETERANS ISSUES ADVISORY COMMITTEE (VIAC) MEETING MINUTES**

3:00 P.M. Thursday, August 25 2016

920 2nd Avenue, Ste A., Marina California | FORA Conference Room

1. CALL TO ORDER

Confirming quorum, Chair Jerry Edelen called the meeting to order at 3 p.m.

Committee Members:

James Bogan, Disabled American Vets

Colonel Lawrence Brown, Presidio of Monterey

Mayor Jerry Edelen, City of Del Rey Oaks (Chair)

Richard Garza, Central Coast Veterans Cemetery Foundation (CCVC Foundation)

Edith Johnsen, Veterans Families

Jack Stewart, Fort Ord Veterans Cemetery Citizens Advisory Committee

Sid Williams, Monterey County Military & Veterans Advisory Commission (VAC)

FORA Staff:

Michael Houlemard

Robert Norris

Nicole Valentino

Others in Attendance:

Erica Parker, Office of CA Assemblymember Stone

2. PLEDGE OF ALLEGIANCE

Edith Johnsen led the pledge of allegiance.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Chair Edelen acknowledged Colonel Lawrence Brown of the Presidio, who was in attendance.

4. PUBLIC COMMENT PERIOD

None.

5. July 28, 2016

MOTION: Sid Williams moved, seconded by Richard Garza, to approve the June 23, 2016 Veterans Issues Advisory Committee minutes.

MOTION PASSED UNANIMOUSLY.

6. BUSINESS ITEMS

a. California Central Coast Veterans Cemetery Status Report

- i.* Cemetery Administrator's Status Report -Cemetery Administrator Daria Maher was unable to attend the meeting. In her absence, Michael Houlemard distributed aerial photos (compliments of Sid Williams) along with a map of the cemetery to show committee members the current status of the construction. Mr. Houlemard stated that he had visited the site and said that all seems to be on schedule for the October 11th opening. Sid Williams stated that most of the items on the Cal Vet donations list have been donated at this point, and other donations have been committed and are expected to be received well before the opening. Jack Stewart agreed with Sid Williams, and shared that monetary donations have also been generous.
- ii.* Cemetery Advisory Committee (CAC) Working Meeting Agenda Mr. Norris reported that conversations and coordination with Senator Monning's office continue.
- iii.* Endowment Parcel MOU -Robert Norris shared that the proposed draft has been submitted to The Marina Foundation and the City of Seaside. The next step is for the County of Monterey to do their part.
- iv.* Opening Ceremony - Michael Houlemard shared that he had been in contact with June Iljana of the CDVA to begin a discussion about the opening ceremony at the cemetery. He stated CDVA appears to be enthusiastic about co-creating an opening event that would include and honor veterans in the planning and the execution. He suggested the possibility of more than one event at more than one local venue, to accommodate the crowds as well as to ensure that both a somber and a festive honoring can happen. It was agreed that there should be a solemn opening ceremony at the cemetery, possibly followed by a festive honoring at a local venue. All agreed that an opening ceremony must happen on site. Michael Houlemard suggested there may be some issues with the site that need to be resolved. He also stated that CDVA proposed a phone conference call next Wednesday, August 31st. He suggested that at least a few VIAC members be on the call. All agreed that they would like Michael Houlemard to speak for the VIAC. When asked by Michael Houlemard, to consider what message the veterans would like to be communicated to CDVA, the consensus response was to make the event veteran centered. Mr. Bogan suggested that there be a Monday pre-conference call meeting at FORA to discuss how to optimally involve veterans in the opening ceremony. He offered to go back to speak to veterans and to report back their wishes and ideas on Monday. Sid Williams stated that the ceremony be an honoring of and for veterans, and that speeches ought to be directed towards veterans. Chair Edelen suggested veterans who can, wear their old uniforms. He concurred that he would like to see the empty symbolic chairs be included in the ceremony. Jack Stewart suggested including the ashes if possible. He suggested that the deceased soldiers' ashes be displayed. Robert Norris offered to follow up with Dan Fahey of CDVA. Rich Garza suggested that a photo array of the memorial wall, might reflect a deserved acknowledgment of the donors. It was suggested that a banner might serve the same purpose. Sid Williams asked Colonel Brown if it might

be possible to request a cannon as part of the ceremony. The colonel agreed to take the request back to the Presidio. The planning discussion regarding possibilities and preferences was preliminary and in preparation of the meeting with CDVA. No final decisions were made.

- v. Military and Veterans Affairs Pre-Enrollment Report -Mr. Norris stated that there were nearly 700 applications, with an approximately 5% rejection rate. He also stated that some of the applications include an application for a spouse or other family member. Given the numbers, he said the cemetery may be well positioned to apply for an expansion grant to accommodate in ground burials in a future phase. Mr. Edelen shared with the group that Supervisor Edith Johnsen's husband's is one of the applications. There were brief comments made regarding the back log of burials based on the limitations imposed by the current burial and maintenance schedule.

b. Fundraising Status

- i. CCVC Foundation Status Report -Richard Garza stated that fundraising efforts continue, including tabling at the County Fair, but there have been no major developments since the last report.

c. VA/DoD Veterans Clinic Status Report

- i. Historic Flag Pole Variance Update -Mr. Williams stated that there has been little progress. He has not heard back from the land owner's representative. Chair Edelen suggested that Sid Williams contact Frank O'Connell. Sid Williams stated that the City of Marina is not the obstacle; the primary obstacle appears to be the VA and the land owner. James Bogan suggested that Sid Williams him in the meeting on September 6th. Sid Williams agreed. He also said that he had spoken with Bob Schaefer, who may be interested in becoming more involved with the process. There is no construction schedule at this time.
- ii. Clinic Construction Schedule -Mr. Norris said the clinic is on track for a scheduled October 14th "soft" ribbon cutting ceremony, as it will not be fully equipped and operational. Mr. Garza said the clinic posters say "Spring" 2017. Colonel Brown stated that the pediatric ward may be open soon, but he does not have the timeline. Mr. Bogan said that he will report back what he learns at an upcoming meeting on September 6th.

d. Veterans Transition Center (VTC) Housing Construction –

Mr. Houlemard provided an update to the Committee. He shared that he and Colonel Brown have been in contact with Chief of US Army BRAC Tom Lederle, and that they hope to receive a signed letter of commitment from the BRAC in support of an increase in the water access that is needed to continue construction of the veteran housing. Colonel Brown endorsed the letter, and he and Mr. Houlemard are waiting to hear back from the BRAC Office.

- e. **Historical Preservation Project** -Jack Stewart reported that he has been in coordination with the City of Marina City Manager, and that they are waiting to hear back from the architect. He stated that he does not know when that will take place. He stated that he will continue to be in touch with the city manager, and will report back to the VIAC.

7. **ITEMS FROM MEMBERS**

Sid Williams shared that the 3rd Annual Homeless Veterans Stand Down was a success, and that according to James Bogan approximately 400 veterans accessed the offered services made available to them. The event was well attended. It was also a lot of work, and volunteer efforts were acknowledged by the group. Rich Garza expressed disappointment that there as not more media coverage. Michael Houlemard suggested that in addition to traditional media, social media can be utilized as well. He offered the FOR A website and Facebook page to promote the event. Sid Williams agreed, and reminded all that there are many who do not access either traditional media or social media. Individuals need to be reached by other means, including flyers and word of mouth. Robert Norris stated the National Coalition for Homeless Veterans Newsletter July and August editions both listed the local Stand Down, as well all Stand Downs throughout the country. Every two months the publication also includes a section on policy decisions that impact veterans.

Monterey vets converted a yacht into a dive boat for disabled veterans. On September 26th, there will be a ribbon cutting at Moss Landing with a visiting naval commander.

8. **ADJOURNMENT**

Chair Edelen adjourned the meeting at 3:38 p.m.

NEXT SCHEDULED MEETING: 3 p.m. September 22, 20

FORT ORD REUSE AUTHORITY BOARD REPORT	
CONSENT AGENDA	
Subject:	Water/Wastewater Oversight Committee
Meeting Date:	October 14, 2016
Agenda Number:	5d
INFORMATION	

RECOMMENDATION:

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

BACKGROUND/DISCUSSION:

The WWOC met on September 14, 2016. The committee members received staff informational reports on the Marina Coast Water District (MCWD) customer service evaluation, groundwater sustainability act update and the sewage credit update. The approved June 15, 2016 meeting minutes are included (**Attachment A**).

FISCAL IMPACT:

Reviewed by FORA Controller _____

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

COORDINATION:

WWOC, Marina Coast Water District

Prepared by _____
Peter Said

Approved by _____
Michael A. Houlemard, Jr.



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

920 2nd Avenue, Suite A, Marina CA 93933 | FORA Conference Room
9:30 a.m., Wednesday, June 15, 2016

1. CALL TO ORDER

Confirming quorum, Chair Rick Riedl called the meeting to order at 9:50 a.m. The following were present:

Committee Members:

Melanie Beretti, Monterey County
Mike Lerch, California State University
Monterey Bay (CSUMB)
Steve Matarazzo, University of California
Santa Cruz (UCSC)
Rick Riedl, City of Seaside
Dan Dawson, City of Del Rey Oaks

Ken Nishi
Tom Mancini
Doug Yount

FORA Staff:

Michael Houlemard Jr.
Steve Endsley
Jonathan Brinkmann
Peter Said
Mary Israel

Other Attendees:

Kelly Cadiente, MCWD
Mike Wegley, MCWD
Patrick Breen, MCWD
Bob Schaffer

2. PLEDGE OF ALLEGIANCE

Mr. Riedl led the pledge of allegiance.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Dan Dawson announced that Del Rey Oaks voters approved the initiative and therefore the City intends to begin construction of an RV park on former Fort Ord land.

4. PUBLIC COMMENT PERIOD

None.

5. APPROVAL OF MEETING MINUTES

a. May 2, 2016

MOTION: Steve Matarazzo moved, seconded by Dan Dawson, to approve the May 2, 2016 Water/Wastewater Oversight Committee (WWOC) minutes.

MOTION PASSED UNANIMOUSLY.

b. May 18, 2016 Meeting Notes accepted. Comments: none.

6. BUSINESS ITEMS

a. Receive MCWD Verbal Report for the Q3 Financials

MOTION: Melanie Beretti moved, seconded by Mike Lerch, to discuss this item at the end of the Business Items. MOTION PASSED UNANIMOUSLY.

Kelly Cadiente reviewed the MCWD 3rd Quarter report which was submitted at the previous meeting but was not discussed because there was no quorum.

Mr. Riedl requested a line be added to show transfer between inter-tie. Mr. Wegley said that data will be clarified and will be available next fiscal year. Operations and Management told him that the inter-tie is being operated so that it balances out over the year.

Mr. Riedl said the conservation is significantly impressive, and asked if it could be considered a “water source” in future reports. Mr. Wegley said that could be reported as a source, aside from drought conservation, and glean it from the Urban Water Management Plan. He added that it is a focus of the Water Augmentation Plan.

b. Status Report on the Wastewater Credits from the 2005 FORA, Army MCWD, MRWPCA Agreement

Project Specialist Peter Said outlined the MCWD report back on wastewater credits, included in the Agenda Packet. He said the Army hold 3.3 million gallons per day (MGD), with 2.2 MGD of that conveyed to FORA for use on former Fort Ord. These rights were transferred to MCWD in 2001. A 2005 agreement among Army, MRWPCA, FORA and MCWD authorized MCWD the right to sell or transfer their capacity rights to the parties or member jurisdictions without prior written review and approval by MRWPCA.

Of the 2.2 MGD that was prepaid, MRWPCA reported to MCWD that it is running 0.94 MGD. When they reach 2.5 MGD or the year 2020, the parties will revisit capacity-based EDUs. The Army retained 1.08 MGD, but the flows are combined so 0.94 is the total for both Army and MCWD; therefore review by parties is set for 2.5 MGD, as it signals the 2.2 MGD usage by MCWD is reached.

MCWD signs off and then MRWPCA transfers credits on a first-come, first served basis until they are used up.

Assistant Executive Officer Steve Endsley said that the 3.3 MGD acquired rights to former Fort Ord at full capacity are guarded both in the passing the equivalent benefit to end users and in the eventual distribution of the rights in the FORA transition.

|

c. MCWD Annexation

i. Seaside Sanitation

Mike Wegley outlined the report in the Agenda Packet as to the area that MCWD is pursuing, which is all of former Fort Ord developed areas that is not BLM, with a sphere of influence over the remaining development parcels. The MCWD Board went through LAFCO on the prior annexation area, and was instructed to work out the areas to be annexed with Seaside Community Sanitation District (SCSD). They met March 15th and outlined next steps including a technical memorandum which MCWD provided. MCWD is awaiting the SCSD response. Mr. Said showed that the Ord Community Annexation Timeline provided by MCWD is now seven months off schedule.

ii. Area Representation

Mr. Wegley described the map provided in the Agenda Packet. Mike Lerch asked about the inclusion of CSUMB. Mr. Wegley said that it would be helpful for CSUMB to be included but it is not necessary for LAFCO. Mr. Endsley said SCSD's annexation plan and MCWD's annexation plan must come to an agreement of terms; post-FORA the agreement would be more difficult so he urged some haste. Mr. Wegley said the MCWD plan does not limit SCSD from annexing the undeveloped areas. Mr. Endsley offered a staff-level meeting of all parties to plan next actions.

7. ITEMS FROM MEMBERS

None.

8. ADJOURNMENT

Chair Riedl adjourned the meeting at 11:06 a.m.

NEXT MEETING: July 13, 2016

Placeholder for Item 5e

Transition Task Force Committee Update

This item will be included in the final Board packet.

FORT ORD REUSE AUTHORITY BOARD REPORT

CONSENT AGENDA

Subject: Fort Ord Reuse Authority Building Removal Program Update

Meeting Date: October 14, 2016

Agenda Number: 5f

INFORMATION

RECOMMENDATION(S):

Receive a FORA Building Removal Program Update

BACKGROUND/DISCUSSION:

The FORA Board has included building removal in the Capital Improvements Program and determined Surplus II in Seaside, and the Stockade in Marina are the remaining obligations. A summary of FORA's past building removal activities is attached (**Attachment A**).

Seaside Surplus II Hazmat and Building Removal

Seaside received the Surplus II area in 2005. The site has 27 large, multi-story concrete structures in close proximity to the California State University Monterey Bay (CSUMB) campus. The buildings are dilapidated, contain hazardous materials and are sites for vandalism and illegal dumping. On October 18, 2015, FORA issued a Request for Proposals (RFP) for Industrial Hygienist (IH) hazardous material sampling and testing services. 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. In July, Vista delivered a Hazardous Materials Report which includes soils reports and cost estimates for material removal, environmental monitoring, and post-deconstruction soil survey. FORA staff coordinated with the Monterey Bay Unified Air Pollution Control District and the City of Seaside to review the report and ensure the deliverables were acceptable. The contract was closed under budget in July for \$166,371.

FORA staff made a presentation to the City of Seaside Planning and received concurrence (**Attachment B**) to move forward with a plan to restore the greatest amount of Surplus II property for economic development by removing 17 buildings (which include the "Rolling Pin" dorms/barracks, gym, armories, administration buildings and cafeteria) and clear overgrown vegetation while the "Hammerhead"-style dorms/barracks will be secured for safety and enclosed with permanent fencing. FORA staff are in the process of developing draft contract documents. FORA staff anticipates beginning Surplus II building hazmat abatement and removal in the third Quarter of 2017.

Marina Stockade Removal Preparations

In 2007, FORA completed its WWII wooden building removal obligation in Marina under the Memorandum of Agreement between FORA, the City of Marina and Marina Community Partners. FORA's remaining obligation in Marina is the former concrete stockade building. Early in 2016, FORA and Marina staff began stockade removal discussions. The City of Marina owns the

stockade property and leases the land around the building to Las Animas Concrete for a concrete batch plant facility and the Central Coast Builders Exchange as a storage yard. FORA staff has contacted Las Animas Concrete and secured stockade access for the IH providers.

FORA staff is developing an RFP for IH Services to survey the stockade for hazardous materials. FORA staff anticipate contracting for IH Stockade Hazmat surveys in the first quarter of 2017. Marina staff is coordinating with the tenants to move operations away from the stockade building. FORA staff anticipates beginning building hazmat abatement and removal after the third Quarter of 2017.

Next Steps

FORA staff, acting on Seaside’s approval, has begun the planning process for the building removal effort, identifying statutory and regulatory requirements, determining program plans for solicitation and contracting and analyzing potential economies of scale as Surplus II and the Stockade proceed side-by-side. Staff intends to bring forward solicitations for; 1) Stockade IH hazmat surveys, and 2) Surplus II and Stockade hazmat and building removal between November 2016 and February 2017.

FISCAL IMPACT:

Reviewed by FORA Controller _____

Funding for these building removal efforts is included in the approved FY 16-17 Capital Improvement Program and FY 16-17 FORA Budget.

COORDINATION:

Authority Counsel, Administrative Committee, Seaside, Marina

Prepared by _____ Reviewed by _____
Peter Said Stan Cook

Approved by _____
Michael A. Houlemard, Jr.

Stan
peter



OFFICE OF THE CITY MANAGER

440 Harcourt Ave., Seaside, CA 93955

Phone (831) 899-6700 • Fax (831) 899-6227

September 1, 2016



Michael Houlemard
Executive Officer
Fort Ord Reuse Authority
920 2nd. Avenue
Marina, CA. 93933

Dear Michael:

Thank you and your staff for presenting the plan to move forward with removal of blighted buildings on the "Surplus II" site. The City of Seaside appreciates FORA's effort to move building removal forward, as presented to the City Council at the August 18 meeting.

This letter shall serve as concurrence from the City for FORA to move forward with the removal of blighted buildings as outlined in the August 18 presentation. As your staff prepares to initiate the clean-up and removal, please keep me advised, so we may coordinate our operational requirements. Building 4450, in particular, is presently used by the City for certain public works functions and will require coordinated planning of the timeline for demolition.

Thank you, again, for FORA's efforts.

Sincerely,

A handwritten signature in black ink, appearing to read "Craig Malin", written over a horizontal line.

Craig Malin
City Manager

Cc: Mayor Rubio and City Council
Department Heads

FORT ORD REUSE AUTHORITY BOARD REPORT

CONSENT AGENDA

Subject:	Environmental Services Cooperative Agreement-Quarterly Report Update	
Meeting Date:	October 14, 2016	INFORMATION
Agenda Number:	5g	

RECOMMENDATION:

Receive an Environmental Services Cooperative Agreement (ESCA) quarterly update.

BACKGROUND:

In Spring 2005, the U.S. Army (Army) and the Fort Ord Reuse Authority (FORA) entered negotiations toward an Army-funded Environmental Services Cooperative Agreement (ESCA) for removal of remnant Munitions and Explosives of Concern (MEC) on portions of the former Fort Ord. FORA and the Army entered into a formal ESCA agreement in early 2007. Under the ESCA terms, FORA received 3,340 acres of former Fort Ord land prior to regulatory environmental sign-off and the Army awarded FORA approximately \$98 million to perform the Comprehensive Environmental Response Compensation and Liability Act (CERCLA) munitions cleanup on those parcels. FORA also entered into an Administrative Order on Consent (AOC) with U.S. Environmental Protection Agency (EPA) and California Department of Toxic Substance Control (DTSC) defining contractual conditions under which FORA completes Army remediation obligations for the ESCA parcels. FORA received the "ESCA parcels" after EPA approval and gubernatorial concurrence under a Finding of Suitability for Early Transfer on May 8, 2009.

In order to complete the AOC defined obligations, FORA entered into a Remediation Services Agreement (RSA) with the competitively selected LFR Inc. (now ARCADIS) to provide MEC remediation services and executed a cost-cap insurance policy for this remediation work through American International Group (AIG) to assure financial resources to complete the work and to offer other protections for FORA and its underlying jurisdictions.

The ESCA Remediation Program (RP) has been underway for eight years. The FORA ESCA RP team has completed the known ESCA RP field work, pending regulatory review.

DISCUSSION:

The ESCA requires FORA, acting as the Army's contractor, to address safety issues resulting from historic Fort Ord munitions training operations. This allows the FORA ESCA RP team to successfully implement cleanup actions that address three major past concerns: 1) the requirement for yearly appropriation of federal funding that delayed cleanup and necessitated costly mobilization and demobilization expenses; 2) state and federal regulatory questions about protectiveness of previous actions for sensitive uses; and 3) the local jurisdiction, community and FORA's desire to reduce, to the extent possible, risk to individuals accessing the property.

Under the ESCA grant contract with the Army, FORA received approximately \$98 million in grant funds to clear munitions and secure regulatory approval for the former Fort Ord ESCA parcels (see table below). FORA and ARCADIS executed the RSA, a guaranteed fixed-price contract for ARCADIS to perform the ESCA grant Technical Specifications and Review Statement work. As part of the RSA, FORA paid \$82.1 upfront, to secure an AIG "cost-cap" insurance policy. Under the terms of the ESCA grant, the EPA AOC requirements and AIG insurance provisions, AIG controls the \$82.1 million in a commutation account and pays ARCADIS directly as work is

performed. In addition, AIG provides up to \$128 million to assure additional work (both known and unknown) is completed to the Regulators satisfaction. Under these agreements, AIG pays ARCADIS directly while FORA oversees ARCADIS compliance with the grant and AOC requirements.

Current status follows:

Item	Revised Allocations	Accrued through September 2016
FORA Self-Insurance or Policy	\$ 916,056	\$
Reimburse Regulators & Quality Assurance	3,280,655	
State of California Surplus Lines Tax, Risk Transfer, Mobilization	6,100,000	
Contractor's Pollution Liability Insurance	477,344	
Work Performed ARCADIS/AIG Commutation Account	82,117,553	
FORA Administrative Fees	4,837,001	
Total	\$ 97,728,609	\$
	ESCA Remainder	\$

Data collected during the ESCA investigation stage remains under regulatory review to determine if remediation is complete. The review and documentation process is dependent on Army and regulatory agency responses and decisions. They will issue written confirmation that CERCLA MEC remediation work is complete (known as regulatory site closure).

On November 25, 2014, EPA signed the Record of Decision (ROD) for the ESCA Group 3 properties located in County of Monterey (at Laguna Seca); City of Monterey (south of South Boundary Road); Del Rey Oaks (south of South Boundary Road); and, Monterey Peninsula College (MPC) Military Operations in Urban Terrain property. On February 26, 2015, the Regulators signed the ROD for the ESCA Group 2 California State University Monterey Bay property (south of Inter-Garrison Road). The ROD records the EPA, DTSC and Army's decision on the cleanup of these properties and what controls are required to continue to protect public health and safety.

The process for implementing, operating and maintaining ROD controls is prescribed under a Land Use Control Implementation, Operation and Maintenance Plan (LUCIP OMP) document based on site conditions and historic MEC use. LUCIP OMP documents are approved by the Regulators prior to issuing regulatory site closure. The ESCA team and Regulatory agencies held workshops with the FORA Administrative Committee in May; June; July 2015; and, June and July 2016, to help the jurisdictions understand and develop comments to the Group 2 and Group 3 LUCIP OMP documents. The Group 3 Draft LUCIP/OMP comment period ended on August 23, 2016. Currently, the ESCA team is preparing responses to the Group 3 LUCIP comments.

Future Actions:

Until regulatory review, concurrence and site closure is received, the ESCA property is not open to the public. Regulatory approval does not determine end use. When regulatory site closure is received, FORA will transfer land title to the appropriate jurisdiction for reuse programming. Underlying jurisdictions are authorized to impose or limit zoning, decide property density or make related land use decisions in compliance with the FORA Base Reuse Plan.

The ESCA team began collecting information through document research, interviews and site inspections to support the Army's 4th Fort Ord CERCLA Five Year Review. The CERCLA Five Year Review is performed to collect information on the Fort Ord Land Use Controls operation and maintenance for the Regulatory agency review and to determine if the controls remain effective. The Army's 4th Five Year Review is to be completed and released in 2017. The ESCA team contacted jurisdiction staff, via the FORA Administrative Committee, to collect of this information.

The ESCA team continues to actively monitor biological resources and track restoration activities on ESCA properties. The ESCA RP provides environmental stewardship on a yearly basis for 3,340 ESCA acres, through erosion control, managing trespassing and illegal dumping and performing Army sensitive species monitoring and reporting.

FISCAL IMPACT:

Reviewed by FORA Controller _____

The funds for this review and report are part of the existing FORA ESCA funds. Potential grant adjustments may be forthcoming to address items reviewed in this report.

COORDINATION:

Administrative Committee; Executive Committee; FORA Authority Counsel; ARCADIS; U.S. Army EPA; and DTSC.

Prepared by _____ Approved by _____
Stan Cook Michael A. Houlemard, Jr.

FORT ORD REUSE AUTHORITY BOARD REPORT

EXECUTIVE OFFICER'S REPORT

Subject: Travel Report

Meeting Date: October 14, 2016

Agenda Number: 5h

INFORMATION/ACTION

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

None to report

UPCOMING TRAVEL

Association of Defense Communities –Installation Reuse 2016 Conference

Destination: Atlanta, GA

Travel Dates: October 17 - 19, 2016

Traveler/s: Michael Houlemard and Robert Norris

The topic for this convention is "Leveraging Defense Infrastructure to Support Local Economic Development". It will cover key issues faced by many defense communities such as transforming an unused defense infrastructure into a new economic engine; how unused infrastructure represents a missed economic development opportunity and a challenging environment condition. Two unique redevelopment projects will be explored: Fort McPherson and Fort Gillem.

FISCAL IMPACT:

Reviewed by FORA Controller _____

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

COORDINATION:

Executive Committee

Prepared by _____ Approved by _____
Dominique Jones Michael A. Houlemard, Jr.

FORT ORD REUSE AUTHORITY BOARD REPORT

CONSENT AGENDA

Subject: Public Correspondence to the Board

Meeting Date: October 14, 2016

Agenda Number: 5i

INFORMATION/ACTION

Public correspondence submitted to the Board is posted to FORA's website on a monthly basis and is available to view at <http://www.fora.org/board.html>.

Correspondence may be submitted to the Board via email to board@fora.org or mailed to the address below:

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

FORT ORD REUSE AUTHORITY BOARD REPORT

BUSINESS ITEMS

Subject:	Prevailing Wage Status Report	
Meeting Date:	October 14, 2016	INFORMATION/ACTION
Agenda Number:	5j	

RECOMMENDATION(S):

Accept Prevailing Wage Status Report

DISCUSSION:

At the July 8, 2016 Board meeting, the FORA Board accepted a prevailing wage status report outlining an approach to assisting the jurisdictions with implementing prevailing wage obligations. Since that meeting, FORA has acquired a master license for the Elation software package to track projects on Fort Ord. Two jurisdictions have registered to utilize the software. From June 1, 2016 through September 30, 2016, from various reported sources there are a range of hours of 550-1000 consisting of 131-260 workers and at least 50% of the workers appear to be residing in Monterey County. FORA has created a Prevailing Wage page on its website and posted a set of Frequently Asked Questions.

FORA has arranged a Prevailing Wage training with the state regulators currently scheduled for November 1, 2016. FORA has conferred with state regulators, the jurisdictions, developers and labor organizations regarding this training. So far approximately 20 people, from the trades, the cities and the county, have registered for this free training. FORA is also arranging to have this presentation video taped for the purpose of creating a set of Prevailing Wage web-based training segments for the FORA web page.

In addition, FORA has implemented a complaint protocol. Since the initial interviews, no complaints have been lodged with the prevailing wage coordinator. However, several calls and emails were received in September regarding the application of prevailing wage and state rules to projects located at the Dunes and in particular, construction of tenant improvements on shell projects (i.e. second generation activities).

Finally, the Prevailing Wage Coordinator is providing information to FORA staff regarding bid requirements and other updated requirements of SB854 regarding FORA's upcoming public works projects.

FISCAL IMPACT:

Reviewed by FORA Controller _____

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

Prepared by _____
Sheri Damon

Approved by _____
Michael A. Houlemard, Jr.

FORT ORD REUSE AUTHORITY BOARD REPORT

BUSINESS ITEMS

Subject:	Habitat Conservation Plan Update	
Meeting Date:	October 14, 2016	INFORMATION
Agenda Number:	5k	

RECOMMENDATION(S):

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

BACKGROUND/DISCUSSION:

Item 5g from the July 8, 2016 Board meeting included additional background and is available at: <http://www.fora.org/Board/2016/Packet/070816BrdPacket.pdf>

On July 29, 2016, FORA received a comment letter from U.S. Fish and Wildlife Service (USFWS) Ventura Office Field Supervisor Stephen P. Henry outlining nine general recommendations for changes to the Fort Ord HCP. USFWS representatives recognize the 20-year history of FORA working toward a basewide HCP and have affirmed their continued support for FORA's Public Review Draft HCP schedule. At its September 9, 2016 meeting, the FORA Board authorized contract amendments for HCP consultant Inner City Fund International (ICF) and Environmental Impact Statement/ Environmental Impact Report (EIS/EIR) consultant Denise Duffy & Associates (DDA) to address these nine USFWS recommendations/comments and prepare a public review draft HCP and its EIS/EIR.

In speaking with USFWS representatives, both Congressman Sam Farr and Executive Officer Michael A. Houlemard, Jr. expressed dismay at USFWS's comment that FORA exclude the Fort Ord National Monument (Monument) from the HCP take assessment analysis. Mr. Houlemard set an expectation that FORA, working with USFWS and CDFW, must complete a Public Review Draft HCP within the next four months. If this effort is not successful, Mr. Houlemard will recommend FORA Board move away from a basewide HCP for State and Federal incidental take permits in favor of FORA using its funding to assist a project by project approach.

On September 29, 2016, FORA staff and consultants met with USFWS, CDFW, Bureau of Land Management (BLM), and University of California (UC) representatives to discuss two potential measures to redirect proposed Cooperative Endowment funds toward additional habitat management activities on the Monument. The aim of the measures is to demonstrate Permittee funding for additional habitat management on the Monument in order to receive partial mitigation on Monument lands. Measure #1 would redirect approximately \$29,000 annually to habitat management on the Monument. Measure #2 would redirect approximately \$107,000 annually to habitat management on the Monument. USFWS and CDFW were receptive to these measures, agreeing to meet in about two weeks to review and discuss draft species impacts and impact analysis assumptions.

FISCAL IMPACT:

Reviewed by FORA Controller _____

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

COORDINATION:

Authority Counsel, Administrative Committee, Permittees, ICF, DD&A, and wildlife agencies.

Prepared by _____
Jonathan Brinkmann

Approved by _____
Michael A. Houlemard, Jr.

DRAFT

FORT ORD REUSE AUTHORITY BOARD REPORT

BUSINESS ITEMS

Subject:	Authorize Execution of Amendment #1 to City of Del Rey Oaks-FORA Insurance Repayment Agreement	
Meeting Date:	October 14, 2016	INFORMATION/ACTION
Agenda Number:	6a	

RECOMMENDATION(S):

Authorize the Executive Officer to execute amendment #1 to the City of Del Rey Oaks (DRO)-Fort Ord Reuse Authority (FORA) Insurance Repayment Agreement (**Attachment A**).

BACKGROUND/DISCUSSION:

This item is a follow up to item 8d from the October 10, 2014 FORA Board meeting entitled "City of Del Rey Oaks Land Sales Transaction." That particular item reported on the DRO land sales transaction and recommended authorization to execute amendment #1 to the DRO-FORA Insurance Repayment Agreement. The Board authorized the amendment on October 10, 2014. However, the same amendment has not yet been considered by the DRO City Council. In coordinating with DRO staff, DRO staff is prepared to present the amendment to their council at the next available meeting. FORA staff made minor revisions to amendment #1 to reflect the current amount to be paid by DRO as of September 30, 2016 and set an agreement term extension (through June 30, 2019) coinciding with the anticipated sale of the remaining DRO Fort Ord property (the intended repayment funding source).

FISCAL IMPACT:

Reviewed by FORA Controller _____

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

COORDINATION:

Authority Counsel, Administrative and Executive Committees, land use jurisdictions, Transportation Agency for Monterey County.

Prepared by _____
Jonathan Brinkmann

Approved by _____
Michael A. Houlemard, Jr.

AMENDMENT TO MEMORANDUM OF UNDERSTANDING

CONCERNING REPAYMENT TO THE FORT ORD REUSE AUTHORITY OF A POLLUTION
LEGAL LIABILITY INSURANCE LOAN
FOR CITY OF DEL REY OAKS FORMER FORT ORD PROPERTY

By and Between

THE CITY OF DEL REY OAKS ("DRO") AND
THE FORT ORD REUSE AUTHORITY ("FORA") AS
PARTIES TO THE MEMORANDUM OF UNDERSTANDING ("MOU")

AMENDMENT #1

This AMENDMENT #1 to MOU (*attached*) is made and entered into between FORA and DRO, (collectively, "Parties") on October 14, 2016.

All Terms and Provisions of the MOU remain the same except for modifications in Section A which are incorporated by reference into the MOU. To the extent the modifications in Amendment #1 are not consistent with the MOU, the modifications shall govern.

Section A. Terms

1. The purpose of this MOU is to define the terms for repayment of a loan made by FORA to DRO to pay the cost of a PLL insurance policy that benefitted DRO.
2. The original two-year term of July 1, 2013 through June 30, 2015 is extended for four years, through June 30, 2019.
3. By October 10, 2014, in conjunction with September 12, 2014 sale of a portion of DRO property on the former Fort Ord, DRO made a prorated payment of \$162,806 (including 5% interest) against the \$715,768 loan. Since this prorated payment was made and interest has accrued, the total amount remaining to be paid by DRO to FORA as of September 30, 2016 is \$659,257.
4. DRO agrees to repay the remaining loan balance of \$659,257 on the loan and all accrued interest at a rate of 5% upon the sale of the remaining DRO former Fort Ord property or upon termination of the MOU, whichever occurs first.
5. DRO agrees to timely submit this Amendment #1 to the DRO City Council for its approval of the terms of the Amendment #1. The MOU was and Amendment #1 is expressly conditioned on approval by the FORA Board and the DRO City Council.
6. DRO agrees to secure its \$659,257 plus interest obligation to FORA by real property existing in the former Fort Ord.

IN WITNESS WHEREOF, the Parties executed this AMENDMENT #1 as of the date set forth at the beginning of this AMENDMENT #1. The following concur with AMENDMENT #1.

Michael A. Houlemard, Jr.
Executive Officer
Fort Ord Reuse Authority

Daniel Dawson
City Manager
City of Del Rey Oaks

MEMORANDUM OF UNDERSTANDING

CONCERNING REPAYMENT TO THE FORT ORD REUSE AUTHORITY OF A POLLUTION
LEGAL LIABILITY INSURANCE LOAN
FOR CITY OF DEL REY OAKS FORMER FORT ORD PROPERTY

By and Between

THE CITY OF DEL REY OAKS ("DRO") AND
THE FORT ORD REUSE AUTHORITY ("FORA") AS
PARTIES TO THE MEMORANDUM OF UNDERSTANDING ("MOU")



This MOU is made and entered into between FORA and DRO, (collectively, "Parties").

The Parties to the MOU are individually interested in defining the terms of repayment from DRO to FORA for FORA's purchase of Pollution Legal Liability ("PLL") insurance coverage. To this end, the Parties have met formally and informally over past weeks, and:

WHEREAS, DRO acknowledges the indebtedness to FORA for the PLL coverage secured in 2004 to benefit the development of DRO former Fort Ord parcels, DRO specifically ratifies the existence of the debt, and DRO intends to repay the debt upon the terms set forth in this MOU; and

WHEREAS, the Parties recognize the impact of the recent recession and financial difficulties of DRO's past development team; and

WHEREAS, the Parties agree that it is timely and agree that it is in the best interests of the reuse of the former Fort Ord to provide a payment program setting forth terms of loan repayment.

NOW THEREFORE, in furtherance of the objectives set forth above, and in accordance with all terms, conditions, limitations and exceptions provided below, the Parties agree as follows:

TERMS AND AGREEMENTS

Section A. Terms of this MOU

1. The terms of this MOU are for the purposes of defining the repayment of a loan secured by FORA to pay for the purchase cost of a PLL insurance policy that partially benefited DRO.
2. The original term of this MOU is two (2) full calendar years, beginning on the effective date of July 1, 2013 and ending on June 30, 2015, unless sooner terminated or renewed as provided for in this MOU.
3. The amount remaining to be paid on this loan as of July 1, 2013 is \$715,767.58.
4. DRO agrees to repay the full amount of the loan and all accrued interest at a rate of 5% upon the termination of this agreement or upon the execution of an Agreement with a developer for DRO property on the former Fort Ord, whichever is earlier.
5. DRO agrees to timely submit the MOU to the DRO City Council for its approval of the terms of the MOU.

MISCELLANEOUS

Section B. Modification or Amendment

This MOU is not subject to modification or amendment except in writing signed by the Parties and approved by the FORA Board of Directors and the DRO City Council.

Section C. Interpretations

This MOU integrates all of the terms and conditions mentioned herein or incidental hereto, and has been arrived at through negotiation, has been reviewed by each party's respective counsel, and no party is to be deemed the party which prepared this MOU within the meaning of California Civil Code Section 1654.

Section D. Notices and Correspondence

Any notice required to be given to any party shall be in writing and deemed given if personally delivered upon the other party or deposited in the United States mail, and sent certified mail, return receipt requested, postage prepaid and addressed to the other party at the address set forth below, or sent via facsimile transmission during normal business hours to the party to which notice is given at the telephone number listed for fax transmission:

If to FORA: Michael A. Houlemard, Jr.
 Executive Officer
 Fort Ord Reuse Authority
 920 Second Avenue
 Marina, CA 93933

 Telephone: (831) 883-3672
 Facsimile: (831) 883-3675

If to DRO: Daniel Dawson
 City Manager
 Del Rey Oaks
 650 Canyon Del Rey Road
 Del Rey Oaks, CA 93940

 Telephone: (831) 394-8511
 Facsimile: (831) 394-6421

Del Rey Oaks/FORA MOU

Section E. Indemnification

DRO shall indemnify, defend and hold harmless FORA and its officers, agents and employees, from and against any and all claims, liabilities and losses whatsoever (including but not limited to, damages to property, and injuries to or death of persons, court costs and attorneys fees) occurring or resulting to any and all persons, firms or corporations furnishing or supplying work, services, materials, or supplies hired in connection with the performance of this MOU, and from any and all claims, liabilities and losses occurring or resulting to any person, firm, or corporation for damage, injury, or death arising out of or connected with the performance of this MOU. The provisions of this Section shall survive the termination or expiration of this MOU.

Section F. Applicable Law

California law shall govern this MOU.

Section G. Attorneys' Fees

If any lawsuit is commenced to enforce any of the terms of this MOU, the prevailing party will have the right to recover its reasonable attorneys' fees and costs of suit from the other party.

Section H. Severability

If any term of this MOU is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remainder of the provisions shall continue in full force and effect unless the rights and obligations of the parties have been materially altered or abridged by such invalidation, voiding or unenforceability.

Section I. Waivers

Any waiver by the Parties of any obligation or condition in this MOU must be in writing. No waiver will be implied from any delay or failure by either FORA or DRO to take action on any breach or default of Parties or to pursue any remedy allowed under this MOU or applicable law. Any extension of time granted to any of the Parties to perform any obligation under this MOU shall not operate as a waiver or release from any of its obligations under this MOU.

Section J. Title of Parts and Sections

Any titles of the sections or subsections of this MOU are inserted for convenience of reference only and shall be disregarded in interpreting any part of the MOU's provisions.

Section K. Conflict of Interest

(a) Except for approved eligible administrative or personnel costs, no person who exercises or has exercised any functions or responsibilities with respect to the activities contemplated by this MOU or who is in a position to participate in a decision-making process or gain inside information with regard to such activities, may obtain a personal or financial interest or benefit from the activity, or have an interest in any contract, subcontract or MOU with respect thereto, or the proceeds thereunder, either for themselves or those with whom they have family

Del Rey Oaks/FORA MOU

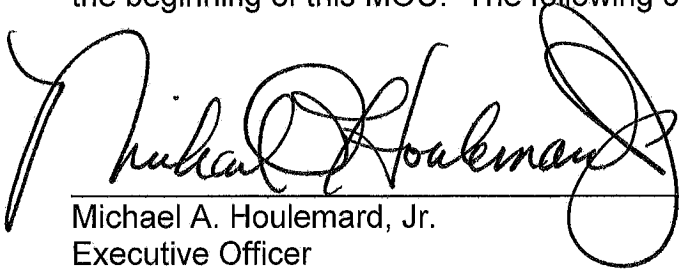
or business ties, during, or at any time after, such person's tenure. Parties shall exercise due diligence to ensure that the prohibition in this Section is followed.

(b) The conflict of interest provisions of the above paragraph apply to any person who is an employee, agent, consultant, officer, or any immediate family member of any official of either FORA or DRO, or any person related within the third (3rd) degree of such person.

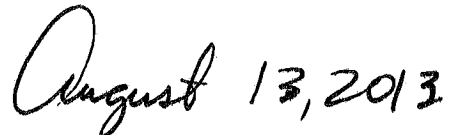
Section L: Parties Bound Notwithstanding Lack of Information Regarding Subject Properties

The Parties are entering into this MOU with limited information. The lack or limitation of any information shall not effect in any way the liabilities or obligations of the parties under this MOU.

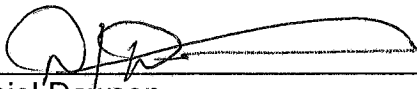
IN WITNESS WHEREOF, the Parties have executed this MOU as of the date set forth at the beginning of this MOU. The following concur with this MOU.



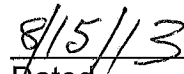
Michael A. Houlemard, Jr.
Executive Officer
Fort Ord Reuse Authority



Dated



Daniel Dawson
City Manager
City of Del Rey Oaks



Dated

FORT ORD REUSE AUTHORITY BOARD REPORT

BUSINESS ITEMS

Subject:	Eastside Parkway Environmental Review Contract	
Meeting Date:	October 14, 2016	INFORMATION
Agenda Number:	6b	

RECOMMENDATION(S):

Receive a report describing the next steps in securing the Eastside Parkway Environmental Review Contract.

BACKGROUND/DISCUSSION:

The 1997 Base Reuse Plan (BRP) Final Environmental Impact Report (EIR) identified Eastside Road, connecting Imjin Parkway to Gigling Road, as a transportation improvement (Table 4.7-3). The Fort Ord Reuse Authority (FORA) and the County of Monterey performed preliminary analyses to refine Eastside Road's alignment. The FORA Board then established FORA Capital Improvement Program (CIP) funding priority for Eastside Road in December 2009. Around 2010, the roadway name changed from 'Eastside Road' to 'Eastside Parkway,' as suggested by County of Monterey staff. Now that development projects such as East Garrison and the Dunes on Monterey Bay are paying FORA Community Facilities District (CFD) Special Taxes for new development, CIP projections show collection of sufficient dollars to fund this BRP roadway mitigation likely to occur within the next four to five years. This makes it timely to ensure that a consultant contract is in place to perform required environmental review well prior to any proposed construction.

At the September 9, 2016 FORA Board meeting, FORA staff had prepared a board report proposing a contract amendment with Whitson Engineers that would allow them to undertake future environmental work on this project as allowed by the FORA Master Resolution. After FORA staff received 19 questions from Supervisor Jane Parker's office concerning the item, Authority Counsel recommended that the item be pulled from the agenda due to additional time needed for staff and Authority Counsel to confer regarding the questions posed (**Attachment A**). FORA staff are coordinating responses with Authority Counsel as of this writing.

On September 16, 2016, FORA staff received two additional questions from Supervisor Jane Parker's office. One of those questions was whether potential federal or state funding sources for Eastside Parkway have the same rules as Transportation Agency for Monterey County (TAMC) encountered under a CalTrans grant and whether a decision not to engage in a selection process rather than amending an existing contract for the environmental review contract might prevent FORA from applying for or receiving grants from federal or state agencies. FORA staff researched federal and state grant requirements and spoke directly with TAMC staff about their experience. Staff concluded that proceeding with a re-opened selection process for an environmental review contract provides the greatest assurances in applying for and receiving future federal or state grant funds. The time impact may be a minor delay as the new solicitation process will take 2-3 months.

FORA staff is in the process of re-establishing the former ad-hoc technical advisory working group made up of the land use jurisdiction public works and engineering staffs. This working

group had been an integral part to the completion of General Jim Moore Boulevard and other former Fort Ord transportation projects. Within the next month, FORA staff intends to prepare a Request for Qualifications/Request for Proposals (RFQ/RFP) to select a consultant to complete Eastside Parkway environmental review. The working group or a subset of its members would be involved in the selection process.

It is estimated that a consultant solicitation and selection will take approximately 2 months. Once a consultant is selected, FORA staff will negotiate an environmental review contract with the consultant and seek FORA Board authorization to proceed with the contract. Once the consultant is selected and a contract in place, staff anticipates that the environmental review will take approximately 18 months to complete. One of the first steps would be a scoping process that takes Board, public, TAMC, and other stakeholder input regarding goals, objectives, and alternatives.

FISCAL IMPACT:

Reviewed by FORA Controller _____

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

COORDINATION:

Authority Counsel, Administrative and Executive Committees, land use jurisdictions, Transportation Agency for Monterey County.

Prepared by _____
Peter Said

Reviewed by _____
Jonathan Brinkmann

Approved by _____
Michael A. Houlemard, Jr.

FORT ORD REUSE AUTHORITY BOARD REPORT

CONSENT AGENDA

Subject: Water Augmentation Planning Implementation Update

Meeting Date: October 14, 2016

Agenda Number: 6c

INFORMATION

RECOMMENDATION(S):

Receive a Water Augmentation Planning Implementation Update.

BACKGROUND/DISCUSSION:

Previous milestones in the Fort Ord Water Augmentation Planning include:

- June 10, 2005 – The Fort Ord Reuse Authority (FORA) and Marina Coast Water District (MCWD) Board of Directors approved the Regional Urban Water Augmentation Project (RUWAP).
- May 11, 2007 – FORA and MCWD agreed upon a modified RUWAP to provide a portion of the required 2,400 acre-feet per year (AFY) of augmented water to the former Fort Ord resulting in FORA Board Resolution No. 07-10 allocating 1,427 AFY of RUWAP recycled water to the former Fort Ord land use jurisdictions.
- October 9, 2015 – The FORA Board unanimously endorsed a joint water supply planning process among FORA, Monterey Regional Water Pollution Control Agency (MRWPCA), and MCWD.
- May 13, 2016 – The FORA Board approved a Memorandum of Understanding (MOU) to:
1) study and identify a mix of water sources, options, and alternatives necessary to provide the additional augmentation water need (973 AFY), 2) equally fund the study, and 3) establish an ad-hoc Technical Advisory Group (TAG).

On August 26, 2016, the TAG met for the first time, reviewing the MOU and the elements of the Water Augmentation program. They agreed to meet as needed. FORA staff is drafting a solicitation for a consultant to perform the study which will assess the current water management plans, develop and analyze alternatives pertaining to the remaining 973 AFY of needed water, perform preliminary evaluations or cost/benefit analysis of the various alternatives, and prepare a project implementation document. Staff expect to review the solicitation with the TAG in late October 2016. Staff anticipate presenting a negotiated contract to the Board for consideration in December 2016.

FISCAL IMPACT:

Reviewed by FORA Controller _____

Funding is included in the approved 2016/17 Budget

COORDINATION:

Authority Counsel, Administrative Committee, Seaside, Marina

DRAFT

Prepared by _____ Reviewed by _____
Peter Said Jonathan Brinkmann

Approved by _____
Michael A. Houlemard, Jr.

FORT ORD REUSE AUTHORITY BOARD REPORT

CONSENT AGENDA

Subject: Economic Development Quarterly Status Update

Meeting Date: October 14, 2016

Agenda Number: 6d

INFORMATION

RECOMMENDATION(S):

Receive Economic Development (ED) Quarterly Status Update.

BACKGROUND/DISCUSSION:

The 2012 Reassessment Report identified economic recovery from base closure as a yet –to-be complete BRP obligation. Beginning in January 2015, the Board reviewed economic recovery strategies and acted to recruit and fund a new ED staff position. Following a successful recruitment process, Josh Metz was appointed as ED Coordinator in June 2015.

FORA's ED strategy, outlined during the ED Coordinator recruitment and again at the September 2015 Board meeting, includes the following key components:

- Build on Regional Economic Strengths.
- Engage Internal & External Stakeholders.
- Develop and Maintain Information Resources.
- Pursue New Business Opportunities.
- Engage with Regional/Partner Efforts.
- Report Success Metrics.

The following key activities have been the focus of economic development efforts since the last Quarterly Status Update provided at the July 8, 2016:

- **Business Recruitment/Retention.** FORA staff responded to numerous inquiries from businesses interested in relocation and reuse of former Fort Ord real estate. Working with the Monterey County Economic Development office, staff explored potential recruitment of: a new winery incubator project, winery/wine warehouse relocation and development, greenhouse R&D, medical foods R&D, educational facilities, high tech R&D, and tourism oriented businesses. During Q2 2016 American Biosciences, Inc. relocated R&D and production facilities to Salinas following a site search supported primarily by FORA and County Economic development staff. While a suitable site was not found on the former Fort Ord, initial efforts focused on University of California Monterey Bay Education Science and Technology (UCMBEST) Center parcels. Potential relocation and/or expansion remains a possibility once UCMBEST parcels become actionable. Staff continues working with relevant jurisdiction staff and elected officials to advance new and emerging opportunities.

- UCMBEST.** The vision for UCMBEST as a regional R&D tech innovation and regional employment center has yet to be realized. Even after 21 years of UC ownership only a small fraction of new venture and employment opportunities exist on the lands conveyed for that purpose. FORA has a critical interest in seeing progress made on the UCMBEST vision. To that end, Executive Officer Michael A. Houlemard Jr. and Mr. Metz have taken active roles in convening relevant stakeholders to infuse the effort with new energy and craft a viable route forward. Advancing existing planning efforts to conclusion and entitlement for future sale, lease or other transfer, as well as exploring a wide range of future ownership/management structures are key areas of staff/stakeholder focus. Vice Chancellor Scott Brandt provided a UCSC-UCMBEST Status Report at the July 8, 2016 meeting. Since then Mr. Metz has continued to represent FORA in bi-weekly status update calls with UC Santa Cruz and Monterey County representatives.
- Start-up Challenge Monterey Bay.** FORA continues to support the growth and establishment of regional entrepreneurship through support of CSUMB and Start-up Challenge Monterey Bay. This multi-day competitive pitch event cultivates entrepreneurship skills and identifies promising start-up concepts. The 2016 Start-up Challenge grew 25% from 2015 with 89 participants. FORA hosted 2 pitch workshops in partnership with CSUMB faculty, which enabled approximately 50 participants to refine and practice pitch content. Mr. Metz is now working with CSUMB colleagues on strategic initiatives to expand the impact of the Startup Challenge through a shared workspace feasibility study, expansion of the Startup Challenge program/schedule, strengthening event marketing impacts, and exploring other means of continuing to support the regional innovation/entrepreneurship ecosystem.
- Community Engagement:** FORA staff continue to work on increasing public knowledge about reuse activities and opportunities. To this end each of our committee and Board meetings are publically noticed via our growing 400+ person email list, posted to the FORA.org website, shared on all FORA social media outlets, and posted at the FORA offices. All FORA contracting and employment opportunities are also posted on the FORA website and shared via social media outlets. Community engagement and outreach efforts are core ongoing ED activities.
- Metrics:** Clear metrics provide the framework to evaluate economic development progress.

Housing Starts: New residential development continues to grow at the Dunes of Monterey Bay and East Garrison developments. A summary of CFD fees collected over the past 3 years is provided below:

New Residential (NR) Development	FY 14/15 Full year	FY 15/16 Full year	FY 16/17 To-date(<i>projected</i>)
Total Units	89	256	59 (300)
Total NR Community Facility District Fees Collected	\$1,982,669	\$5,202,626	\$1,155,645 (\$7,096,500)

Jobs: The 2015 FORA Jobs Survey indicates there are a total of 3541 Full-time Equivalent (FTE) and 722 Part-time jobs on the former Fort Ord. In addition, we estimate there are in excess of 10,000 students (7122 at CSUMB). The 2017 FORA Jobs Survey is planned for Q1/Q2 2017.

FISCAL IMPACT:

Reviewed by FORA Controller _____

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

COORDINATION:

Administrative and Executive Committees

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

DRAFT

FORT ORD REUSE AUTHORITY BOARD REPORT

BUSINESS ITEMS

Subject:	University of California Monterey Bay Education Science and Technology Status Report	
Meeting Date:	October 14, 2016	INFORMATION
Agenda Number:	6e	

RECOMMENDATION:

Receive a University of California Monterey Bay Education Science and Technology (UCMBEST) Status Report.

BACKGROUND:

In 1994 the University of California (UC) obtained approximately 1,000 acres of Fort Ord land, approximately 600 acres for habitat conservation, and 400 acres to provide research and development opportunities associated with the UCMBEST Center, which was to be managed by the UC Santa Cruz (UCSC) campus. Despite high aspirations, market demand for the Center has failed to meet expectations. Over the course of the last fifteen years, UC engaged in two unsuccessful attempts to partner with a master developer. The UCSC Campus has managed the property for more than 20 years.

UCSC Chancellor George Blumenthal announced in March 2010 that UC intended to shrink the footprint of the Center and consider alternative uses for peripheral lands. In response to a request from Congressman Sam Farr, a group of stakeholders was assembled to discuss and make recommendations regarding a future vision for UCMBEST Center lands. UCSC and the Fort Ord Reuse Authority (FORA) hosted a series of facilitated stakeholder meetings. Stakeholder recommendations from that effort are summarized in the 2011 UCMBEST Center Visioning Process Report (<http://bit.ly/1SBPITt>), and memorialized in a letter executed by stakeholders. Stakeholders agreed on the following intended outcomes:

- UC's presence continues to be valued. Stakeholders recommend that UC retain control of the UCMBEST Center;
- The local institutions of higher education (and potentially others) should be invited to join an advisory group to help guide the UCMBEST Center;
- UC to actively seek new UCMBEST Center tenants and work to streamline the approval process;
- UC peripheral lands may be used in the near term for economic development opportunities; and
- UC may be expected to retain and utilize reasonable revenues for development.

Next steps outlined in the 2011 Report include:

- 1) Convene a special Working Group meeting to explore potential federal initiatives;
- 2) Convene a meeting between UCSC and CSUMB to explore Eighth Street parcel uses;