



FORT ORD REUSE AUTHORITY

REGULAR MEETING

FORT ORD REUSE AUTHORITY (FORA) ADMINISTRATIVE COMMITTEE

Wednesday, August 2, 2017 at 8:30 a.m.

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

AGENDA

1. CALL TO ORDER/ESTABLISHMENT OF QUORUM

2. PLEDGE OF ALLEGIANCE

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE

4. PUBLIC COMMENT PERIOD

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

5. APPROVAL OF MEETING MINUTES

ACTION

a. July 19, 2017 Meeting Minutes

6. July 26, 2017 BOARD SPECIAL MEETING/WORKSHOP FOLLOW-UP

INFORMATION

7. August 11, 2017 DRAFT BOARD MEETING AGENDA

INFORMATION

8. BUSINESS ITEMS

INFORMATION/ACTION

Business items are for Committee discussion, debate, direction to staff, and/or action. Comments from the public are not to exceed 3 minutes or as otherwise determined by the Chair.

a. Caretaker Cost Reimbursement Policy

9. ITEMS FROM MEMBERS

INFORMATION

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

10. ADJOURNMENT

NEXT MEETING: Wednesday, August 16, 2017



FORT ORD REUSE AUTHORITY
ADMINISTRATIVE COMMITTEE REGULAR MEETING MINUTES
8:30 a.m., Wednesday, July 19, 2017 | FORA Conference Room
920 2nd Avenue, Suite A, Marina, CA 93933

1. CALL TO ORDER

Co-Chair, Craig Malin called the meeting to order at 8:30 a.m.

The following members were present:

AR = After Roll Call; * = voting member

Layne Long* (City of Marina)
Craig Malin* (City of Seaside)
Dino Pick* (City of Del Rey Oaks)
Anya Spear (CSUMB)
Steve Matarazzo (UCMBEST)
Michelle Overmeyer (MST)
Mike Zeller (TAMC)
Bill Collins (US Army BRAC)

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Craig Malin.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Executive Officer, Michael Houlemard reminded the Committee of the Board Workshop on Building Removal scheduled for July 26, 2017 at 9:30 a.m. and responded to questions from the Committee and public regarding the workshop.

Other announcements included the Groundbreaking Ceremony for Marriott Springhill Suites scheduled for August 3, 2017, and the William Gourley Veteran's Clinic open house on July 29, 2017.

Bill Collins reported on the successful Community Mobile Workshop on July 15, 2017 and indicated there were over 200 participants.

4. PUBLIC COMMENT PERIOD

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

There were no comments received from the public.

5. APPROVAL OF MEETING MINUTES

ACTION

a. July 5, 2017 Regular Meeting Minutes

***MOTION:** On motion by Committee member Pick and second by Committee member Long and carried by the following vote, the Administrative Committee moved to approve the July 5, 2017 meeting minutes.*

MOTION PASSED UNANIMOUSLY

6. JULY 14, 2017 BOARD MEETING FOLLOW UP

Mr. Houlemard provided an overview of the items discussed at the July 14, 2017 Board meeting, and the Groundwater Sustainability Agency second vote that would be placed on the next Board meeting agenda. Principal Planner, Jonathan Brinkmann also provided information and updates from the July 14, 2017 Board meeting.

7. BUSINESS ITEMS

INFORMATION

- a. Department of Toxic Substances Control Annual Land Use Covenant Reporting
Mr. Brinkmann reviewed recent correspondence to the jurisdictions and highlighted the requested Land Use Covenant reporting survey due date as September 29, 2017.
- b. Caretaker Cost Reimbursement Policy
Mr. Brinkmann also reviewed the above mentioned policy and highlighted the deadline date would be August 31, 2017 to allow jurisdictional and FORA staff more time to complete a thorough review.

8. ITEMS FROM MEMBERS

There were no items received from members.

9. ADJOURNMENT at 8:45 a.m.

Appendix C: Jurisdiction-Incurred Caretaker Costs Reimbursement Policy

Caretaker costs were first described in the Fiscal Year (FY) 01/02 FORA Capital Improvement Program (CIP) as: “Costs associated with potential delays in redevelopment and represent interim capital costs associated with property maintenance prior to transfer for development.”

FORA Assessment District Counsel opined that FORA Community Facilities District Special Tax payments cannot fund caretaker costs. For this reason, caretaker costs would be funded through FORA’s 50% share of land sale proceeds on former Fort Ord, any reimbursements to those fund balances, or other designated resources.

As a result of the FY 11/12 and FY 12/13 Phase II CIP Review analysis prepared by Economic & Planning Systems, Inc., FORA agreed to reimburse its five member jurisdictions (County of Monterey and Cities of Seaside, Marina, Del Rey Oaks, and Monterey) for these expenses based on past experience, provided sufficient land sale revenue is available and jurisdictions are able to demonstrate property management/caretaker costs. Based on previous agreements between the U.S Army and the City of Marina, City of Seaside and County of Monterey, *examples* of caretaker costs include the following: tree trimming, mowing, pavement patching, centerline/stenciling, barricades, traffic signs, catch basin/storm drain maintenance, vacant buildings, vegetation control/spraying, paving/slurry seal, and administration (10% of total costs).

FY 15/16 caretaker costs funding was limited to the amount listed in the FORA FY 15/16 CIP (**Table 5 – Land Sales Revenue**), which is \$150,000. Future FORA annual CIP’s will establish caretaker costs reimbursement funding as described in the next paragraph.

For implementation, this policy clarifies that FORA funding for caretaker costs shall be determined by allocating a maximum of \$500,000 in the prior fiscal year’s property taxes collected and designated to the FORA CIP. For example, if \$525,000 in property taxes is collected and designated to the FORA CIP during FY 15/16, then FORA will program a maximum of \$500,000 for the five member jurisdictions’ eligible caretaker costs. Each subsequent year, the maximum funding for caretaker costs may be decreased assuming that, as land transfers from jurisdictions to third-party developers, jurisdictions’ caretaker costs will decrease. If FORA does not collect and designate to the CIP sufficient property taxes in a given fiscal year to fund the maximum amount of caretaker costs allowed that fiscal year, the actual amount of property taxes collected and designated to the CIP during the fiscal year shall be used to determine the amount of caretaker costs funding. FORA shall set caretaker costs funding through the approved FORA CIP.

For a member jurisdiction to be eligible for caretaker costs reimbursement:

- 1) Costs must be described using the Caretaker Costs Worksheet (**Exhibit A**) and submitted to FORA by August 31 (1st deadline) and October 31 (2nd deadline) of each year;
- 2) FORA staff must provide a written response within 30 days denying or authorizing, in part or in whole, the Caretaker Costs Worksheet in advance of the expenditure. FORA may request additional information from the member jurisdiction within 15 days of receiving the Caretaker Costs Worksheet. FORA shall provide reasons for caretaker costs reimbursement denial in its written response;

- 3) Eligible costs must be within the total amount approved in the current CIP, which shall be divided into five equal amounts, one for each of the five member jurisdictions. For example, if FORA is able to allocate \$100,000 in caretaker costs in a fiscal year, each jurisdiction shall have the ability to request up to \$20,000 in caretaker cost reimbursements. If a member jurisdiction does not submit a Caretaker Costs Worksheet to FORA by January 31 of each year, it forfeits its caretaker costs allocation for the fiscal year. Such unallocated dollars shall be available through October 31 (2nd deadline) (see #1 above) to the jurisdictions who submitted Caretaker Costs Worksheets to FORA by August 31; and
- 4) FORA staff must verify completion of caretaker costs work items through site visits prior to work initiation and after work completion.

FORA shall establish an emergency set aside of up to \$75,000 in the FY 16/17 CIP budget for urgent and unforeseen caretaker costs. The process for requesting these funds shall be the same as described above except there will not be a deadline for submitting the request.



FORT ORD REUSE AUTHORITY CARETAKER COST WORKSHEET

Date: _____ Jurisdiction: _____

Point of Contact: _____ Contact number/email: _____

Please answer the following questions and submit to the Fort Ord Reuse Authority for a determination of eligibility for caretaker cost reimbursement:

1. Is the property where the Caretaker Costs are planned owned by the jurisdiction?
 - Yes
 - No
2. What is/are the Army Corps of Engineers parcel number(s)? _____
3. Check all Caretaker Cost work item categories that apply to the current request:
 - Tree trimming
 - Mowing
 - Pavement patching
 - Centerline/stenciling
 - Barricades
 - Traffic signs
 - Catch basins/storm drain maintenance
 - Barriers to vacant buildings
 - Vegetation control/spraying
 - Paving/slurry seal
 - Administration (up to 10% of total costs)
 - Other: _____

4. Provide a specific description of the proposed Caretaker Cost work:

5. Provide a description of potential benefit from completion of Caretaker work items (such as improved public health, public safety, reduced fire risk, etc.):

6. Provide a detailed budget of proposed Caretaker Costs with estimated costs (if caretaker work is approved for reimbursement, FORA staff will use this budget to verify work completion and issue reimbursements):

- START -

**DRAFT
BOARD PACKET**



FORT ORD REUSE AUTHORITY

REGULAR MEETING FORT ORD REUSE AUTHORITY (FORA) BOARD OF DIRECTORS

Friday, August 11, 2017 at 2:00 p.m.

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

AGENDA

ALL ARE ENCOURAGED TO SUBMIT QUESTIONS/CONCERNS BY NOON AUGUST 10, 2017.

1. CALL TO ORDER

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

3. CLOSED SESSION

- a. Public Employment, Gov. Code 54959.7(b) – Executive Officer Evaluation
- b. Conference with Legal Counsel – Gov. Code 54956.9(d)(2) one matter of significant exposure to litigation

4. ANNOUNCEMENT OF ACTION TAKEN IN CLOSED SESSION

5. ROLL CALL

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

6. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE

7. 2017 LEGISLATIVE SESSION *(BEGINS AT 2:30 PM)*

INFORMATION

- a. Report from 20th Congressional District (Congressman Jimmy Panetta)

8. CONSENT AGENDA

INFORMATION/ACTION

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

- a. Approve July 14, 2017 Board Meeting Minutes
- b. Approve July 26, 2017 Board Special Meeting/Workshop Minutes
- c. Administrative Committee
- d. Veterans Issues Advisory Committee
- e. Transition Task Force Status Update
- f. Habitat Conservation Plan Update
- g. Public Correspondence to the Board
- h. Prevailing Wage Status Report

9. BUSINESS ITEMS

INFORMATION/ACTION

BUSINESS ITEMS are for Board discussion, debate, direction to staff, and/or action. Comments from the public are not to exceed 3 minutes or as otherwise determined by the Chair.

- a. Economic Development Quarterly Update
- b. Groundwater Sustainability Agency Presentations
 - i. Salinas Valley Groundwater Sustainability Agency
 - ii. Marina Coast Water District
- c. Groundwater Sustainability Agency Draft Letter – 2d Vote

10. PUBLIC COMMENT PERIOD

INFORMATION

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

11. ITEMS FROM MEMBERS

INFORMATION

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

12. ADJOURNMENT

NEXT REGULAR BOARD MEETING: September 8, 2017

Placeholder for Item 8a

July 14, 2017 Board Meeting Minutes

This attachment will be included in the final Board packet.

Placeholder for Item 8b

July 26, 2017 Board Special Meeting/Workshop Minutes

This attachment will be included in the final Board packet.

FORT ORD REUSE AUTHORITY BOARD REPORT

CONSENT AGENDA

Subject:	Administrative Committee	
Meeting Date:	August 11, 2017	INFORMATION/ACTION
Agenda Number:	8c	

RECOMMENDATION:

Receive a report from the Administrative Committee.

BACKGROUND/DISCUSSION:

The Administrative Committee met on July 5, 2017 and July 19, 2017. The approved minutes for these meetings are attached (**Attachment A & Attachment B**).

FISCAL IMPACT:

Reviewed by the FORA Controller_____

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

COORDINATION:

Administrative Committee

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



FORT ORD REUSE AUTHORITY
ADMINISTRATIVE COMMITTEE REGULAR MEETING MINUTES
8:30 a.m., Wednesday, July 5, 2017 | FORA Conference Room
920 2nd Avenue, Suite A, Marina, CA 93933

1. CALL TO ORDER

Co-Chair, Michael Houlemard called the meeting to order at 8:35 a.m.

The following members were present:

AR = After Roll Call; * = voting member

Craig Malin* (City of Seaside)
Dino Pick* (City of Del Rey Oaks)
Melanie Beretti* (Monterey County)
Matthew McCluney (CSUMB)
Steve Matarazzo (UCMBEST)
Michelle Overmeyer (MST)
Bill Collins (U.S. Army BRAC)

Absent: Layne Long* (City of Marina), Elizabeth Caraker* (City of Monterey)

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Dino Pick.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

There were no acknowledgements, announcements or correspondence received.

4. PUBLIC COMMENT PERIOD

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

Doug Yount, Marina Community Partners shared with the Committee and public that the Marriott Springhill Suites hotel was open for business.

5. APPROVAL OF MEETING MINUTES

ACTION

a. May 31, 2017 Regular Meeting Minutes

***MOTION:** On motion by Committee member Pick and second by Committee member Malin and carried by the following vote, the Administrative Committee moved to approve the May 31, 2017 meeting minutes.*

MOTION PASSED UNANIMOUSLY

6. JULY 14, 2017 DRAFT BOARD MEETING AGENDA

Mr. Houlemard provided an overview of the items on the July 14, 2017 draft Board meeting agenda. The participating representatives for the legislative session were confirmed. Senator Bill Monning and Assemblymember Mark Stone have confirmed attendance to provide a legislative update. On behalf of the 20th Congressional District, Kathleen Lee, Director will provide an update. Congressman Panetta will attend the August Board meeting to provide an update. Staff has also invited Assemblymember Anna Caballero and Senator Anthony Cannella to provide a presentation.

The consent and business agenda items were also reviewed including item 8i – Groundwater Sustainability Agency Draft Letter - that included the statement of principles that the Board requested be sent to both Marina Coast Water District and the Salinas Valley Groundwater Sustainability Agency.

Peter Said, Project Manager, reviewed the purpose of item 8j – Approve Solicitation for ‘On-Call’ Engineering and Design Master Services Contract.

Jonathan Brinkmann, Principal Planner provided information on the Habitat Conservation Plan timeline.

There were no questions or comments on the July 14, 2017 Draft Board packet.

7. BUSINESS ITEMS

INFORMATION/ACTION

- a. Building Removal/Transportation Board Workshop Draft Agenda
(Where we’ve been, where we are and where we’re going)

The purpose of the workshop was reviewed, along with information regarding the possible structure of the workshop. Comments, suggestions and public comment was received.

8. ITEMS FROM MEMBERS

Bill Collins announced a Community Involvement Mobile Workshop/Bus Tour and open house to be held on July 15, 2017. The 90-minute guided bus tour would drive through portions of the Fort Ord National Monument, and include on-board presentations on munitions clean up and prescribed burns.

Mr. Houlemard announced Vicki Nakamaura, MPC representative has retired.

9. ADJOURNMENT at 9:05 a.m.

Placeholder for Item 8c – Attachment B

**July 19, 2017 Administrative Committee
Meeting Minutes**

This attachment will be included in the final Board packet.

FORT ORD REUSE AUTHORITY BOARD REPORT	
CONSENT AGENDA	
Subject:	Veterans Issues Advisory Committee
Meeting Date:	August 11, 2017
Agenda Number:	8d
INFORMATION/ACTION	

RECOMMENDATION:

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

BACKGROUND/DISCUSSION:

The Veteran’s Issues Advisory Committee met on June 22, 2017. The approved minutes for this meeting is attached (**Attachment A**).

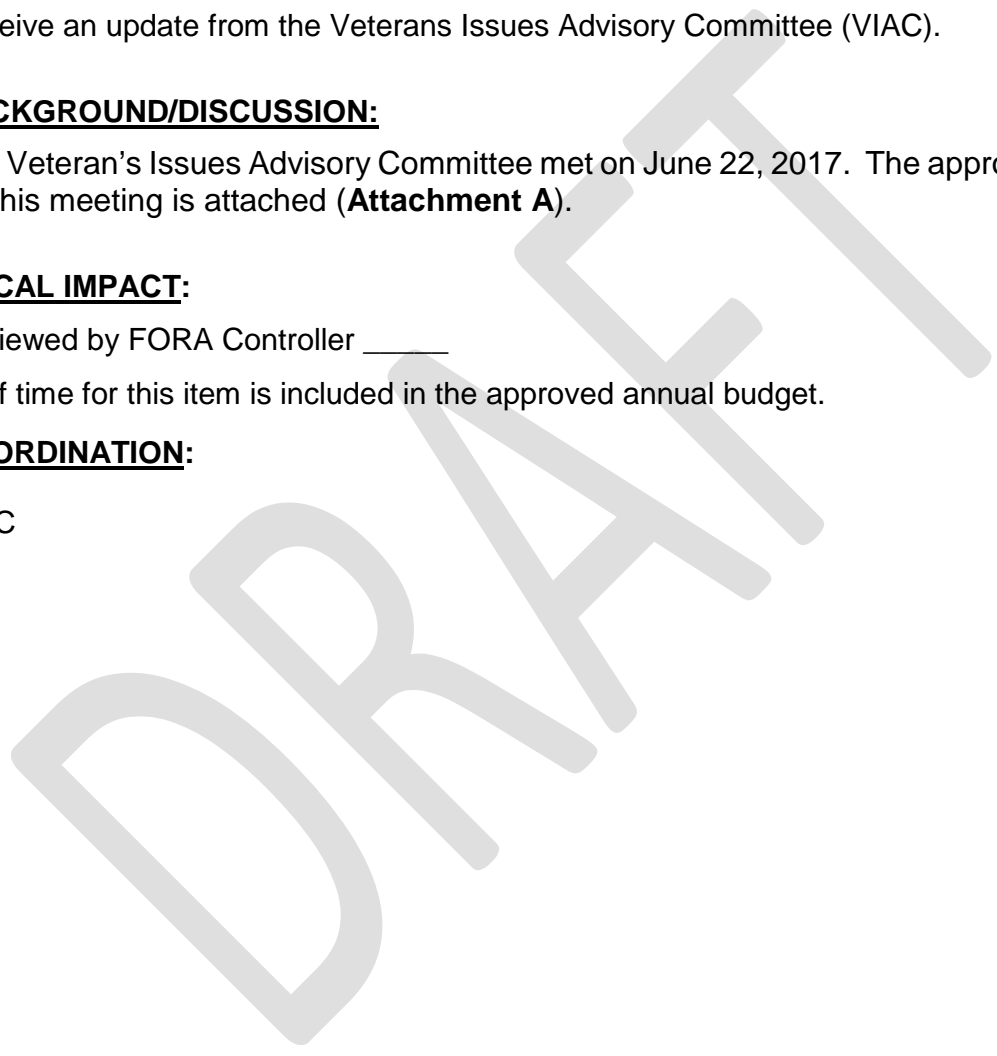
FISCAL IMPACT:

Reviewed by FORA Controller _____

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

COORDINATION:

VIAC



Prepared by _____
 Dominique L. Jones

Approved by _____
 Michael A. Houlemard, Jr.

Placeholder for Item 8d – Attachment A

**June 22, 2017 Veterans Issues Advisory Committee
Meeting Minutes**

This attachment will be included in the final Board packet.

FORT ORD REUSE AUTHORITY BOARD REPORT

CONSENT AGENDA

Subject: Transition Task Force Status Update

Meeting Date: August 11, 2017

Agenda Number: 8e

INFORMATION

RECOMMENDATION:

Accept Transition Task Force (“TTF”) Status Report

BACKGROUND/DISCUSSION:

The TTF met on July 19, 2017 to continue review of the “transition goals” and the various forms of a “successor” structure post June 30, 2020. Staff provided an updated power point presentation to help inform the discourse and demonstrate adjustments recommended by general consensus in past meetings. In the ensuing exchanges the TTF came to general consensus on goals and made important progress on on a recommendation to the Board on a successor form. Discussion revolved around the contrast between a single entity JPA/FORA “Lite” (primarily comprised of the underlying land holding jurisdictions) versus distributing FORA obligations to varying entities. There was also considerable discussion about potential ways to ensure resources would continue forward to enable effective management of remaining/outstanding FORA program—including how to secure legislative support to continue the Community Facilities District and other revenue sources. While the TTF made measureable progress at this meeting, there still remains a need for further exchange of ideas on how to distribute/allocate FORA program/obligations that may remain after June 30, 2020. The focus to date has been to maintain fairness and equity among the jurisdictions and complete the FORA policies and work elements (which for the most part are embodied in the Capital Improvement Program). It was noted that discussion at the upcoming workshops would contribute to the next TTF meeting deliberations.

Staff distributed materials to the TTF, which may be found on the FORA web pages at: <http://www.fora.org/Transitiontaskforce.html>.

The next TTF meeting will be August 30, 2017 at 9:00 a.m.

FISCAL IMPACT:

Reviewed by FORA Controller _____

TTF staff time/legal costs were not fully anticipated but to date are within approved budget.

Prepared by _____
Sheri L. Damon

Approved by _____
Michael A. Houlemard, Jr.

FORT ORD REUSE AUTHORITY BOARD REPORT

CONSENT AGENDA

Subject: Habitat Conservation Plan Update

Meeting Date: August 11, 2017

Agenda Number: 8f

INFORMATION

RECOMMENDATION(S):

Receive a Habitat Conservation Plan (HCP) report regarding permittee and wildlife agency review period in preparation for United States Fish and Wildlife Service (USFWS) and State of California Department of Fish and Wildlife (CDFW) Incidental Take Permits.

BACKGROUND:

Since 1997, FORA pursued a Fort Ord Habitat Conservation Plan (HCP) and developed its accompanying documents as required by USFWS and CDFW. Together, the HCP and accompanying documents, such as the Implementing Agreement and permit applications, allow the Fort Ord Reuse Authority (FORA) and its member agencies to receive Incidental Take Permits (ITPs) from USFWS and CDFW for "Take" of federally and state-listed species under the Endangered Species Act (ESA) and California Endangered Species Act (CESA). FORA and its member agencies must obtain ITPs to implement conservation measures outlined in the Army's 1997 Habitat Management Plan (HMP) and to reuse and develop former Fort Ord as envisioned in the 1997 Fort Ord Reuse Plan.

FORA worked through many challenges in its pursuit of a basewide HCP. After substantial delay in USFWS comments on the 2015 screen check draft, on July 29, 2016, FORA received a comment letter from USFWS Ventura Office Field Supervisor Stephen P. Henry outlining nine general recommendations for changes to the draft Fort Ord HCP. USFWS representatives recognized the 20-year history of FORA working toward a basewide HCP and 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 (ICF) International and Environmental Impact Statement/Environmental Impact Report (EIS/EIR) consultant Denise Duffy & Associates (DD&A) to address these nine USFWS recommendations/ comments and prepare a public review draft HCP and its accompanying EIS/EIR.

Since the September 9, 2016 meeting, FORA staff and consultants met with USFWS and CDFW representatives five times to receive guidance and address comments. Key revisions included: (1) removing non-state or federally listed species, or listed species not known to occur outside of the Fort Ord National Monument (Monument); (2) adding mitigation measures to benefit HCP species; and (3) rewriting the HCP to only rely on Monument lands for mitigation when Permittees' additional mitigation measures provide a link for such reliance. Staff and consultants worked several months to complete the draft updates. USFWS and CDFW representatives agreed to meet an HCP schedule allowing one 60-day review period prior to publishing the public review draft HCP and its EIS/EIR.

DISCUSSION:

The second screen check draft HCP was released to Permittees and wildlife agencies for review by August 1, 2017. The second screen check draft HCP includes various additional habitat mitigation or restoration requirements. Staff will schedule one all-Permittee meeting during the 60-day review. A public review draft is anticipated to be released in late 2017.

FISCAL IMPACT:

Reviewed by FORA Controller _____

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

COORDINATION:

Authority Counsel, Permittees, ICF International, DD&A, and Wildlife Agencies.

DRAFT

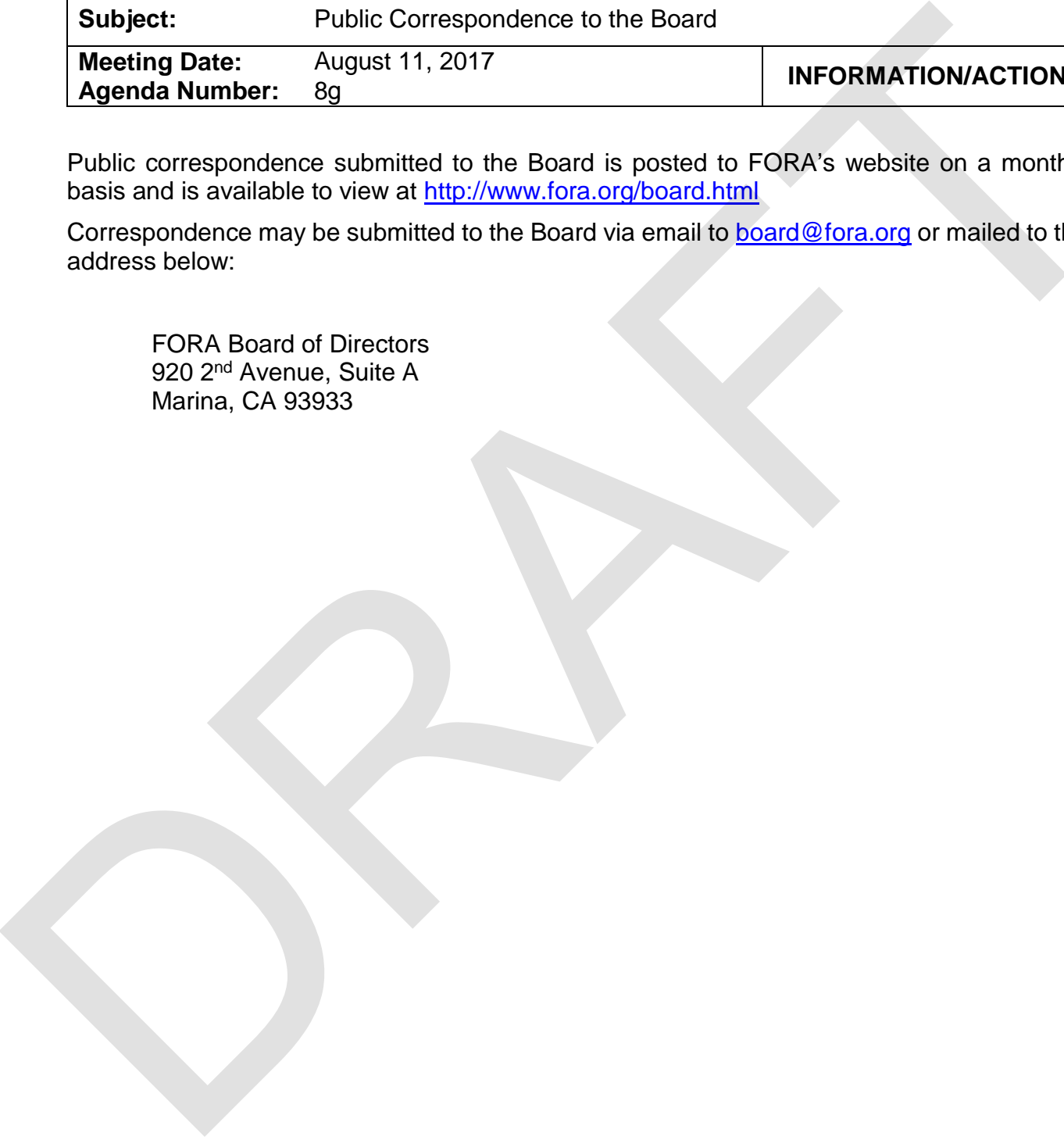
Prepared by _____ Approved by _____
Jonathan Brinkmann Michael A. Houlemard, Jr.

FORT ORD REUSE AUTHORITY BOARD REPORT	
CONSENT AGENDA	
Subject:	Public Correspondence to the Board
Meeting Date:	August 11, 2017
Agenda Number:	8g
	INFORMATION/ACTION

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

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

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



FORT ORD REUSE AUTHORITY BOARD REPORT

CONSENT AGENDA

Subject:	Prevailing Wage Status Report	
Meeting Date:	August 11, 2017	INFORMATION/ACTION
Agenda Number:	8h	

RECOMMENDATION:

Accept Prevailing Wage Status Report

DISCUSSION:

From April 1, 2017 – June 30, 2017, multiple construction workers were employed on Fort Ord projects. From reported information (CSU/County/Seahaven/Shops at Dunes), approximately 144,563.70 worker hours were utilized and approximately 1604 workers employed. An average of 55.97% of those workers were from the tri-County area. (Santa Cruz, Monterey and San Benito County). UCMBEST performed a variety of small painting, weed removal, and maintenance work at UC MBEST utilizing three local contractors. (Approx. \$35,000) These numbers do not include the amount of worker hours on the Dunes housing project or the Springhill Suites as they have not agreed to be in our Elation system nor have they provided any of the information some of the other contractors in Marina provided.

On or about May 1, 2017, the Department of Industrial Relations issued a Civil Wage and Penalty Assessment against Prosiding, Inc., a subcontractor of Shea Home Limited Partnership in the amount of \$1,826,297.64. The current status of this assessment is unknown. The date for appeal was July 1, 2017. The Department of Industrial Relations (DIR) is conducting an investigation related to the Springhill Suites project including but not limited to a contract dispute (Covenant), failure to pay appropriate wages, failure to contribute to the Apprentice Training Fund and an audit. The Department of Industrial Relations has also been requested to make a public works determination about the work being doing on the East Garrison chapel project.

At the July 2017 Board meeting, a Prevailing Wage Legislative Update was provided to the Board outlining the new changes in state law related to public works laws. In the climate of the new regulations that give DIR more enforcement power to require entities to comply with state public works laws, include the ability to issue stop work orders and assess greater penalties against jurisdictions/awarding bodies for not enforcing state public works laws. This could have substantial consequences for the region on multiple levels: a stop work order against a master developer for example, may effectively stop the employment of local labor until the dispute is resolved, it might also have deleterious impacts on smaller contractors making ongoing activity on the Fort Ord projects too risky to pursue and may even delay successful completion of housing or business enterprise. For awarding body jurisdictions, ongoing violations may result in loss of state monies going to a jurisdiction, such as transportation funds and/or CDBG funds. The financial penalties alone could bankrupt some smaller entities. Accordingly, Staff has requested that DIR provide additional training in September/October on the new laws and how they will relate to the FORA project.

FISCAL IMPACT:

Reviewed by FORA Controller _____

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

Prepared by _____
Sheri L. Damon

Approved by _____
Michael A. Houlemard, Jr.

FORT ORD REUSE AUTHORITY BOARD REPORT

BUSINESS ITEMS

Subject: Economic Development Quarterly Update

Meeting Date: August 11, 2017

Agenda Number: 9a

INFORMATION

RECOMMENDATION(S):

Receive Economic Development (“ED”) Quarterly Update.

BACKGROUND/DISCUSSION:

The primary goal of FORA’s ED effort, as referenced in the 1997 Base Reuse Plan (“BRP”) and 2012 Reassessment Report (“RR”), is to assist the three-county (Monterey/Santa Cruz/San Benito) region in general and FORA jurisdictions specifically in economic recovery from the employment, business, and other economic losses resulting from the departure of soldiers, civilians, and families after the base closure. BRP projections for full recovery include: 37,000 replacement population; 15-18,000 jobs to replace military employment and soldiers; 11-12,000 homes (6160 new units); and approximately 3 million sf commercial/office. Progress towards these targets to date include: 14,600 population; 4500 FTE jobs; 5191 homes (1000 new + 4191 reused); and 660k sf commercial.

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

- **Build upon Regional Economic Strengths** (Agriculture, Tourism, Higher Education/ Research, Military Missions)
- **Pursue New & Retain Existing Businesses/Enterprises.**
- **Engage Internal & External Stakeholders** (i.e. FORA Jurisdictions, California State University Monterey Bay (“CSUMB”), University of California Santa Cruz (“UCSC”), Monterey Bay Economic Partnership (“MBEP”), Monterey County Business Council (“MCBC”), Monterey Peninsula Chamber of Commerce (MPCC), and others).
- **Develop and Maintain Information Resources.**
- **Report Success Metrics.**

Per ongoing Board direction and following the strategy outlined above, staff continues to make progress on a number of key projects. The following notes summarize and highlight progress since the April 7, 2017 Economic Development Quarterly Update:

- **Business Recruitment/Retention.** FORA staff continues efforts to both respond to and broadly refer inquiries from businesses/contacts interested in location or relocation and reuse of former Fort Ord real estate. Developer engagement in recent months include interest in affordable housing, hospitality, and light industrial/commercial projects. Staff has contributed to the successful reconstitution of the Central Coast Marketing Team (“CCMT”) as a regional business attraction/retention organization. Efforts are underway to develop a new CCMT website - TeamCentralCoast.org, which will integrate the use of OppSites software as an attraction/retention resource. Efforts are also underway to prepare/package site marketing content, and strategies in collaboration with partners. Staff continues working with relevant jurisdiction staff and elected officials where appropriate 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 Houlemard and Economic Development Manager, Josh 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 April 7, 2017 Board meeting. Since then Mr. Metz and Mr. Houlemard have continued to represent FORA in bi-weekly status update calls with UC Santa Cruz and Monterey County representatives. Focus of the planning group includes: Moving West Campus parcels to auction in Q2 2017; Completing North Central Campus sub-division map and specific plan (City of Marina) – then water and environmental – targeting completion in Q4 2017; advancing East Campus mixed-use development planning with UCSC and County.

- **Start-up Challenge Monterey Bay/CSUMB Collaboration.** FORA continues to support expansion 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. Registration for the 2017 Startup Challenge closed Monday March 13 with a total of 90 completed applications (49 Venture Division, 29 Main Street Division, 12 Student Division), which represents a 9% increase over 2016 numbers (82 total: 40 Venture Division, 34 Main Street Division, 8 Student Division). Qualifying round pitches were presented April 8, 2017. Final round pitches and Venture showcase were held Friday May 12 at the CSUMB BIT Building. FORA continues working with campus partners to grow Startup Challenge quantity and quality; supporting entrepreneur and developer efforts to realize new coworking facilities; supporting campus economic development staff in realizing goals; and supporting success of CSUMB-SBDC.

New collaboration with CSUMB faculty and staff include: contributing to the creation of a StartupMB 3.0 web strategy, to facilitate continuous engagement and growth of the Startup Monterey Bay information resources and community; contributing to planning for an October 6, 2017 Water Forum, to be held at the Seaside Embassy Suites; and continuing collaboration with planning and economic development initiatives including R&D Business park, recreation, and residential resources. The sustained growth in relationships and mutually beneficial projects and initiatives highlights the value being generated from a close working relationships with the faculty and staff at CSUMB.

- **Community Engagement/Jurisdiction Support:**

The MBEP staff and Workforce Committee in partnership with the Bright Futures program at CSUMB recently launched CareerCoachMB.org as a new web resource to help students and the community at large navigate career planning. This valuable web resource provides tools to explore specific career pathways, required education, salary information and links directly to posted vacancies. This new resource enables students to plan for specific careers to close the gap between job seekers and employers.

Staff continues serving as a technical and information resource to support jurisdiction economic development initiatives. Specific examples include: participating in Main Gate RFP review and developer recruitment; working with City of Marina staff to advance

economic development projects; continuing support and engagement with City of Salinas staff in agtech sector growth efforts. Recent public presentations include Salinas Valley Chamber of Commerce and the Fund for Homeless Women in Pacific Grove.

- **Metrics: Housing Starts:** New residential development at the Dunes on Monterey Bay, Marina Heights, and East Garrison continues to gain momentum. A summary of CFD fees collected over the past 3 years and projected for FY 17/18 is provided below:

New Residential	FY 14/15 Full year	FY 15/16 Full year	FY 16/17 Full Year	FY 17/18 Projected
Total Units	89	256	283	258
Total CFD Fees	\$1,982,669	\$5,202,626	\$7,096,500	\$6,149,946

Jobs: Staff began conducting the 2017 Jobs Survey in January, through email surveys, followed by phone calls, then site visits. Initial results indicate a total of 4989 jobs (3576 Full-time Equivalent (“FTE”) and 1413 part-time (“PT”)) on the former Fort Ord. These results suggest a 14% increase in total jobs from 2015 (1% growth in FTE and and 49% growth in PT jobs). Factors affecting these numbers include 18 new employers to the region, and 27 previously un-reported businesses. Most new employers are located at the Marina Dunes Fast Casual Restaurants. In addition, we estimate there are in excess of 10,000 students (7122 at CSUMB). A full Jobs Report was released during 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.

FORT ORD REUSE AUTHORITY BOARD REPORT		
BUSINESS ITEMS		
Subject:	Groundwater Sustainability Agency Presentations	
Meeting Date:	August 11, 2017	INFORMATION
Agenda Number:	9b	

RECOMMENDATION(S):

Receive presentations concerning Groundwater Sustainability Agency applications from:

- i. Marina Coast Water District (MCWD), and
- ii. Salinas Valley Basin Groundwater Sustainability Agency (SVBGSA)

BACKGROUND/DISCUSSION:

At its July 14, 2017 meeting, the FORA Board passed a motion to schedule presentations from MCWD and SVBGSA on their applications to become the designated GSA over former Fort Ord. FORA staff has invited representatives from MCWD and SVBGSA to each present to the Board. Both entities have accepted the invitation.

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.



FORT ORD REUSE AUTHORITY

920 2ND Avenue, Suite A, Marina, CA 93933
Tel: 831 883 3672 | Fax: 831 883 3675 | www.fora.org

June 27, 2017

Attachment A to Item 9c
FORA Board Meeting, 8/11/17

Howard Gustafson
President, Board of Directors
Marina Coast Water District
11 Reservation Road
Marina CA 93933

Joe Gunter
Chair, Board of Directors
Salinas Valley Groundwater Sustainability Agency
200 Lincoln Street
Salinas CA 93901

RE: Fort Ord Reuse Authority's (FORA) Groundwater Sustainability Agency Principles

Dear Messrs. Gunter and Gustafson:

The FORA Board has asked that the attached principles be passed along to both the Marina Coast Water District and to the Salinas Valley Groundwater Sustainability Agency for their respective use in groundwater sustainability and/or basin management planning. Your individual or joint efforts may affect the groundwater sub basin which serves the Fort Ord community. Enclosed please find those principles.

We appreciate your commitment regarding groundwater sustainability and use of these principles. Additionally, FORA would like to be notified when you are beginning a management plan which will affect the Ord Community sub basin to enable collaborative planning.

Sincerely,

Michael A. Houlemard, Jr.
Executive Officer

Enc.

Cc: Keith Van Der Maaten
MCWD General Manager

Gary Petersen,
Interim SVGSA Manager

Statement of Principles For the Former Fort Ord Groundwater Resource

Groundwater resources are the result of natural processes that benefit overlying communities' economy and quality of life. In 1993, the U.S. Army (Army) entered into an agreement with Monterey County Water Resources Agency (MCWRA) allowing the Army to withdraw a maximum of 6,600 acre-feet per year (AFY) of groundwater from the Salinas Valley groundwater basin within the Fort Ord area. Due to a seawater intrusion problem, the 1993 Army-MCWRA agreement identified MCWRA as the project proponent to provide a regional water supply system solution. In 2000, after base closure, the Army assigned 4,871 AFY of its groundwater to the Fort Ord Reuse Authority (FORA) to implement the 1997 Fort Ord Reuse Plan. Over the past few years, the State of California passed the Groundwater Sustainability Act, creating a mandate for eligible agencies to form Groundwater Sustainability Agencies (GSAs) and, after formation, adopt Groundwater Sustainability Plans (GSPs) for their respective groundwater basins or sub-basins. The Marina Coast Water District (MCWD) and Salinas Valley Basin Groundwater Sustainability Agency (Salinas Valley Basin GSA) have overlapping applications to become the GSA for the former Fort Ord area. If an overlapping dispute continues past June 30, 2017, the California Water Resources Control Board will manage the disputed area until the dispute is resolved. Regardless of how the dispute is settled, FORA upholds certain principles that should be maintained by the GSA managing the former Fort Ord groundwater resource.

Principle 1: Implement 1997 Fort Ord Reuse Plan

The 1997 Fort Ord Reuse Plan relies on 6,600 AFY of groundwater and 2,400 AFY of augmented water to reuse former Fort Ord. FORA recommends that the GSA facilitate Fort Ord Reuse Plan implementation through ensuring a water resource of 9,000 AFY for the former Fort Ord area.

Principle 2: Implement Equitable Allocation of Water

The 1993 Army-MCWRA agreement includes a provision that, if an action results in diminished water supply to MCWRA, MCWRA agrees that the Army will be no more severely affected in a proportional sense than the members of other zones. The 2000 FORA-Army agreement assigning 4,871 AFY of Army groundwater to FORA also requires FORA to cooperate with water resource agencies and former Fort Ord property owners to ensure provision of an equitable supply of water to property owners. FORA recommends that the GSA continue to meet these requirements.

Principle 3: Manage Groundwater Resources with an Enduring Local Agency

One purpose of the Sustainable Groundwater Management Act is to enhance local management of groundwater to the greatest extent feasible. To carry out this purpose, the former Fort Ord groundwater resource should be managed by a local agency with locally elected officials or directors appointed by locally elected officials. GSA application disputes over the former Fort Ord area should be resolved expeditiously to prevent State management of groundwater resources. Furthermore, FORA has a legislated dissolution of June 30, 2020. Therefore, FORA recommends that the GSA have long-term viability and eligibility.

- END -

**DRAFT
BOARD PACKET**