



# FORT ORD REUSE AUTHORITY

## REGULAR MEETING

### FORT ORD REUSE AUTHORITY (FORA) ADMINISTRATIVE COMMITTEE

Wednesday, February 14, 2018 at 8:30 a.m.

920 2<sup>nd</sup> 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. January 31, 2018 Meeting Minutes

**6. FEBRUARY 9, 2018 DRAFT BOARD MEETING FOLLOW-UP**

**INFORMATION**

**7. BUSINESS ITEMS**

**INFORMATION/ACTION**

a. Capital Improvement Program – Review and Approve Development Forecast Requests

**8. ITEMS FROM MEMBERS**

**INFORMATION**

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

**9. ADJOURNMENT**

**NEXT MEETING: Wednesday, February 28, 2018**



**FORT ORD REUSE AUTHORITY**  
**ADMINISTRATIVE COMMITTEE REGULAR MEETING MINUTES**  
**8:30 a.m., Wednesday, January 31, 2018 | FORA Conference Room**  
920 2<sup>nd</sup> Avenue, Suite A, Marina, CA 93933

**1. CALL TO ORDER**

Co-Chair City of Seaside City Manager Craig Malin called the meeting to order at 8:30 a.m.

The following members were present:

Craig Malin* (City of Seaside)	Steve Matarazzo (UCSC)
Layne Long* (City of Marina)	Michelle Overmeyer (MST)
Hans Uslar* (City of Monterey)	
Todd Bodem* (Sand City)	
Mike Zeller (TAMC)	
Vicki Nakamura (MPC)	

**2. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Mr. Malin.

**3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE**

- Environmental Services Cooperative Agreement Senior Program Manager Stan Cook announced a Land Use Control Implementation Plan training seminar on February 16, 2018 from 9:00 a.m. – 4:00 p.m. at Carpenter’s Union Hall in Marina.
- City of Marina City Manager Layne Long announced the Manager’s Group Meeting is also scheduled on February 16, 2018.
- Executive Officer Michael Houlemard announced a Board of Directors Special meeting scheduled for Friday, February 2, 2018 at 3:00 p.m.

**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**

- December 13, 2017 Meeting Minutes
- January 17, 2018 Meeting Minutes

MOTION: On motion by Committee member Long and second by Committee member Matarazzo and carried by the following vote, the Administrative Committee moved to approve the December 13, 2017 and January 17, 2018 meeting minutes.

**6. FEBRUARY 9, 2018 DRAFT BOARD AGENDA REVIEW**

**INFORMATION**

Mr. Houlemard provided an overview of the February 9, 2018 draft Board meeting items and responded to questions and comments from the Committee. Public comment was received. This item was for information only.

**7. BUSINESS ITEMS**

**INFORMATION/ACTION**

- Capital Improvement Program – Review and Approve Development Forecast Requests

Principal Planner Jonathan Brinkmann introduced the item and reviewed the Fiscal Year 18/19 through Post-FORA Development Forecast for Residential and Non-Residential Annual Land Use Construction (attached). Project Manager Peter Said reviewed the changes in how the information is being presented. Staff responded to questions and comments from the Committee. Public comment was received. The item is scheduled to go to the Board in April 2018 and the jurisdictions were encouraged to continue refining their projections. There was no action taken on the item.

**8. ITEMS FROM MEMBERS**

- Mr. Malin announced City of Seaside Strategic Planning workshop on January 31, 2018 at 10:00 a.m. at Soper Field on Coe Avenue.
- City of Monterey Interim City Manager Hans Uslar announced the Grand Opening Ceremony for the Monterey Conference on January 31, 2018 at 2:00 p.m.

**9. ADJOURNMENT** at 9:24 a.m.

Minutes Prepared By:  
Dominique Jones  
Deputy Clerk

Approved by: \_\_\_\_\_

Michael A. Houlemard, Jr.  
Executive Officer

# TABLE 5: LAND SALES REVENUE

In order to better forecast revenues from land sales, jurisdictions estimate when they expect escrow to clear on a lump sum sale of real property.

## Estimated Land Sales

Parcel	Acres	Land Use Location & Description	Basis of Value	Forecasted Sale										Forecast Total		
				2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28		2028-29	
<b>Monterey County</b>				\$ -	-	-	-	-	-	-	-	-	-	-	-	\$ -
E8a.1.2	21.22	Ord Market	per acre	\$ 3,628,620	-	-	-	-	-	-	-	-	-	-	-	-
multiple	152.93	East Garrison 2	per acre	26,151,030	-	-	-	-	-	-	-	-	-	-	-	-
multiple	374.07	Parker Flat Development	per acre	63,965,970	-	-	-	-	-	-	-	-	-	-	-	-
multiple	12.00	Travel Camp - Developable	per acre	2,052,000	-	-	-	-	-	-	-	-	-	-	-	-
E11b.8	67.69	Ammo Supply Point	per acre	11,574,990	-	-	-	-	-	-	-	-	-	-	-	-
<b>Monterey City</b>				-	<b>8,918,813</b>	-	<b>15,855,667</b>	-	-	-	-	-	-	-	-	<b>24,774,480</b>
E29b.2	31.19	Business Park/Recreation	per acre	5,333,490	-	1,920,056	-	3,413,434	-	-	-	-	-	-	-	5,333,490
E29b.3	27.71	Business Park parcel	per acre	4,738,410	-	1,705,828	-	3,032,582	-	-	-	-	-	-	-	4,738,410
E29b.1	33.52	Monterey -Ryan Ranch	per acre	5,731,920	-	2,063,491	-	3,668,429	-	-	-	-	-	-	-	5,731,920
L4.1	18.10	Business Park/ Public Facility	per acre	3,095,100	-	1,114,236	-	1,980,864	-	-	-	-	-	-	-	3,095,100
E29.1	22.48	Business Park parcel	per acre	3,844,080	-	1,383,869	-	2,460,211	-	-	-	-	-	-	-	3,844,080
E29.2	11.88	Business Park parcel	per acre	2,031,480	-	731,333	-	1,300,147	-	-	-	-	-	-	-	2,031,480
<b>Marina</b>				-	<b>19,409,700</b>	-	-	<b>32,379,690</b>	-	-	-	-	-	-	-	<b>51,789,390</b>
multiple		Dunes Phase II	Contract	6,750,000	-	6,750,000	-	-	-	-	-	-	-	-	-	6,750,000
multiple		Dunes Phase III	Contract	12,659,700	-	12,659,700	-	-	-	-	-	-	-	-	-	12,659,700
E4.1.2.2	9.63	Cypress Knolls	Marina Est.	1,444,500	-	-	-	1,444,500	-	-	-	-	-	-	-	1,444,500
E4.1.1	153.50	Cypress Knolls	Marina Est.	22,950,000	-	-	-	22,950,000	-	-	-	-	-	-	-	22,950,000
E4.1.2.2	26.24	Cypress Knolls	Marina Est.	3,900,000	-	-	-	3,900,000	-	-	-	-	-	-	-	3,900,000
E2c.4.2.1	13.39	Stockade	Marina Est.	2,289,690	-	-	-	2,289,690	-	-	-	-	-	-	-	2,289,690
L35.2	1.71	Stockade +	per acre	292,410	-	-	-	292,410	-	-	-	-	-	-	-	292,410
L2.2.1	2.11	Stockade +	per acre	360,810	-	-	-	360,810	-	-	-	-	-	-	-	360,810
L2.2.2	4.54	Stockade corner @ imjin	per acre	776,340	-	-	-	776,340	-	-	-	-	-	-	-	776,340
E2c.4.2.2	2.14	Stockade +	per acre	365,940	-	-	-	365,940	-	-	-	-	-	-	-	365,940
<b>Seaside</b>				-	<b>22,634,310</b>	<b>14,365,864</b>	-	-	-	-	-	<b>32,394,719</b>	<b>32,394,719</b>	<b>25,195,892</b>	<b>126,985,504</b>	
multiple	86.01	Surplus II	fixed	18,000,000	-	9,129,597	-	8,870,403	-	-	-	-	-	-	-	18,000,000
multiple	89.27	Main Gate	per acre	15,265,170	-	9,769,709	-	5,495,461	-	-	-	-	-	-	-	15,265,170
multiple	563.24	Seaside East	per acre	89,985,330	-	-	-	-	-	-	-	32,394,719	32,394,719	25,195,892	-	89,985,330
F2.3.2	26.00	26 Acre Parcel	Seaside Est	3,735,004	-	3,735,004	-	-	-	-	-	-	-	-	-	3,735,004
E18.1.3	40.00	Barracks Parcel	fixed	6,640,000	-	-	-	-	-	-	-	-	-	-	-	-
<b>Del Rey Oaks</b>				-	<b>10,880,000</b>	<b>6,120,000</b>	<b>394,600</b>	<b>1,449,463</b>	<b>1,329,697</b>	-	-	-	-	-	-	<b>20,173,760</b>
E29a	271.60	270 Acres (Parcels A-D)	fixed	17,000,000	-	10,880,000	-	6,120,000	-	-	-	-	-	-	-	17,000,000
E36	6.41	Development Parcel E36	per acre	1,096,110	-	-	-	394,600	-	701,510	-	-	-	-	-	1,096,110
E31a	4.89	Development w/ Reserve	per acre	836,190	-	-	-	-	-	301,028	-	535,162	-	-	-	836,190
E31b	3.34	Development w/ Reserve	per acre	571,140	-	-	-	-	-	205,610	-	365,530	-	-	-	571,140
E31c	3.92	Development w/ Reserve	per acre	\$ 670,320	-	-	-	-	-	241,315	-	429,005	-	-	-	670,320
<b>CSUMB</b>				-	-	-	-	-	-	-	-	-	-	-	-	-
<b>UC MBEST</b>				\$ -	-	-	-	-	-	-	-	-	-	-	-	\$ -
Lump Sum Sale Forecast - Sub-total				\$ -	61,842,823	20,485,864	16,250,267	33,829,153	1,329,697	-	-	32,394,719	32,394,719	25,195,892	-	223,723,134
FORA Share (50% of Lump Sum Sales)				\$ -	<b>30,921,411</b>	<b>10,242,932</b>	<b>8,125,134</b>	<b>16,914,577</b>	<b>664,849</b>	-	-	<b>16,197,360</b>	<b>16,197,360</b>	<b>12,597,946</b>	-	<b>\$ 111,861,567</b>

**TABLE 6: FY 2018/2019 THROUGH POST-FORA DEVELOPMENT FORECASTS**

Residential Annual Land Use Construction (dwelling units)															
Land Use Location & Description	Jurisdiction	Built To Date	FORECAST YEAR										Forecast	Forecast + Built	
			2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28			2028-29
<b>NEW RESIDENTIAL</b> **6,160 unit cap on new residential until 18,000 new jobs on Fort Ord per BRP 3.11.5.4 (b) 2) & 3.11.5.4 (c)															
<b>Marina</b>															
Seahaven A (Entitled)	MAR	-	-	18	60	60	60	60	60	60	23			401	401
Seahaven B (Entitled)	MAR	-	-	18	60	60	60	60	60	60	23			401	401
Dunes Phase 1 (Entitled)	MAR	391	72	115	-	-	-	-	-	-	-	-	-	187	578
Dunes Phase 2 (Entitled)	MAR	-			90	45	45	45						225	225
Dunes Phase 3 (Entitled)	MAR	-				45	45	45	90	90	90	29		434	434
Cypress Knolls (Entitled)	MAR	-			100	100	100	100	100	100	56	56		712	712
TAMC (Planned)	MAR	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Seaside</b>															
Seaside Resort (Entitled)	SEA	3	4	12	36	36	34	-	-	-	-	-	-	122	125
Surplus II (Planned)		-	-	-	10	100	100	28	-	-	-	-	-	238	238
26 Acre Parcel (Planned)		-	-	10	100	40	-	-	-	-	-	-	-	150	150
Main Gate (Planned)		-	-	10	100	35	-	-	-	-	-	-	-	145	145
Nurses Barracks (Planned)		-	-	40	-	-	-	-	-	-	-	-	-	40	40
Seaside East (Planned)	SEA	-	-	-	-	-	-	10	50	50	100	100	-	310	310
<b>Other</b>															
East Garrison I (Entitled)	MCO	668	120	120	120	120	120	120	82					802	1,470
Del Rey Oaks (Planned)	DRO	-	-	-	20	60	60	60	60	120	120	110	81	691	691
UC Blanco Triangle (Planned)	UC	-	-	-	110	110	20	-	-	-	-	-	-	240	240
Other Residential (Planned)	Various	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>TOTAL NEW RESIDENTIAL</b>		<b>1,062</b>	<b>196</b>	<b>343</b>	<b>806</b>	<b>811</b>	<b>644</b>	<b>528</b>	<b>502</b>	<b>480</b>	<b>412</b>	<b>295</b>	<b>81</b>	<b>5,098</b>	<b>6160**</b>
<b>EXISTING/REPLACEMENT RESIDENTIAL</b>															
Preston Park (Entitled)	MAR	352	-	-	-	-	-	-	-	-	-	-	-	-	352
Seahaven A (Entitled)		22	60	42										102	124
Seahaven B (Entitled)	MAR	22	60	42	-	-	-	-	-	-	-	-	-	102	124
Abrams B (Entitled)	MAR	192	-	-	-	-	-	-	-	-	-	-	-	-	192
MOCO Housing Authority (Entitled)	MAR	56	-	-	-	-	-	-	-	-	-	-	-	-	56
Shelter Outreach Plus (Entitled)	MAR	39	-	-	-	-	-	-	-	-	-	-	-	-	39
VTC (Entitled)	MAR	13	-	-	-	-	-	-	-	-	-	-	-	-	13
Interim Inc (Entitled)	MAR	11	-	-	-	-	-	-	-	-	-	-	-	-	11
Sunbay (Entitled)	SEA	297	-	-	-	-	-	-	-	-	-	-	-	-	297
Bayview (Entitled)	SEA	225	-	-	-	-	-	-	-	-	-	-	-	-	225
Seaside Highlands (Entitled)	SEA	380	-	-	-	-	-	-	-	-	-	-	-	-	380
<b>TOTAL EXISTING/REPLACE</b>		<b>1,609</b>	<b>120</b>	<b>84</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>204</b>	<b>1,813</b>
<b>CSUMB (Planned)</b>															
		<b>2,671</b>	<b>316</b>	<b>427</b>	<b>806</b>	<b>811</b>	<b>644</b>	<b>528</b>	<b>502</b>	<b>480</b>	<b>412</b>	<b>295</b>	<b>81</b>	<b>5,302</b>	<b>7,973</b>

**TABLE 7: FY 2018/2019 THROUGH POST-FORA DEVELOPMENT FORECAST**

**Non-Residential Annual Land Use Construction (building square feet or hotel rooms per year)**

Land Use Location & Description	Jurisdiction	Land Transfer Type	Built To Date	FORECAST YEAR					Post FORA					Forecast	Forecast + Built	
				2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28			2028-29
<b>NON-RESIDENTIAL</b>																
<b>Office</b>																
Del Rey Oaks RV Park (Entitled)	DRO	EDC	-	-	200,000	200,000	-	-	-	-	-	-	-	-	400,000	400,000
Del Rey Oaks RV Park (Planned)	DRO	EDC	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Monterey (Planned)	MRY	EDC	-	-	-	120,552	120,552	120,552	179,934	179,934	-	-	-	-	721,524	721,524
East Garrison I (Entitled)	MCO	-	-	-	24,000	24,000	20,000	-	-	-	-	-	-	-	68,000	68,000
Dunes Phase 1 (Entitled)	MAR	-	203,000	-	23,000	23,000	23,000	-	-	-	-	-	-	-	69,000	272,000
Dunes Phase 2 (Entitled)	MAR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dunes Phase 3 (Entitled)	MAR	-	-	-	-	75,000	75,000	75,000	75,000	75,000	75,000	-	-	-	450,000	450,000
Interim Inc. (Entitled)	MAR	-	14,000	-	-	-	-	-	-	-	-	-	-	-	-	14,000
Marina (Planned)	MAR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TAMC (Planned)	MAR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Campus Town / Surplus II (Planned)	SEA	-	-	-	-	-	5,000	5,000	-	-	-	-	-	-	10,000	-
Campus Town /26 Acre (Planned)	SEA	-	-	-	-	-	5,000	5,000	-	-	-	-	-	-	-	-
Seaside East (Planned)	SEA	-	14,900	-	-	-	10,000	10,000	10,000	-	-	-	-	-	30,000	44,900
UC (Planned)	UC	EDC	-	-	60,000	80,000	180,000	180,000	180,000	-	-	-	-	-	680,000	680,000
<b>Total Office</b>			<b>259,900</b>	-	<b>307,000</b>	<b>522,552</b>	<b>438,552</b>	<b>395,552</b>	<b>444,934</b>	<b>254,934</b>	<b>75,000</b>	-	-	-	<b>2,428,524</b>	<b>2,678,424</b>
<b>Industrial</b>																
Monterey (Planned)	MRY	EDC	-	-	-	-	-	72,092	72,092	72,092	-	-	-	-	216,276	216,276
Marina CV (Entitled)	MAR	EDC	12,300	-	-	-	-	-	-	-	-	-	-	-	-	12,300
Dunes Phase 1 (Entitled)	MAR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dunes Phase 2 (Entitled)	MAR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dunes Phase 3 (Entitled)	MAR	-	-	-	-	75,000	75,000	75,000	75,000	75,000	75,000	-	-	-	450,000	450,000
Marina Airport (Entitled)	MAR	PBC	250,000	-	-	-	-	-	-	-	-	-	-	-	-	250,000
TAMC (Planned)	MAR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Campus Town / Surplus II (Planned)	SEA	-	-	-	-	40,000	-	-	-	-	-	-	-	-	40,000	40,000
Campus Town /26 Acre (Planned)	SEA	-	-	-	-	30,000	-	-	-	-	-	-	-	-	-	-
Seaside East (Planned)	SEA	-	14,900	-	-	-	10,000	10,000	10,000	-	-	-	-	-	30,000	44,900
UC (Planned)	UC	EDC	38,000	-	20,000	20,000	20,000	20,000	20,000	-	-	-	-	-	100,000	138,000
<b>Total Industrial</b>			<b>315,200</b>	-	<b>20,000</b>	<b>165,000</b>	<b>105,000</b>	<b>177,092</b>	<b>177,092</b>	<b>147,092</b>	<b>75,000</b>	-	-	-	<b>836,276</b>	<b>1,151,476</b>
<b>Retail</b>																
Del Rey Oaks (Planned)	DRO	EDC	-	-	-	-	-	-	-	-	-	-	-	-	-	-
East Garrison I (Entitled)	MCO	-	-	-	12,000	12,000	10,000	-	-	-	-	-	-	-	34,000	34,000
Dunes Phase 1 (Entitled)	MAR	-	418,000	-	20,000	20,000	20,000	20,000	-	-	-	-	-	-	80,000	498,000
Dunes Phase 2 (Entitled)	MAR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dunes Phase 3 (Entitled)	MAR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TAMC (Planned)	MAR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Seaside Resort (Entitled)	SEA	-	-	-	-	-	-	10,000	-	-	-	-	-	-	10,000	10,000
Campus Town / Surplus II (Planned)	SEA	-	-	-	10,000	40,000	-	-	-	-	-	-	-	-	50,000	50,000
Campus Town /26 Acre (Planned)	SEA	-	-	-	10,000	30,000	-	-	-	-	-	-	-	-	40,000	40,000
Main Gate	SEA	-	-	-	25,000	25,000	25,000	25,000	50,000	-	-	-	-	-	150,000	150,000
Seaside East (Planned)	SEA	-	-	-	-	-	10,000	10,000	10,000	-	-	-	-	-	30,000	30,000
UC (Planned)	UC	-	-	-	-	62,500	82,500	82,500	82,500	-	-	-	-	-	310,000	310,000
<b>Total Retail</b>			<b>418,000</b>	-	<b>77,000</b>	<b>189,500</b>	<b>147,500</b>	<b>147,500</b>	<b>142,500</b>	-	-	-	-	-	<b>704,000</b>	<b>1,122,000</b>
<b>TOTAL SF NON-RESIDENTIAL</b>			<b>993,100</b>	-	<b>404,000</b>	<b>877,052</b>	<b>691,052</b>	<b>720,144</b>	<b>764,526</b>	<b>402,026</b>	<b>150,000</b>	-	-	-	<b>3,968,800</b>	<b>4,951,900</b>
<b>HOTEL ROOMS</b>																
<b>Hotel (rooms)</b>																
Del Rey Oaks RV Park (Planned)	DRO	EDC	-	-	-	-	-	-	-	550	-	-	-	-	550	550
Dunes Phase 1 (Entitled)	MAR	-	108	-	-	-	-	-	-	-	-	-	-	-	-	108
Dunes Phase 2 (Entitled)	MAR	-	-	-	-	-	394	-	-	-	-	-	-	-	394	394
Dunes Phase 3 (Entitled)	MAR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Seaside Resort (Entitled)	SEA	Sale	-	-	-	-	-	330	-	-	-	-	-	-	330	330
Seaside Resort TS (Entitled)	SEA	Sale	-	-	68	-	-	-	-	-	-	-	-	-	68	68
Campus Town / Surplus II (Planned)	SEA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Campus Town /26 Acre (Planned)	SEA	-	-	-	300	-	-	-	-	-	-	-	-	-	300	300
Main Gate	SEA	-	-	-	350	-	-	-	-	-	-	-	-	-	350	350
Seaside East (Planned)	SEA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
UC (Planned)	UC	EDC	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>TOTAL HOTEL ROOMS</b>			<b>108</b>	-	<b>718</b>	-	<b>394</b>	<b>330</b>	-	<b>550</b>	-	-	-	-	<b>1,992</b>	<b>2,100</b>