



FORT ORD REUSE AUTHORITY

REGULAR MEETING

FORT ORD REUSE AUTHORITY (FORA) ADMINISTRATIVE COMMITTEE

Wednesday, March 14, 2018 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. February 28, 2018 Meeting Minutes

6. MARCH 9, 2018 BOARD MEETING FOLLOW-UP

INFORMATION

7. BUSINESS ITEMS

INFORMATION/ACTION

- a. Capital Improvement Program
- i. Presentation on Base Reuse Plan Reassessment Report Background
 - ii. Review and Approve Development Forecast Requests
 - iii. Transportation and Transit Improvements Prioritization Coordination

8. ITEMS FROM MEMBERS

INFORMATION

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

9. ADJOURNMENT

NEXT MEETING: Wednesday, April 4, 2018



FORT ORD REUSE AUTHORITY
ADMINISTRATIVE COMMITTEE REGULAR MEETING MINUTES
8:30 a.m., Wednesday, February 28, 2018 | FORA Conference Room
920 2nd Avenue, Suite A, Marina, CA 93933

1. CALL TO ORDER

Co-Chair Fort Ord Reuse Authority (FORA) Executive Officer Michael Houlemard called the meeting to order at 8:30 a.m.

The following members were present:

Craig Malin* (City of Seaside)
Layne Long* (City of Marina)
Hans Uslar* (City of Monterey)
Melanie Beretti* (Monterey County)
Dino Pick* (City of Del Rey Oaks)
Vicki Nakamura (MPC)

Steve Matarazzo (UCSC)
Anya Spear (CSUMB)
Patrick Breen (MCWD)

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by California State University Monterey Bay Associate Director of Campus Planning Anya Spear.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

City of Monterey City Manager Hans Uslar announced that the booking rate of the newly renovated and opened conference center is steadily. Ms. Spear reported that the Environmental Impact Report (EIR) for CSUMB Master Plan is expected to be released in fall 2018. Mr. Houlemard provided a brief overview of the legislative mission meetings he and FORA staff attended in Sacramento. ESCA Program Manager Stan Cook introduced Bureau of Land Management (BLM) Ranger assigned to Fort Ord, Peter Fonken. Mr. Fonken expressed BLM desire to coordinate with the jurisdictions that may have events near or on lands that may lead to vehicle or foot traffic near the BLM lands.

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.

Principal Analyst Robert Norris reminded the Committee about US Army Colonel Lawrence Brown attempts to coordinate a fire safety support training and encouraged jurisdiction city managers and fire chiefs to participate and support the efforts. Mr. Norris responded to comments and questions from the committee and public.

5. APPROVAL OF MEETING MINUTES

ACTION

a. January 31, 2018 Meeting Minutes

MOTION: On motion by Committee member Uslar and second by Committee member Matarazzo and carried by the following vote, the Administrative Committee moved to approve the January 31, 2018 meeting minutes.

MOTION PASSED UNANIMOUSLY

6. MARCH 9, 2018 DRAFT BOARD AGENDA REVIEW

INFORMATION

FORA staff led the discussion regarding the draft March 9 Board meeting agenda and reviewed each of the business with a brief review from the assigned staff member. Staff responded to questions and comments from the Committee and the public.

This item was for information only.

7. BUSINESS ITEMS

INFORMATION/ACTION

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

Principal Planner Jonathan Brinkmann reviewed the development forecasts and the revisions that were submitted by the jurisdictions. The steps for the process were reviewed: 1) differentiate the projects between entitled and planned, 2) review of market conditions; 3) review jurisdictions work with developers; 4) Administrative Committee confirms the development forecasts that provide framework for the CIP.

Concerns regarding the forecast were expressed and the Committee discussed how to better serve the jurisdictions in the development forecast process.

MOTION: On motion by Committee member Malin and second by Committee member Pick, the Administrative Committee moved to continue the review and approval of the development forecast requests to the next regular Administrative Committee meeting and incorporate a discussion about the reassessment report – Category IV recommendation regarding the development resource management plan and the Base Reuse Plan.

MOTION PASSED UNANIMOUSLY

8. ITEMS FROM MEMBERS

There were no items from members

9. ADJOURNMENT at 9:59 a.m.

Minutes Prepared By:
Dominique Jones
Deputy Clerk

Approved by: _____
Michael A. Houlemard, Jr.
Executive Officer

FORA CIP – Background

Administrative Committee
Presentation

March 14, 2018

*Jonathan Brinkmann,
Principal Planner*



- BRP DRMP
- Process for BRP Amendment
- Category IV
- Next Steps

- DRMP added to BRP as **Final Environmental Impact Report (FEIR) mitigation**
- DRMP limits new residential units to **6,160**
- DRMP limits replacement or occupancy of existing units to **1,813**
- Residential unit caps were put in place to save capacity for **industrial/commercial land uses** and to prevent residential development from outstripping **potable water supply**

BRP Changes or Revisions

- ▶ FORA Board may revise the BRP

OR

- ▶ If only one jurisdiction is affected by a revision, jurisdiction must pass a resolution to initiate revision and FORA Board must approve by majority vote

OR

- ▶ If only one jurisdiction is affected by a revision, FORA Board or any entity other than the jurisdiction must initiate and FORA Board must approve the revision by two-thirds vote

- **Category IV** – Issues related to policy and program modifications, which may require in-depth consideration by FORA Board
- BRP DRMP **residential unit caps were not a topic** in the BRP Reassessment Report for Category IV
- Context here is the post-2009 recession (**slower population growth**)
- One Category IV topic included **housing and effects of changes in population projections** – potential options were to make no change, prepare a study, and modify BRP projections based on updated pop. projections

Next Steps

- Questions on today's presentation
- Consider confirming jurisdiction development forecasts
- FORA staff to work with your staff on transportation and transit prioritization ranking, reporting back progress at next meeting

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		
Monterey County				\$ -	-	-	-	-	-	-	-	-	-	-	-	\$ -
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	-	-	-	-	-	-	-	-	-	-	-	-
Monterey City				-	8,918,813	-	15,855,667	-	-	-	-	-	-	-	-	24,774,480
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
Marina				-	19,409,700	-	-	32,379,690	-	-	-	-	-	-	-	51,789,390
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
Seaside				-	22,634,310	14,365,864	-	-	-	-	-	32,394,719	32,394,719	25,195,892	126,985,504	
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	-	-	-	-	-	-	-	-	-	-	-	-
Del Rey Oaks				-	10,880,000	6,120,000	394,600	1,449,463	1,329,697	-	-	-	-	-	-	20,173,760
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
CSUMB				-	-	-	-	-	-	-	-	-	-	-	-	-
UC MBEST				\$ -	-	-	-	-	-	-	-	-	-	-	-	\$ -
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)				\$ -	30,921,411	10,242,932	8,125,134	16,914,577	664,849	-	-	16,197,360	16,197,360	12,597,946	-	\$ 111,861,567

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
NEW RESIDENTIAL **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)															
<u>Marina</u>															
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	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<u>Seaside</u>															
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
<u>Other</u>															
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	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL NEW RESIDENTIAL		1,062	196	343	806	811	644	528	502	480	412	295	81	5,098	6160**
EXISTING/REPLACEMENT RESIDENTIAL															
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
TOTAL EXISTING/REPLACE		1,609	120	84	-	-	-	-	-	-	-	-	-	204	1,813
CSUMB (Planned)			-	-	-	-	-	-	-	-	-	-	-	-	-
		2,671	316	427	806	811	644	528	502	480	412	295	81	5,302	7,973

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
NON-RESIDENTIAL																
Office																
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
Total Office			259,900	-	307,000	522,552	438,552	395,552	444,934	254,934	75,000	-	-	-	2,428,524	2,678,424
Industrial																
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
Total Industrial			315,200	-	20,000	165,000	105,000	177,092	177,092	147,092	75,000	-	-	-	836,276	1,151,476
Retail																
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
Total Retail			418,000	-	77,000	189,500	147,500	147,500	142,500	-	-	-	-	-	704,000	1,122,000
TOTAL SF NON-RESIDENTIAL			993,100	-	404,000	877,052	691,052	720,144	764,526	402,026	150,000	-	-	-	3,968,800	4,951,900
HOTEL ROOMS																
Hotel (rooms)																
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	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL HOTEL ROOMS			108	-	718	-	394	330	-	550	-	-	-	-	1,992	2,100