



# FORT ORD REUSE AUTHORITY

## REGULAR MEETING

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

Wednesday, April 17, 2019 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. April 3, 2019 Meeting Minutes

**6. APRIL 12, 2019 BOARD MEETING FOLLOW-UP**

**7. BUSINESS ITEMS**

**INFORMATION/ACTION**

- a. Building Removal/Financing Update
- b. Capital Improvement Priority Ranking
- c. 2018 Transition Plan
  - a. Jurisdictional Financing Districts
  - b. Implementing Agreements
    - 1. Post FORA Assumption of Roles
      - a. Accounting
      - b. Agenda/Board Packets
      - c. Records – Public Records Request
      - d. Website Maintenance
    - 2. ESCA, MCWD, TAMC Implementing Agreements
  - c. Update on Regional Housing

**8. ITEMS FROM MEMBERS**

**INFORMATION**

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

**9. ADJOURNMENT**

**NEXT MEETING: Wednesday, May 1, 2019 at 8:30 a.m.**

Persons seeking disability related accommodations should contact the Deputy Clerk at (831) 883-3672 48 hours prior to the meeting. Agenda materials are available on the FORA website at [www.fora.org](http://www.fora.org).



**FORT ORD REUSE AUTHORITY**  
**ADMINISTRATIVE COMMITTEE REGULAR MEETING MINUTES**  
**8:30 a.m., Wednesday, April 3, 2019 | FORA Conference Room**  
920<sup>nd</sup> Avenue, Suite A, Marina, CA 93933

**1. CALL TO ORDER**

Chair Dino Pick called the meeting to order at 8:30 a.m.

The following members were present:

Dino Pick\* (City of Del Rey Oaks)  
Layne Long\* (City of Marina)  
Patrick Breen (MCWD)  
Hans Uslar\* (City of Monterey)  
Vicki Nakamura (MPC)

Lisa Rheinheimer (Monterey Salinas Transit)  
Melanie Beretti\* (County of Monterey)  
Steve Matarazzo (UCMBEST)  
Elizabeth Caraker (City of Monterey)  
Craig Malin\* (City of Seaside)  
Mike Lerch (CSUMB)  
\*Voting member

**2. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Keith Van Der Maaten.

**3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE**

None

**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 public comments received.

**5. APPROVAL OF MEETING MINUTES**

**ACTION**

a. March 13, 2019 Meeting Minutes

**MOTION:** On motion by Committee member Uslar second by Committee member Malin and carried by the following vote, the Administrative Committee moved to approve the March 13, 2019 regular meeting minutes.

**MOTION PASSED UNANIMOUSLY**

**6. April 12, 2019 DRAFT BOARD MEETING AGENDA REVIEW**

**INFORMATION**

Mr. Houlemard provided an overview of the items on the draft April 12, 2019 Board meeting agenda, and noted an additional item the 2019 Job Survey may be added to the consent agenda should the Executive Committee choose to add it. Staff responded to questions and comments from the Committee. There was no public comment received.

**This item was for information only.**

## 7. BUSINESS ITEMS

## INFORMATION/ACTION

- a. Consistency Determination: City of Marina Veterans Center Permanent Supportive Housing at 229-239 Hayes Circle, Marina.

Mr. Houlemard introduced the item providing a brief background of the project, noting the Veterans Transition Center (“VTC”) has been working with FORA at the staff level coordinating with the United States Army to ensure sufficient water for the project. The project, has been underway for approximately two and a half years, going through three iterations of state support and each time receiving additional funding. Principal Planner Jonathan Brinkmann provided an overview of how the FORA’s Master Resolution sets how consistency determinations are processed following the Base Reuse Plan and the FORA Act. The process is to set up a planner’s working group which took place a few weeks ago, and recommended approval to the Administrative Committee. City of Marina Senior Planner David Mack provided an overview the project, which is a 71 unit multi-level housing complex that will be split between low and very low income with one unit for an onsite manager at no charge. The City of Marina did an environmental document which concluded there were some issues that needed to be mitigated, and Marina did a mitigated negative declaration.

MOTION: On motion by member Beretti and seconded by member Malin, the committee moved to approve the staff recommendation finding the consistency determination is consistent with the Base Reuse Plan (“BRP”).

### **MOTION PASSED UNANIMOUSLY**

- b. 2018 Transition Plan

- i. Post June 30, 2020 Regional Transportation Impact Fees

Kendall Flint from Regional Government Services (“RGS”) engaged the committee in discussions regarding local and regional transportation projects. Principal Planner Jonathan Brinkman presented a presentation comparing Transportation Agency for Monterey County (“TAMC”) Regional Development Impact Fee (“RDIF”) to FORA’s Community Facilities District (“CFD”) while providing prior feedback on the on-site transportation projects. At the March 20, 2019 Administrative Committee meeting, four cities agreed that FORA should finish GJMB intersection at South Boundary Road and South Boundary Road. The group agreed that local transportation projects would be transferred to their local jurisdictions. However, the Administrative Committee has not found consensus on whether or not TAMC’s RDIF should replace the CFD or the CFD should continue to fund off-site and regional projects. The Cities of Monterey, Del Rey Oaks, and Sand City expressed concerns that fees generated through FORA’s CFD may be used for projects outside of the FORA project area. Staff responded to questions from the Committee and the Public.

- ii. Post June 30, 2020 Water Issues

Marina Coast Water District (“MCWD”) General Manager Keith Van Der Maaten presented a handout outlining what they believe needs to their bilateral agreements with individual jurisdictions as MCWD’s commitment to honoring the FORA potable and recycled water allocations under the BRP. Mr. Maaten reviewed each section of the handout, answering questions as needed. MCWD will prepare agreements post FORA for agencies that will establish that MCWD will honor all water allocations for each agency as defined in their current allocations with FORA. Staff responded to questions from the Committee.

iii. Update on Replacement Financing District

Kendall Flint from RGS advised the Committee Members that draft legislative language is currently being reviewed by the California Legislature can be viewed, and tracked, online. She stated RGS facilitators will be watching the progress of the draft language, and continue to develop and outline the implementation agreements for FORA member jurisdictions. Information regarding the draft language will be brought back to the Committee when it is available.

c. Update on Regional Housing

Mrs. Flint informed the Committee that RGS facilitators have met with the Association of Monterey Bay Area Governments (“AMBAG”) and staff at the California Department of Housing and Community Development office. The meetings are structured around the viability of the county becoming a sub-region of a multi-jurisdictional housing element resembling that of San Mateo County. The idea of multi-jurisdictional element is to be able to accommodate the development of affordable housing by rezoning land, setting aside land, etc. She stated several member agencies, including the county, currently support the idea because it allows for jurisdictional collaboration, and it would assist with member cities in meeting state mandated requirements for affordable housing development. The Committee will be updated on the outcome of future meetings.

d. Capital Improvement Program: Priority Ranking Background Material

Kendall Flint opened the conversation regarding the FORA Capital Improvement Program (“CIP”). Principal Planner Jonathan Brinkman gave a brief background on the CIP, which is conducted annually, and will help establish transition plan implementation agreements in areas such as transportation, habitat conservation, and water allocation/augmentation. Mr. Brinkman advised the Committee that, in previous years, the data collection for the CIP has been done different ways, most commonly in a survey format that is distributed to member jurisdictions and sent back to FORA staff for compiling. He stated that certain jurisdictions have requested the data obtained through corresponding with the respective engineering departments. He inquired to the Committee as to how it would be preferred the information be gathered. Executive Officer Michael Houlemard reminded the Committee members that this is an annual procedure, not to be viewed concurrent with the Transition Plan. While transition plan implementing agreements may be partially influenced by the CIP, the CIP is annually conducted to help structure the Budget. The CIP procedure will go forward as it always has, but the goal is that the CIP will gradually taper as each FORA CIP project is distributed to each member jurisdiction in the transition plan implementing agreements. The Committee and Mr. Houlemard agreed that the information would be best collected by contacting the Administrative Committee members directly, in order to obtain the data and present to the Committee prior to going before the Board.

**8. ITEMS FROM MEMBERS**

**9. ADJOURNMENT** at: 10:52 a.m.

Minutes Prepared By:  
Heidi Lizarbe  
Deputy Clerk