



# Fort Ord Reuse Authority

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## ADMINISTRATIVE COMMITTEE MEETING

Wednesday, January 4<sup>th</sup>, 2012

8:15 a.m. – Carpenters Union Hall

910 2<sup>nd</sup> Ave., Marina (on the former Fort Ord)

### Minutes

1. **CALL TO ORDER** - Noting a quorum was present, Fort Ord Reuse Authority ("FORA") Executive Officer Michael Houlemard called the meeting to order at 8:17 AM. The following people, as indicated by signatures on the roll sheet, were present:

Diana Ingersoll, City of Seaside  
Nick Nichols, County of Monterey  
Bob Rench, CSUMB  
Jonathan Garcia, FORA  
Anya Spear, CSUMB  
Tim O'Halloran, City of Seaside  
Carl Niizawa, MCWD  
Graham Bice, UC-MBEST  
Steve Endsley, FORA  
Rob Robinson, BRAC  
Elizabeth Caraker, City of Monterey

Pat Ward, Bestor Engineers  
Todd Muck, TAMC  
Jim Arnold, FORA  
Bob Schaffer, MCP  
Vicki Nakamura, MPC  
Crissy Maras, FORA  
Beth Palmer, Monterey Downs  
Doug Yount, City of Marina  
Daniel Dawson, City of Del Rey Oaks  
Kathleen Lee, County of Monterey

2. **PLEDGE OF ALLEGIANCE** –Chair Houlemard asked Scott Hilk to lead the Pledge of Allegiance.
3. **ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE**
  - a. Chair Houlemard introduced Bob Rench, new CSUMB representative.
  - b. Chair Houlemard announced the recent California Supreme Court ruling to dissolve redevelopment agencies statewide. Mr. Houlemard noted that FORA would call a meeting to discuss the widespread effects this ruling would have on FORA and the jurisdictions, and to strategize on best ways to move forward. This decision will have a financial effect on all the jurisdictions, including FORA, who counted on incoming Tax Increment revenue when the Community Facilities District fee was recently reduced.
4. **PUBLIC COMMENT PERIOD** – none
5. **APPROVAL OF MEETING MINUTES** – On a motion made by Graham Bice, and seconded by Diana Ingersoll, the November 30, 2011 meeting minutes were approved.
6. **OLD BUSINESS**
  - a. **Capital Improvement Program – upcoming schedule/FORA historical funding**

FORA Senior Planner Jonathan Garcia asked members to report any updated development forecasts per the memo distributed at the November 30<sup>th</sup> meeting. Members indicated overall difficulty with forecasting due to the recent Supreme Court decision phasing redevelopment agencies out. Chair Houlemard again noted the importance of meeting to determine how to move forward, the effects of the law, and how it addresses the unique situation of reusing military bases. Each redevelopment agency must pass a resolution by January 13<sup>th</sup> designating a successor agency.

Regarding historical funding, a draft spreadsheet was distributed which illustrated a summary of FORA's historical funding and expenditures from 1995 through current. Members reviewed the information and asked that all fee collection be shown together. Chair Houlemard asked that any additional comments be submitted prior to the January 19<sup>th</sup> Finance Committee, where this spreadsheet will be presented.

**b. Habitat Conservation Plan – update**

Mr. Garcia distributed the Denise Duffy & Associates scope of work, which is on the January Board agenda for approval. This new contract will take HCP work through the end of the regulatory agency review period. An additional amendment will be required to continue work on the public draft.

**c. Base Reuse Plan Reassessment – update**

A Request for Qualifications will be issued this week with submittals due by January 23<sup>rd</sup>. Chair Houlemard noted that FORA staff had been meeting with the Sierra Club, Land Watch, and others, as part of the reassessment program and as required by the Sierra Club settlement agreement. The meetings have been productive, providing FORA the opportunity to offer accurate information when misconceptions were realized. The Sierra Club is concerned about the number of entitled projects, and would like to see that open space is left until already developed areas (“concrete”) have been reused. FORA has hired a new associate planner and principal analyst who will begin working this month on the reassessment and a public education campaign along with jurisdictional staff. FORA Assistant Executive Officer Steve Endsley noted that the reassessment has a CEQA component to it and public participation will be part of a comprehensive digital outreach program.

**7. NEW BUSINESS – none**

**8. FORA BOARD MEETING AGENDA REVIEW JANUARY 13, 2012**

There are several components to old business item 6a, Preston Park: a second vote is required to authorize staff to secure an updated appraisal, to approve an up-to 90 day extension of the last Preston Park management agreement, and to authorize staff to offer Preston Park for sale. The Board will also be voting on a new management agreement between Alliance and FORA. FORA is scheduling a meeting with Preston Park tenants to ensure they are aware that any change in management will not affect the rent or services they are accustomed to. Regarding item 6b, staff has been working to finalize cemetery design costs for submittal to the State; two Board members have requested that FORA look into funding cemetery construction. No changes were requested or made to the January 13, 2012 FORA Board agenda.

**9. ITEMS FROM MEMBERS**

Chair Houlemard noted that Assembly Member Monning, along with Assembly Member Alejo and Senator Blakeslee, have been working to coordinate legislation to extend FORA to 2024. Monning is starting with a date farther out in the event that it might be pared back and with the hopes that another extension won't be necessary. Mr. Houlemard announced a possible media event prior to the January Board meeting and a corresponding change to the meeting start time. Details will be released as available.

**10. ADJOURNMENT – Chair Houlemard adjourned the meeting at 9:20 a.m.**

Meeting minutes prepared by Crissy Maras, Grants and Contracts Coordinator