



Fort Ord Reuse Authority

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ADMINISTRATIVE COMMITTEE MEETING

8:15 A.M. WEDNESDAY, MARCH 14, 2012

910 2nd Avenue, Marina CA 93933 (on the former Fort Ord)

MINUTES

1. CALL TO ORDER

Administrative Committee Co-Chair Michael Houlemard called the meeting to order at 8:20 a.m. noting a quorum of voting members. The following people, as indicated by signatures on the roll sheet, were present:

Diana Ingersoll, City of Seaside* at 8:40 a.m.

Elizabeth Caraker, City of Monterey*

Nick Nichols, County of Monterey*

Beth Palmer, Monterey Downs

Anya Spear, CSUMB

Brian True, MCWD

Carl Niizawa, MCWD

Andy Stenbeng, Schaaf & Wheeler

Kathleen Lee, Supervisor Potter Chief of Staff

Tim O'Halloran, City of Seaside

Lisa Brinton, City of Seaside

Carl Holm, County of Monterey RMA

Vicki Nakamura, MPC

Jim Fletcher, UCP East Garrison

Debby Platt, City of Marina

Graham Bice, UC-MBEST

Greg Nakanishi, CCVC

Bob Schaffer, MCP

Bob Rench, CSUMB

Pat Ward, Bestor Engineers, Inc.

Michael Houlemard, FORA, Co-Chair

Steve Endsley, FORA

Jim Arnold, FORA

Crissy Maras, FORA

Darren McBain, FORA

Jonathan Garcia, FORA

Lena Spilman, FORA

Absent: Daniel Dawson, City of Del Rey Oaks*, Doug Yount, City of Marina*

* Voting Members

2. PLEDGE OF ALLEGIANCE

Graham Bice led the Pledge of Allegiance.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

None.

4. PUBLIC COMMENT PERIOD

No comments were received.

5. APPROVAL OF FEBRUARY 29, 2012 MEETING MINUTES

MOTION: Graham Bice moved, seconded by Elizabeth Caraker, and the motion passed to approve the minutes as written.

6. FOLLOW-UP FROM 3/9/12 FORA BOARD MEETING

Mr. Houlemard stated that FORA Senior Planner Jonathan Garcia would provide the Base Reuse Plan reassessment update under Agenda Item 7c and that staff had no other items to present.

7. OLD BUSINESS

a. Capital Improvement Program (CIP) Development Forecasts

Mr. Garcia explained that FORA had recently received a development forecast from the City of Seaside, but was still waiting for forecasts from the cities of Marina and Del Rey Oaks. Once all forecasts were received, staff could compile the estimated revenues and begin to prepare the CIP for Board approval. Elizabeth Caraker explained that the CIP development forecast for the City of Monterey was likely to change. Mr. Houlemard added that he did not anticipate any major changes to the development forecast for the UC MBEST Center.

b. Habitat Conservation Plan (HCP) – Update

Mr. Garcia announced that the next draft of the HCP was scheduled for distribution to the various wildlife agencies and permittees on Friday, March 16, 2012. The draft would be posted on the FORA website and a link provided to all Committee Members.

Mr. Houlemard noted that ongoing efforts for a National Landscape Conservation System designation for former Fort Ord habitat lands related to the HCP. The proposed designation was still making its way through the federal process and its progress was being monitored closely by Congressman Farr.

c. Base Reuse Plan (BRP) Reassessment – Consultant Selection Update

Associate Planner Darren McBain stated that the Board had selected EMC Planning to complete the BRP Reassessment. Staff planned to meet with EMC Planning the following week in preparation for the BRP Reassessment consultant kick-off presentation at the April 13, 2012 Board meeting. Debbie Platt asked whether, pursuant to discussion at the February 29, 2012 Administrative Committee meeting, FORA had obtained a legal opinion regarding CEQA and other requirements prior to the development of the BRP Reassessment scope of work. Mr. Houlemard explained that FORA was trying to avoid pre-judging the outcome of the Reassessment and that the applicability of CEQA could not be determined until the Reassessment process had been completed. Staff would provide a legal opinion at the Reassessment Kick-off at the April 13, 2012 Board meeting, staff reports for which would come to the Administrative Committee for review at their April 4, 2012 meeting. Mr. Garcia noted that the legal opinion obtained in 2007/2008 was quite comprehensive and that a review and confirmation of the opinion would likely be all that was required.

d. California Redevelopment Wind Down – Update and Discussion of Assembly Hearing

Mr. Houlemard announced that his attendance at the Joint Assembly Local Government Committee and Housing and Community Development Committee hearing the previous week, where he spoke regarding the effects of the wind-down of redevelopment on military communities. While in Sacramento, he was invited to attend a meeting organized by Assembly Speaker Perez on Monday, March 19, 2012, to discuss the creation of financial mechanisms to help military communities complete their work. He discussed tax increment financing and

stated that he would be happy to present any ideas received from Committee members at the meeting.

e. RDA Property Issues

Mr. Houlemard discussed the impact of redevelopment wind down on property agreements between different agencies. Ms. Ingersoll inquired as to the status of the legal opinion, requested at the February 15, 2012 meeting, regarding properties transferred by FORA to jurisdictions on the former Fort Ord. Mr. Houlemard stated that FORA Counsel Jerry Bowden was reviewing the issue. He agreed to check on the status after the meeting and report back.

8. NEW BUSINESS

a. Proposed Veteran's Cemetery Legislation

Mr. Houlemard announced that the previously scheduled March 20, 2012 hearing regarding AB 1842, had been rescheduled for April 10, 2012. He discussed the proposed legislation, which he explained would allow the state to reimburse for funds advanced during the design process.

b. Consistency Determination: 2010 Monterey County General Plan

Mr. Garcia explained that the County of Monterey had adopted their General Plan in 2010. Staff did not anticipate any action on the item until April, but had provided it now for purposes of advance review. He discussed the procedure for consistency determination.

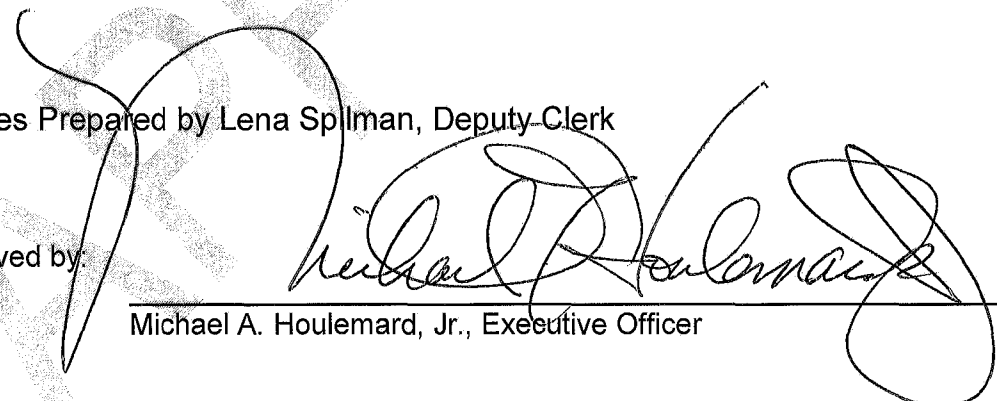
Carl Holm, Interim Deputy Director of County of Monterey Resource Management Agency, stated that the County's adoption of the General Plan had included a determination of consistency with the Ford Ord Reuse Authority's Base Reuse Plan. Mr. Houlemard noted that the role of the Administrative Committee was to determine concurrence with the County's consistency determination.

9. ADJOURNMENT

Chair Dawson adjourned the meeting at 9:07 a.m.

Minutes Prepared by Lena Spilman, Deputy Clerk

Approved by:



Michael A. Houlemard, Jr., Executive Officer