



# Fort Ord Reuse Authority

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## ADMINISTRATIVE COMMITTEE MEETING

8:15 A.M. WEDNESDAY, MAY 2, 2012

910 2<sup>nd</sup> 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 8:18 a.m. noting a quorum of voting members. The following people, as indicated by signatures on the roll sheet, were present:

Daniel Dawson, City of Del Rey Oaks\*  
Elizabeth Caraker, City of Monterey\*  
Carl Holm, County of Monterey\*  
John Dunn, City of Seaside\*  
Debby Platt, City of Marina\*  
Greg Nakanishi, CCVC  
Patrick Breen, MCWD  
Diana Ingersoll, City of Seaside  
Lisa Brinton, City of Seaside  
Tim O'Halloran, City of Seaside  
Nick Nichols, County of Monterey  
Graham Bice, UCSC  
Carl Niizawa, MCWD  
Ron Sisseem, EMC Planning Group  
Paul Greenway, County of Monterey DPW  
Vicki Nakamura, MPC

Bob Rench, CSUMB  
Bob Schaffer, MCP  
Kathleen Lee, Sup Potter's Office  
Beth Palmer, Monterey Downs  
Chuck Lande, Marina Heights  
Kelly Cadiente, MCWD

Michael Houlemard, FORA  
Steve Endsley, FORA  
Jonathan Garcia, FORA  
Jim Arnold, FORA  
Darren McBain, FORA  
Crissy Maras, FORA  
Robert Norris, FORA  
Lena Spilman, FORA

\* Voting Members

#### 2. PLEDGE OF ALLEGIANCE

Carl Holm led the Pledge of Allegiance.

#### 3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Graham Bice announced that he needed to leave early in order to attend an Economic Development meeting at CSUMB.

#### 4. PUBLIC COMMENT PERIOD

No comments were received.

#### 5. APPROVAL OF APRIL 4, 2012 MEETING MINUTES

Deputy Clerk Lena Spilman explained that revised minutes had been distributed, which clarified the motion to agendize discussion of tax increment.

**MOTION:** Debby Platt moved, seconded by Graham Bice, and the motion passed unanimously to approve the revised minutes.

## **6. MAY 11, 2012 FORA BOARD MEETING AGENDA REVIEW**

Senior Planner Jonathan Garcia reviewed the items to be presented at the May 11, 2012 Board meeting. He stated that Graham Bice had provided a draft of the UCMBEST Visioning Principles Letter, copies of which were available at the meeting. Mr. Bice explained that the UC MBEST Visioning Stakeholders had reviewed the document and appeared ready to sign. Mr. Garcia announced that AB 1842 would be heard by the Senate Governance and Finance Committee at a future date unknown. He discussed the National Monument designation, noting that a date had not yet been confirmed for the formal designation ceremony. Co-Chair Houlemard indicated that the ceremony would likely take place later in the month. Mr. Garcia noted that staff would present the FY 2012-13 Preliminary Budget as an informational item at the May meeting, but that the item would return in June for Board action. Co-Chair Houlemard explained that staff planned to recommend the addition of two bills to the FORA Legislative Agenda under the Executive Officer's report on the Legislative Committee.

## **7. OLD BUSINESS**

### **a. Capital Improvement Program (CIP)**

#### **i. Development Forecasts/Updates**

Mr. Garcia explained that the item would be discussed during the Joint Administrative/CIP Committee meeting.

#### **ii. Presentation to FORA Board**

Co-Chair Houlemard stated the CIP was the central document that defined how FORA would meet their future infrastructure obligations. Due to some Board member turn over in the previous two years, staff felt it was time to provide a formal presentation on the history and purpose of the FORA CIP. The presentation would occur at the May Board meeting.

#### **iii. Formulaic Approach to Developer Fees**

Co-Chair Houlemard explained that staff had worked with various jurisdictions/developers to consider a revised approach to setting developer fees within the existing policy. Assistant Executive Officer Steve Endsley discussed a study completed by Economic and Planning Systems (EPS) the previous year regarding FORA developer fees. At that time, the Board had accepted the EPS recommendation to reduce developer fees and had approved a phase II EPS Study to determine whether further reductions could be made. Mr. Garcia explained that the draft agreement would require the fees to be recalculated on an annual basis, according to a mutually agreed upon formula. He added that adoption of this approach could eliminate the need for a formal phase II study. Mr. Endsley stated that the formulaic approach would not allow FORA to raise the rates beyond previously established levels, and provide increased predictability for developers.

### **b. Habitat Conservation Plan (HCP)**

Mr. Garcia stated that the HCP was currently undergoing review by several wildlife agencies. The review period would close at the end of June.

### **c. Base Reuse Plan (BRP) Reassessment Update**

Associate Planner Darren McBain distributed a revised scope of work from EMC Planning to present it for additional Board review at the May Board meeting. Mr. Endsley discussed the likelihood that staff would need additional funds in the next fiscal year to support requests received from the community and Board members for additional community workshops, an increased number of televised meetings, translation services, and a more exhaustive economic analysis.

Co-Chair Houlemard asked that the Committee suspend consideration of Item 7d until after consideration of Item 8. The Committee concurred.

## 8. NEW BUSINESS

### a. **Inter-Garrison Road Connection at Reservation Road**

Paul Greenway, Monterey County Public Works, provided background regarding the Inter-Garrison Road connection at Reservation Road, noting that the infrastructure necessary for construction would likely be completed in June. Senior Project Manager Jim Arnold stated that FORA was coordinating with the county to determine the best means of managing the flow of traffic at the intersection. A representative from CSUMB expressed concern regarding the management of traffic through the campus. It was pointed out that the CIP Transportation Program was designed to minimize the traffic flowing directly through the campus.

## 7. OLD BUSINESS (CONTINUED FROM ABOVE)

### d. **Status of Current State Legislation Affecting FORA**

#### i. **Proposed FORA Extension Legislation (AB 1614)**

Co-Chair Houlemard stated that the item had been discussed under review of the Board Agenda.

#### ii. **Proposed Veterans Cemetery Legislation (AB 1842)**

Co-Chair Houlemard announced that he had testified in support of the bill at the Assembly Veterans Affairs Committee hearing on April 24, 2012. The bill had been approved by the Veterans Affairs Committee and referred to the Senate Governance and Finance Committee.

#### iii. **Proposed HCP Endowment Legislation (SB 1094)**

Co-Chair Houlemard provided an overview of SB 1094, stating he had testified in support of the bill at the Senate Local Government Committee hearing the previous week. Although the bill was not currently listed on the FORA Legislative Agenda, Staff planned to recommend its addition at the May 11, 2012 Board meeting.

#### iv. **California Military Base Reuse and Preservation Act (AB 1644, AB 1827, etc.)**

Co-Chair Houlemard discussed AB 1827, noting that staff was also recommending its inclusion in the FORA Legislative Agenda. At present, there was no movement on AB 1644. He recommended the Committee members familiarize themselves with AB 1827, AB 1828, and AB 2144.

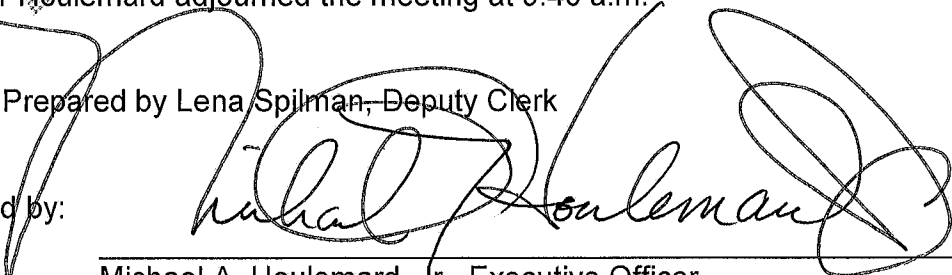
Debby Platt asked when the previously approved tax increment item would appear on the agenda. Co-Chair Houlemard stated that it would be placed on the next Administrative Committee Agenda for discussion in coordination with the CIP.

## 9. ADJOURNMENT

Co-Chair Houlemard adjourned the meeting at 9:40 a.m.

Minutes Prepared by Lena Spilman, Deputy Clerk

Approved by:

  
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Michael A. Houlemard, Jr., Executive Officer