



# Fort Ord Reuse Authority

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## ADMINISTRATIVE COMMITTEE MEETING

8:15 A.M. WEDNESDAY, MAY 30, 2012

910 2<sup>nd</sup> Avenue, Marina CA 93933 (on the former Fort Ord)

### MINUTES

#### 1. CALL TO ORDER

Chair Houlemard called the meeting to order at 8:16 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\*  
Carl Holm, County of Monterey\*  
John Dunn, City of Seaside\*  
Elizabeth Caraker, City of Monterey\*  
Doug Yount, City of Marina\*  
Pat Ward, Bestor Engineers, Inc.  
Rob Robinson, BRAC  
Diana Ingersoll, City of Seaside  
Tim O'Halloran, City of Seaside  
Bob Rench, CSUMB  
Carl Niizawa, MCWD  
Bob Schaffer, MCP  
Kathleen Lee, Sup Potter's Office  
Vicki Nakamura, MPC

Patrick Breen, MCWD  
Graham Bice, UC MBEST  
Paul Greenway, County of Monterey DPW  
Chuck Lande, Marina Heights

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

\* Voting Members

#### 2. PLEDGE OF ALLEGIANCE

Jane Haines led the Pledge of Allegiance.

#### 3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Rob Robinson announced that excavations in the multi-range area would be on-going for the next 3 months and suggested exercising caution when using the roads in that area. He also announced the Army plans to conduct a tour of Fort Ord on June 23, 2012.

Dan Dawson and Chair Houlemard discussed the Base Reuse Plan Reassessment Public Workshop schedule. Mr. Dawson stated that public sessions regarding the Cyprus Knolls project would be held June 6 and June 26, 2012.

#### 4. PUBLIC COMMENT PERIOD

No comments were received.

#### 5. APPROVAL OF MEETING MINUTES

**MOTION:** Dan Dawson moved, seconded by John Dunn, and the motion passed unanimously to approve the minutes of the May 16, 2012 Administrative Committee meeting and the May 16, 2012 Joint Administrative/CIP Committee meeting, as presented.

**6. JUNE 8, 2012 FORA BOARD MEETING - AGENDA REVIEW**

Chair Houlemard provided an overview of each Agenda item for the upcoming June 8, 2012 Board meeting, noting that the meeting would begin with the Annual FORA Legislative Session at 3:00 p.m. Senior Planner Jonathan Garcia stated that a meeting had been scheduled with the Preston Park tenants later in the week regarding the proposed Preston Park Budget and 3% rent increase.

**7. OLD BUSINESS**

**a. Habitat Conservation Plan (HCP)**

Mr. Garcia stated that the HCP was still under review by the U.S. Fish and Wildlife Service and the California Department of Fish and Game. The three-month review period was scheduled to conclude in June 2012. So far, FORA had received comments on the document from California State University, Monterey Bay and University of California, Santa Cruz.

**b. Capital Improvement Program**

**i. Formulaic Approach to Developer Fees**

Mr. Garcia stated that staff had received a proposed amendment (Amendment #1, attached) to the Implementation Agreement between FORA and the jurisdictions the previous day from Developer Scott Hilk. Mr. Hilk explained that Amendment #1 sought to make clarifying amendments to the Implementation agreement, but did not propose any substantive changes. Chair Houlemard stated the County Controller had indicated to FORA that they would likely receive some tax increment funds, although how much was not clear. Doug Yount expressed a desire to see revenue distributed to the jurisdictions.

**MOTION:** Doug Yount moved, seconded by Carl Holm, and the motion passed unanimously to approve Amendment #1 to the Implementation Agreement between FORA and the jurisdictions, with the following amendments: 1) include general references to underlying jurisdictions in place of specific jurisdictions names 2) replace the term "tax increment" with "increment/property tax revenue," throughout the document 3) In Section 2.1.2(e) remove "(less FORA's operation expenses and described in Section 2.1.2)" and replace the term "administration" with "Fort Ord Reuse," 4) Flag Section 1.1.6 for specific Board consideration.

**ii. Draft FY 2012/13 CIP FORA Board Consideration**

Mr. Garcia provided an overview of the CIP, explaining the Development Forecasts received from the jurisdictions had served as the basis for the document.

**MOTION:** John Dunn moved, seconded by Dan Dawson, to recommend approval of the CIP document to the Board

**INCORPORATION INTO THE MOTION WITH THE CONSENT OF THE MAKER AND SECONDER:** Revise Table 2 to reflect full funding (\$303,701) of Regional Improvement R12 in FY 2012-13 rather than a two year split (\$151,000 and \$152,702) over FY 2012-13 and FY 2013-14. Also move \$152,702 for Off-Site Improvement 1 from FY 2012-13 to FY 2013-14.

**INCORPORATION INTO THE MOTION WITH THE CONSENT OF THE MAKER AND SECONDER:** Combine FY 2012-13 funding for Transit Capital Improvements T3 and T22 and place only on project T3. Combine \$380,382 for Project T22 funding in FY 2012-13 with Project T3 funding, bringing T3 total funding for FY 2012-13 to \$763,153. Reprogram \$380,382 in a subsequent year, as available funding allows.

**VOTE: Unanimous**

**c. Master Resolution/Sierra Club Settlement Agreement**

**i. Appeal fee proposed Amendment to FORA Master resolution (Section 8.01.050(a))**

Mr. Garcia stated FORA had received objections from several local organizations regarding the amount of their appeal fee. In response, FORA had devised a new system of establishing the fee, largely based on county-wide averages. The Committee took no action on the item, and deferred to the Board for a policy determination.

**ii. Deed Notifications Update**

ESCA Program Manager Stan Cook distributed information (attached) regarding required deed notifications. He explained the deed notification process and the filing requirements for each jurisdiction.

**8. NEW BUSINESS**

None.

**9. ADJOURNMENT**

Graham Bice moved, seconded by Rob Robinson, and the motion passed unanimously to adjourn the meeting at 10:08 a.m.

Minutes Prepared by Lena Spilman, Deputy Clerk

Approved by:

  
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Michael A. Houlemard, Jr., Executive Officer