



Fort Ord Reuse Authority

920 2nd Avenue, Suite A, Marina, CA 93933
Phone: (831) 883-3672 • Fax: (831) 883-3675 • www.fora.org

ADMINISTRATIVE COMMITTEE MEETING 8:15 A.M. WEDNESDAY, JULY 18, 2012 910 2nd Avenue, Marina CA 93933 (Carpenter's Union Hall)

AGENDA

1. **CALL TO ORDER AT 8:15 AM**
2. **PLEDGE OF ALLEGIANCE**
3. **ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE**
4. **PUBLIC COMMENT PERIOD:** Members of the audience wishing to address the Fort Ord Reuse Authority (FORA) Administrative Committee on matters within the jurisdiction of FORA, but not on this agenda, may do so during the Public Comment Period. Public comments are limited to a maximum of three minutes. Public comments on specific agenda items will be heard at the time the matter is under Committee consideration.
5. **APPROVAL OF MEETING MINUTES**
 - a. June 13, 2012 Administrative Committee Minutes ACTION
6. **JULY 13, 2012 FORA BOARD MEETING FOLLOW-UP** INFORMATION/ACTION
7. **OLD BUSINESS**
 - a. Master Resolution/Settlement Agreement Compliance – Deed Notifications Update INFORMATION/ACTION
 - b. Habitat Conservation Plan update INFORMATION
 - c. Department of Toxic Substances Control Annual Report on Land Use Covenants INFORMATION
 - d. Capital Improvement Program Review – Phase II Study
 - i. Amendment #1 to FORA Jurisdiction's Implementation Agreements INFORMATION/ACTION
 - ii. Caretaker Costs INFORMATION/ACTION
8. **NEW BUSINESS**

None
9. **ADJOURNMENT**

NEXT SCHEDULED MEETING: AUGUST 1, 2012

*Information about items on this agenda or persons requesting disability related modifications and/or accommodations can contact the Deputy Clerk at: 831-883-3672 * 920 2nd Avenue, Suite A, Marina, CA 93933 by 5:00 p.m. one business day prior to the meeting. Agendas can also be found on the FORA website: www.fora.org.*



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ADMINISTRATIVE COMMITTEE MEETING

8:15 A.M. WEDNESDAY, JUNE 27, 2012

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

MINUTES

1. CALL TO ORDER

Co-Chair Houlemard called the meeting to order at 8:15 a.m. Due to lack of a quorum, the Committee proceeded as a meeting of the whole. The following people, as indicated by signatures on the roll sheet, were present:

Carl Holm, County of Monterey*
John Dunn, City of Seaside*
Debby Platt, City of Marina* @ 8:33 a.m.
Graham Bice, UC MBEST
Vicki Nakamura, MPC
Carl Niizawa, MCWD
Kathleen Lee, Sup. Potter's Office
Rob Robinson, BRAC
Tim O'Halloran, City of Seaside
Patrick Breen, MCWD
Todd Muck, TAMC
Bob Schaffer, MCP

Bob Rench, CSUMB
Pat Ward, Bestor Engineers, Inc.
Jamie Gomes, EPS
Michel Groves, EMC Planning

Steve Endsley, FORA
Robert Norris, FORA
Jonathan Garcia, FOR A
Jim Arnold, FORA
Crissy Maras, FORA
Lena Spilman, FORA

* 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 MEETING MINUTES

Co-Chair Houlemard explained that due to lack of a quorum, the Committee could not take action to approve the minutes. They would return to the item once a quorum was established.

6. JULY 13, 2012 FORA BOARD MEETING AGENDA REVIEW

Co-Chair Houlemard reviewed the items proposed for the July 13, 2012 Board Agenda.

Debby Platt entered at 8:33 a.m., establishing a quorum.

FORA Principal Analyst Robert Norris stated staff had investigated allegations of intimidation made by various Preston Park tenants at the June 8, 2012 Board meeting and found them to be unrelated to FORA or Alliance. He discussed the financial impacts of delaying approval of the Preston Park budget.

FORA Senior Planner Jonathan Garcia distributed a revised Fort Ord Reuse Plan Reassessment Supplemental Scope of Work (attached) and Michael Groves addressed the Committee regarding the item.

The Committee discussed the basis for a tiered approach to the establishment of appeal fees, as recommended by the Executive Committee, and received comments from members of the public and the development community.

Mr. Garcia distributed several documents related to the adoption of a formulaic approach to development fees (attached). Jamie Gomes presented an overview of FORA's Phase II Capital Improvement Program Review and provided sample calculations for the proposed formulaic approach based on the Capital Improvement Program figures for FY 2012-13.

MOTION: Carl Holm moved, seconded by Debby Platt, and the motion passed to recommend that staff improve the clarity of their formulaic approach presentation materials and sample calculations and that the Board:

- 1. Adopt Resolution 12-05, which would implement a formulaic approach to establishing the Fort Ord Reuse Authority (FORA) development fee schedule and Community Facilities District (CFD) Special Tax rates.**
- 2. Authorize the Executive Officer to execute Amendment #1 to the FORA-jurisdictions Implementation Agreements, which would codify the formulaic approach to establish the FORA development fee schedule and CFD Special Tax rates.**
- 3. Authorize the Executive Officer to execute contract amendment #5 with Economic and Planning Systems (EPS) to complete the Phase II Study in FY 12/13, not to exceed additional budget authority of \$60,000.**

The Committee revisited approval of the minutes under Item 5:

MOTION: John Dunn moved, seconded by Carl Holm, and the motion passed to approve the June 16, 2012 Administrative Committee meeting minutes.

Co-Chair Houlemard provided a legislative update to the Committee on bills affecting FORA.

7. **OLD BUSINESS**

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

Mr. Garcia stated the 3-month period scheduled for U.S. Fish and Wildlife Service and California Department of Fish and Game review of the HCP had come to a close. FORA had not yet received any comments from these agencies, but was aggressively following-up.

c. **Capital Improvement Program – Formulaic Approach to Developer Fees**

Mr. Garcia stated that the item had already been discussed under Board Agenda review.

8. **NEW BUSINESS**

None.

9. **ADJOURNMENT**

Co-Chair Houlemard adjourned the meeting at 10:56 a.m.

Minutes Prepared by Lena Spilman, Deputy Clerk

Approved by:

Michael A. Houlemard, Jr., Executive Officer