



Fort Ord Reuse Authority

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APPROVED

ADMINISTRATIVE COMMITTEE MEETING

8:15 A.M. WEDNESDAY, APRIL 17, 2013

920 2nd Avenue, Suite A, Marina CA 93933 (FORA Conference Room)

MINUTES

1. CALL TO ORDER

Chair Dawson called the meeting to order at 8:20 a.m. The following were present, as indicated by signatures on the roll sheet:

Marti Noel, County of Monterey*
 Elizabeth Caraker, City of Monterey*
 Layne Long, City of Marina*
 John Dunn, City of Seaside*
 Daniel Dawson, City of DRO*
 Anya Spear, CSUMB
 Tim O'Halloran, City of Seaside
 Dirk Mederna, Monterey County PW
 Patrick Breen, MCWD
 Andy Sterbenz, MCWD
 Christi Di Iorio, City of Marina
 Theresa Szymanis, City of Marina

Lyle Shurtleff, BRAC
 Mike Zeller, TAMC
 Graham Bice, UCSC
 Vicki Nakamura, MPC
 Bob Schaffer
 Crisand Giles, BIA Bay Area
 Scott Hilk, MCP
 Doug Yount, Free Agent
 Brian Lee, MCWD
 Debby Platt, City of Marina
 Kathleen Lee, Supervisor Potter
 Brian True, MCWD

FORA Staff:
 Michael Houlemard
 Steve Endsley
 Jim Arnold
 Jonathan Garcia
 Crissy Maras

* Voting Members

2. PLEDGE OF ALLEGIANCE

John Dunn led the Pledge of Allegiance.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Co-Chair Houlemard discussed 1) the May 2-3, 2013 Fort Ord Prevailing Wage Conference, 2) initiative filed by Fort Ord Access Alliance, and 3) initiative potentially being filed by the United Veterans Council and Monterey County Business Council. FORA and County attorneys are researching the impacts these initiatives would have on the Base Reuse Plan. Recently hired city manager Layne Long from the City of Marina introduced himself to the group.

4. PUBLIC COMMENT PERIOD

None.

5. APPROVAL OF MEETING MINUTES

a. April 3, 2013 Administrative Committee Minutes

b. April 3, 2013 Joint Administrative and CIP Committee Minutes

BIA Bay Area representative Crisand Giles requested that the minutes be revised to reflect discussion that had taken place at the joint meeting. She listed: 1) *The Committee discussed the implementation agreement and formulaic language, it states that the fee is to be calculated using the adopted/current CIP,* 2) *It was noted that there is a problem with collecting the CFD beyond FORA's effective sunset date. If a forecast does reference CFD collection beyond 2020, then tax increment and land sales revenues should also be included,* 3) *Where adoption of the new fee Spring 2014 or every two years is noted; please add that the fee can also be recalculated any time there is a material change to the CIP program,* and 4) *In the HCP section we discussed the timing of the HCP implementation, there may be no need to include a contingency moving forward as the program is scheduled to begin next year. Jonathan commented on the 2% HCP payout rate, expecting the change to be approximately \$7-8 Million higher than the 3.5% referenced by EPS.*

In response, Graham Bice asked that the minutes reflect that the Administrative Committee did not recommend the study be prepared using draft CIP forecasts. Additionally, Debby Platt asked that the minutes reflect that the Administrative Committee was complying with the FORA Board adopted policy when directing EPS to use the adopted CIP in preparing the study.

MOTION: Mr. Dunn moved, seconded by Mr. Bice, to approve the April 3, 2013 Administrative Committee meeting minutes, as presented, and to approve the April 3 Joint Administrative and CIP Committee meeting minutes with the inclusion of the additional language provided by Ms. Giles, Mr. Bice and Ms. Platt.

MOTION PASSED: Ayes: Caraker, Platt, Dunn, Dawson. Abstained: Noel

6. APRIL 12, 2013 BOARD MEETING/WORKSHOP FOLLOW-UP

Co-Chair Houlemard reported that the Board had acted to approve an agreement with the City of Seaside to transfer a portion of the veterans cemetery parcel to the State and that FORA is working to assemble the components required to allow transfer by August 15th. Additionally, at Sierra Club's request, their opposition to the jobs/housing balance in Chapter 8 of the FORA Master Resolution was taken off of the agenda; all other Master Resolution amendments were approved. A final version of Chapter 8 will be provided to the Sierra Club and the jurisdictions.

7. OLD BUSINESS

a. HCP Update

Senior Planner Jonathan Garcia provided a handout which included minutes of a meeting between FORA, its consultants, US Fish & Wildlife, CA Fish & Wildlife, UC Natural Reserve and UC. Two action items from that meeting are to certify UC as an endowment holder and establish a Joint Powers Authority. The JPA agreement will be recirculated for signatures by all parties. Free Agent Yount encouraged the Committee to allocate sufficient time to allow for each city council and the County Board of Supervisors to adopt a variety of documents establishing the JPA.

b. Capital Improvement Program Phase II Study

Assistant Executive Officer Steve Endsley reported that the Board had requested a sensitivity analysis at their recent meeting. Staff will direct EPS to perform a sensitivity analysis once errors in the report have been corrected. The corrected study will be distributed for the next Administrative Committee meeting. At the May Board meeting, staff will present the sensitivity analysis and alternatives based on the outcome of using the adopted policy and requests from Board members. Committee members were in general agreement that if the sensitivity analysis did not indicate a significant change, there was no need to amend current policy. They also noted that this year's CIP forecasts would be used to recalculate the fee in less than a year and, moving forward, every two years or at any material change.

8. NEW BUSINESS

a. Post-Reassessment Category III

Mr. Garcia reported that the FORA Board had assigned the Administrative Committee with reviewing Category III items which involves developing a work plan for a checklist that accompanies consistency determinations. Theresa Szymanis from the City of Marina expressed concern that there is a perception the City is responsible for obligations that are not required. She noted that the City's general plan was updated to include Base Reuse Plan objectives and that policies were developed through a public and CEQA process. Mr. Endsley responded that Associate Planner Darren McBain could meet with the jurisdictions individually to discuss concerns and that some of these issues might fall under Category II items which involves CEQA review.

9. ITEMS FROM MEMBERS

None.

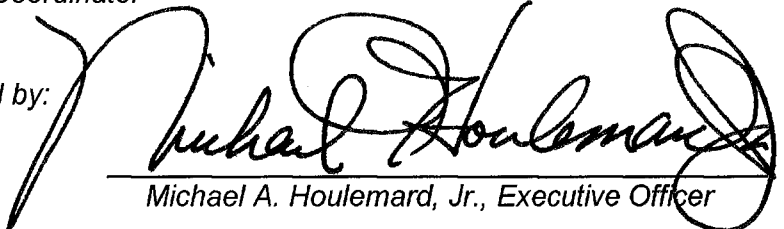
10. ADJOURNMENT

Chair Dawson adjourned the Administrative Committee meeting at 9:48 a.m.

Minutes Prepared by:

Crissy Maras, Grants and Contracts/Records Coordinator

Approved by:



Michael A. Houlemard, Jr., Executive Officer