



FORT ORD REUSE AUTHORITY

920 2nd Avenue, Suite A, Marina, CA 93933

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ADMINISTRATIVE COMMITTEE

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

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

AGENDA

- 1. CALL TO ORDER AT 8:15 AM**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE**
 - a. Associate Planner Recruitment – Post Reassessment Actions
 - b. Association of Defense Communities Base Redevelopment Forum
- 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 three minutes. Public comments on specific agenda items will be heard under that item.
- 5. APPROVAL OF MEETING MINUTES**
 - a. July 2, 2013 Administrative Committee Minutes ACTION
- 6. JULY 12, 2013 BOARD MEETING FOLLOW-UP** INFORMATION/ACTION
 - a. Capital Improvement Program (see below)
 - b. Initiatives and Related Process
- 7. OLD BUSINESS** INFORMATION/ACTION
 - a. FY 2013-14 Capital Improvement Program (CIP)
 - i. Jurisdictions' Revised Development Schedules
 - ii. Summary of 7-09-2013 FORA-BIA Stakeholder Meeting
 - iii. Next Steps
 - b. Schedule Meeting to Review Draft HCP Governing Agreements/Documents INFORMATION
- 8. ITEMS FROM MEMBERS**
- 9. ADJOURN TO JOINT ADMIN/WWOC MEETING**

NEXT SCHEDULED MEETING: JULY 31, 2013

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FORT ORD REUSE AUTHORITY

ADMINISTRATIVE COMMITTEE SPECIAL MEETING MINUTES

8:15 a.m. - Wednesday, July 2, 2013

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

1. CALL TO ORDER AND ROLL CALL

Co-Chair Houlemard called the meeting to order at 8:21 a.m. The following were present, as indicated by signatures on the roll sheet:

Carl Holm, County of Monterey*
Debby Platt, City of Marina*
John Dunn, City of Seaside*
Elizabeth Caraker, City of Monterey*
Tim O'Halloran, City of Seaside Diana
Paul Greenway, County of Monterey
Lyle Shurtleff, BRAC

Vicki Nakamura, MPC
Graham Bice, UC MBEST
Kathleen Lee, Sup. Potter's Office
Bob Schaffer
Scott Hilck, MCP

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

* Voting Members

2. PLEDGE OF ALLEGIANCE

Debby Platt led the Pledge of Allegiance.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Graham Bice stated that Scott Brandt had been appointed UCSC Vice-Chancellor of Research and that Mr. Brandt may attend the July 12, 2013 FORA Board meeting as the new UCSC Board Member. Co-Chair Houlemard discussed several recent instances of serious vandalism to Bureau of Land Management Equipment on FORA property.

4. PUBLIC COMMENT PERIOD

None.

5. APPROVAL OF MEETING MINUTES

a. **June 19, 2013 Administrative Committee Minutes**

MOTION: John Dunn moved, seconded by Carl Holm, to accept the June 19, 2013 minutes, amended to delete Graham Bice's name from the list of meeting attendees.

MOTION PASSED: unanimous.

6. JUNE 21, 2013 BOARD MEETING FOLLOW UP

a. **FY 2013-14 Capital Improvement Program (CIP)**

Co-Chair Houlemard explained that at the June 21 FORA Board meeting, the Board provided direction to staff to return the CIP to the Administrative Committee for further review and to schedule Board reconsideration of the item in 30 days. He noted the Board directed a progress report be presented at the July 12, FORA Board meeting.

i. Post-FORA Implications

The Committee directed staff to update/revise the previously distributed memo regarding post-FORA options for consideration at their July 17, 2013 meeting.

ii. CIP Funding and Project Agreement

The jurisdictions agreed to review/revise their development forecasts and to submit them to FORA no later than Thursday, July 11th for presentation and consideration at the July 17th Committee meeting.

iii. Building Removal Credits

FORA staff agreed to make corrections and clarifying changes to the CIP tables and text regarding building removal credits.

iv. CIP Narrative

Staff stated that they planned to meet with Scott Hilk prior to the next Committee meeting to discuss the CIP narrative.

7. JULY 12, 2013 BOARD MEETING AGENDA REVIEW

Co-Chair Houlemard led a review of the July 12, 2013 draft Board packet.

8. OLD BUSINESS

a. HCP Update

i. Draft Implementing Agreement

ii. Draft Implementing Ordinance/Policy

iii. Draft JPA Agreement

Senior FORA Planner Jonathan Garcia provided an update on the Habitat Conservation Plan (HCP) and asked that Committee members provide any comments on the provided materials by the end of July to avoid requests for last minute modifications as the process moves forward.

9. ITEMS FROM MEMBERS

None.

10. ADJOURNMENT

Co-Chair Houlemard adjourned the meeting at 9:50 a.m.

Table A1: Residential Annual Land Use Construction (dwelling units)

Land Use Type	Jurisdiction	Existing 7/1/13	Existing to 2021-22 Total	DRAFT					DRAFT			
				2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
<i>New Residential</i>												
Marina Heights	MAR											
Townhome	MAR		102	-	-	12	13	13	13	13	13	25
Cluster Market/Bridge	MAR		188	4	5	47	19	19	19	19	19	37
Market A	MAR		339	10	15	107	29	29	29	29	29	62
Market B	MAR		336	6	10	83	34	34	34	34	34	67
Estates	MAR		85	-	-	-	13	12	12	12	12	24
Subtotal		-	1,050	20	30	249	108	107	107	107	107	215
The Promontory	MAR		-									
Dunes on Monterey Bay	MAR											
Alley	MAR		245		24	48	57	59	57			
Carriage	MAR		113		21	6	8	28	50			
Standard	MAR		260	24	48	82	80	26				
Townhome	MAR		163		24	63	58	18				
Duets	MAR		146	53	27	27	39	-	-	-		
Duets - Low/Mod/Workforce	MAR		202		10	38	58	71	9	16		
Apartments - Low/Very Low	MAR	108	108	-	-	-	-	-	-	-	-	-
Subtotal		108	1,237	77	154	264	300	202	116	16	-	-
TAMC TOD	MAR		200				100	100				
Marina Subtotal			2,487									
CSUMB North Campus Housing	CSU/MAR				150	150	150	42				
UC 8th Street	UC/MCO		240				40	40	40	40	40	40
East Garrison I												
Market rate	MCO	61	1,050	189	160	180	140	120	100	100		
Affordable	MCO	65	420	-	75	-	65	75	70	70	-	-
Subtotal		126	1,470	189	235	180	205	195	170	170	-	-
Monterey Horse Park Apartment	MCO/SEA		400					200	200			
Monterey Horse Park	MCO/SEA		515				50	100	100	150	115	
UC East Campus - SF	UC/MCO		-									
UC East Campus - MF	UC/MCO		-									
Seaside Highlands Homes	SEA	152	152									
Seaside Resort Housing	SEA	3	125	1	1	1	3	6	55	55		

Seaside Housing (Eastside)	SEA		-																	
Seaside Affordable Housing Obligati	SEA		72																	72
Workforce Housing (Army to Build)	SEA		-																	
Market Rate Housing (Army to Build)	SEA		-																	
State Parks Housing (Workforce hou	SEA		-																	
Workforce Housing (Seaside)	SEA		-																	
Seaside Subtotal			864																	
Del Rey Oaks																				
Golf Villas	DRO		50				37		13											
Patio Homes	DRO		36				32		4											
Condos/Workforce	DRO		514				40		230			244								
Townhomes/Senior Casitas	DRO		91				21		40			30								
Subtotal			691				-	130	287		274									
Other Residential	Various		-				-	-	-		-									8
Subtotal			389		6,160		287	550	981		1,080		950		788		610		262	263
TOTAL NEW RESIDENTIAL			6,160																	
<u>Existing/Replacement Residential</u>																				
Preston Park	MAR		352		352															
Cypress Knolls	MAR				400						100		100		100		100			
Patton Park	MAR				-															
Abrams B	MAR		192		192															
MOCO Housing Authority	MAR		56		56															
Shelter Outreach Plus	MAR		39		39															
Veterans Transition Center	MAR		13		13															
Interim Inc	MAR		11		11															
Sunbay (former Thorson Park)	SEA		297		297															
Brostrom	SEA		225		225															
Seaside Highlands	Various		228		228															
Subtotal			1,413		1,813						100		100		100		100			
TOTAL EXISTING RESIDENTIAL			1,813																	
Total			1,802		7,973		287	550	981		1,180		1,050		888		710		262	263

Sources: Interviews with local jurisdiction and UC planning staff; Ft. Ord Reuse Plan; MuniFinancial.

Table A2: Non-Residential Annual Land Use Construction (building squar

Land Use Type	Jurisdiction	DRAFT		DRAFT					DRAFT			
		Existing 7/1/13	Existing to 2021-22 Total	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
<u>Office</u>												
Del Rey Oaks Office	DRO		200,000		100,000		100,000					
Professional/Medical Office	MRY		433,030			72,172	72,172	126,302	54,128	54,128	54,128	
Monterey County Office	MCO		-									
Horse Park	MCO/SEA		50,000			25,000	25,000					
Landfill Commercial Development	MCO		-									
Intergarrison Rd Office Park	MCO		-									
East Garrison I Office Development	MCO		35,000	6,000	12,000	12,000	5,000					
MST Bus Maint & Opns Facility	MCO		-									
Imjin Office Park	MAR	37,000	46,000	9,000								
Dunes on Monterey Bay	MAR	40,000	190,000	150,000								
Cypress Knolls Community Center	MAR		16,000				16,000					
Interim Inc. - Rockrose Gardens	MAR	14,000	28,000									
TAMC TOD (office/public facilities)	MAR		40,000			20,000	20,000					
Main Gate Conference	SEA		27,000						27,000			
Seaside Office (Monterey Blues)	SEA		-									
Chartwell School	SEA	1,800	1,800									
Monterey College of Law	SEA	13,100	13,100									
Fitch Middle School	SEA		-									
Marshall Elementary School	SEA		-									
International School (former Hayes Elem)	SEA		-									
Veterans' Cemetery	SEA/MCO		-									
Monterey Peninsula Trade & Conf Cntr	SEA		250,000							250,000		
Seaside Resort Golf Buildings	SEA		-									
UC Eight Street	UC/MCO		-									
UC East Campus	UC/MCO		100,000					100,000				
UC Central North & West Campuses	UC/MAR		280,000			40,000	40,000	40,000	40,000	40,000	40,000	40,000
Subtotal		105,900	1,276,900	165,000	112,000	97,000	206,000	140,000	67,000	290,000	40,000	40,000
<u>Industrial</u>												
Airport Economic Development Area	MAR	250,000	486,000		29,500	29,500	29,500	29,500	29,500	29,500	29,500	29,500
Industrial -- City Corp. Yard	MAR	12,300	12,300									
TAMC TOD	MAR		35,000			17,500	17,500					
Dunes on Monterey Bay	MAR		280,000	40,000	80,000	80,000	40,000	40,000				
Cypress Knolls Support Services	MAR		6,000				6,000					
Industrial	MRY		504,770			48,381	48,381	127,474	79,093	79,093	79,093	43255
Monterey County Light Ind.	MCO		-									
Horse Park	MCO/SEA		135,000			50,000	50,000	35,000				
Landfill Industrial Park	MCO		-									
MST Bus Maint & Opns Facility	MCO		-									
Seaside Corp Yard Shop	SEA		25,320			25,320						
UC Central North & West Campuses	UC/MAR	38,000	178,000			20,000	20,000	20,000	20,000	20,000	20,000	20,000
Subtotal		300,300	2,276,132	40,000	228,012	722,320	413,000	374,500	49,500	49,500	49,500	49,500
<u>Retail</u>												

Del Rey Oaks Retail	DRO		20,000		20,000							
Cypress Knolls Community Center	MAR		30,000		30,000							
UC Central North & West Campuses	UC/MAR		87,500			12,500	12,500	12,500	12,500	12,500	12,500	12,500
UC South Campus	UC/MAR		-									
UC East Campus	UC/MCO		52,000				26,000				26,000	
UC Eight Street	UC/MCO		280,000			40,000	40,000	40,000	40,000	40,000	40,000	40,000
Monterey County Retail	MCO		-									
Landfill Commercial development	MCO		-				-					
East Garrison I Retail	MCO		40,000		-	-	20,000	20,000				
Ord Market	MCO		-									
Horse Park	MCO/SEA		420,000	-		100,000	100,000	100,000	120,000			
Main Gate Spa	SEA		24,000		-					24,000		
Main Gate Large Format Retail	SEA		87,500	-				87,500				
Main Gate In-Line Shops	SEA		291,000	-				291,000				
Main Gate Department Store Anchor	SEA		120,000	-				120,000				
Main Gate Restaurants	SEA		61,000	-				61,000				
Main Gate Hotel Restaurant	SEA		8,000		-				8,000			
Luxury Auto Mall	SEA		-									
Seaside Resort Golf Clubhouse	SEA		16,300			16,300						
Dunes on Monterey Bay	MAR	368,000	568,000	54,000	100,000	46,000						
TAMC TOD	MAR		75,000	-	-	37,500	37,500	-	-	-	-	-
Subtotal		368,000	2,180,300	54,000	150,000	252,300	236,000	732,000	180,500	76,500	78,500	52,500
<u>Hotel (rooms)</u>												
Del Rey Oaks Hotel	DRO		454		104	250	100					
Del Rey Oaks Timeshare	DRO		96		48	48						
Horse Park (Parker Flat) Hotel	MCO/SEA		200			200						
Marina Airport Hotel/Golf	MAR		-									
Dunes - Limited Service	MAR		100		100							
Dunes - Full Service	MAR		400			400						
Seaside Golf Course Hotel	SEA		330				330					
Seaside Golf Course Timeshares	SEA		170							120	50	
Main Gate Hotel	SEA		250		-				250			
UC East Campus	UC/MCO		250									250
UC Central North & West Campuses	UC/MAR		150		-	-	-	-	-	-	-	150
Subtotal		-	2,400	-	252	898	430	-	250	120	50	400

Sources: Information from local jurisdiction and UC planning staff; Ft. Ord Reuse Plan; Annette Yee and Company, MuniFinancial.