



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

8:30 a.m. Wednesday, January 13, 2016

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

AGENDA

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE**
 - a. Recruitment of Controller Position
4. **PUBLIC COMMENT PERIOD**

Members of the public wishing to address the Board on matters within its jurisdiction, but not on this agenda, may do so for up to 3 minutes. Comments on agenda items are heard under the item.
5. **APPROVAL OF MEETING MINUTES** ACTION
 - a. December 2, 2015 Minutes
6. **JANUARY 8, 2016 BOARD MEETING FOLLOW UP** INFORMATION/ACTION
 - a. Fort Ord Reuse Authority Prevailing Wage Program Resolution-2d Vote INFORMATION
7. **BUSINESS ITEMS**
 - a. Water Augmentation Project Planning Memorandum of Understanding INFORMATION
 - b. Capital Improvement Program Development Forecasts Request INFORMATION
 - c. Fort Ord Reuse Authority Transition Plan/2020 Sunset INFORMATION
8. **ITEMS FROM MEMBERS**
9. **ADJOURNMENT**

NEXT MEETING: FEBRUARY 3, 2016

For information regarding items on this agenda or to request disability related modifications and/or accommodations please contact the Deputy Clerk 48 hours prior to the meeting.

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FORT ORD REUSE AUTHORITY
ADMINISTRATIVE COMMITTEE REGULAR MEETING MINUTES
8:30 a.m., Wednesday, December 2, 2015 | FORA Conference Room
920 2nd Avenue, Suite A, Marina CA 93933

1. CALL TO ORDER

Chair Dawson called the meeting to order at 8:30 a.m. The following were present:

**voting members, AR = arrived after call to order*

Daniel Dawson, City Del Rey Oaks	Erin Harwayne, DD&A	<u>FORA Staff:</u>
Layne Long, City of Marina-AR*	Graham Bice, MBEST	Michael Houlemard Jr.
Melanie Beretti, Monterey County AR	Wendy Elliott, MC	Steve Endsley
John Dunn, City of Seaside*	Patrick Breen, MCWD	Jonathan Brinkmann
Elizabeth Caraker, City of Monterey*	Mike McCullough, MRWPCA	Josh Metz
Anya Spear, CSUMB	Lyle Shurtleff, BRAC	Ted Lopez
Chris Placco, CSUMB	Andy Sterbenz, Schaaf & Wheeler	Peter Said
Steve Matarazzo, UCSC	Don Hofer, MCP	Mary Israel
Vicki Nakamura, (MPC)	Bob Schaffer	Maria Buell

2. PLEDGE OF ALLEGIANCE

Pledge of allegiance was led by John Dunn.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Mr. Houlemard announced the election of officers for 2016 and Graham Bice was nominated. Mary Israel, new Administrative Coordinator to FORA, was introduced to Administrative Committee.

4. PUBLIC COMMENT PERIOD

Anya Spear announced an event at CSUMB on December 6th at 6 p.m.

5. APPROVAL OF MEETING MINUTES

a. November 3, 2015 Administrative Committee Minutes

MOTION: John Dunn moved, seconded by Elizabeth Caraker to approve the November 3, 2015 Administrative Committee minutes.

MOTION PASSED UNANIMOUSLY

6. NOVEMBER 13, 2015 BOARD FOLLOW UP

Mr. Houlemard provided a brief summary of the November Board meeting. He said on Item 8c, Prevailing Wage, 4-5 members of the public spoke regarding wages/labor conditions. He added that FORA obtained assistance from Senator Monning's office and finally received a response from Department of Industrial Relations (DIR). Mr. Long asked if complaints were identified as labor code violations and not prevailing wage violations. Mr. Houlemard responded that testimony was heard from both sides of the issue and that DIR response letter contradicts itself. Board has not voted to add the hiring of a Compliance Contractor to the shoulders of the jurisdictions and that under the Master Resolution, it requires these prevailing wage enforcements, even though some of these issues have already been tested at Court level (i.e., Dunes project).

Steve Endsley reported on the ongoing water issues and that these items are on the upcoming Board agenda. He added that on closed session, the water dispute resolution was discussed and there is a potential for possible litigation if it does not get approved. He added that Authority Counsel was asked to draft a Memorandum of Agreement delineating the items agreed to with MCWD. Mr. Houlemard stated the dispute resolution was agreed under the contract with MCWD, but Board requested an agreement in order to memorialize the terms.

The committee received comments from members and the public.

7. DECEMBER 11, 2015 BOARD MEETING AGENDA REVIEW

Steve Endsley provided a brief summary of the upcoming Board meeting and stated the water issue item are on as well as the 3-party

8. BUSINESS ITEMS

a. Approve 2016 Meeting Schedule

MOTION: Graham Bice moved, seconded by Chris Placco to approve the 2016 meeting schedule with revision to November meeting dates.

MOTION PASSED UNANIMOUSLY

b. Oak Woodland Conservation Planning Update

Ted Lopez provided a brief report and stated it will be discussed at the next Board meeting. He provided a background to this item and noted that in 1997, under the Base Reuse Plan, FORA County of Monterey and City of Seaside were the only jurisdictions to fulfill these requirements of oak woodland conservation planning. He added that County waited and 14 years later this had not been done. He further reiterated that this planning needs to be complete before FORA sunsets. He clarified that it is not FORA's responsibility, however, staff is trying to complete the policies of BRP. The Committee members asked questions and had comments about the composition of this advisory/work group, that Administrative Committee be the reviewer of this item; how this item will proceed; the funding available to assist these two jurisdictions and the clear determination that it is/is not a FORA responsibility. Mr. Houlemard clarified to members that this is not a conservation area but about smaller development areas for projects. Under State law, these areas were considered "blighted."

Chair Dawson said jurisdictions should be asked to take this responsibility.

John Dunn suggested recommendations to the power point presentation: that the last bullet be listed first; to add a professional advisory committee composed of the 7 recommended jurisdictions; that public participation be added so public is not left out; and, that County and City of Seaside could be the project managers and FORA only assists with funding for RFP.

Mr. Houlemard said both the County and City of Seaside would need to adopt ordinances so that the public review process would be done with them only.

c. Capital Improvement Program Development Forecasts Request

Jonathan Brinkmann distributed a list of the latest Capital Improvements. He added that these items must be submitted before January 15th in order to include them in CIP process. Peter Said added the deadlines are important otherwise there might be impacts on the timeline.

d. Surplus II Industrial Hygienist Selection update

Peter Said provided a brief report and said two (2) quality proposals were received, that Staff is evaluating the proposals and making a selection to be brought to the Board.

e. Water Augmentation Planning Process

Steve Endsley provided a brief report and stated that these elements would come back to Board. The funding for planning process is included and that Staff is moving forward with a Memorandum of Agreement as Board requested.

The Committee received public comment.

9. ITEMS FROM MEMBERS

None.

10. ADJOURNMENT

Meeting was adjourned at 10:23 a.m.

DRAFT



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MEMORANDUM

TO: Administrative Committee
FROM: Jonathan Brinkmann, Principal Planner
RE: Item 7b: Capital Improvement Program (CIP) Development Forecasts Request
DATE: January 7, 2016

On an annual basis, FORA updates its CIP document. This process begins with requesting and receiving updated development forecasts from the FORA land use jurisdictions.

Please send development forecasts information to FORA Project Specialist Peter Said at Peter@fora.org by Friday, January 15, 2016. Last year's forecasts are attached to this memo for reference.

Enclosure (1)

Appendix B
FY 2015/16 through Post-FORA Development Forecasts

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

Land Use Type	Jurisdiction	Built	Forecast plus built	DRAFT						
				2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
<u>New Residential</u>										
Marina Heights (Entitled)	MAR		1,050	76	144	180	186	180	141	143
The Promontory (Entitled)	MAR									
Dunes (Entitled)	MAR	131	1,237	60	90	90	90	90	50	636
TAMC (Planned)	MAR		200				100	100		
Marina Subtotal			2,487							
CSUMB (Planned)	CSU					150	150	150	42	
UC (Planned)	UC		240		40	40	40	40	40	40
East Garrison I (Entitled)	MCO	260	1,470	90	90	110	110	110	110	590
Seaside Highlands (Entitled)	SEA	152	152							
Seaside Resort (Entitled)	SEA	3	124	2	2	2	4	6	53	52
Seaside (Planned)	SEA		996		135		100	390	371	
Seaside Subtotal			1,272							
Del Rey Oaks (Planned)	DRO		691					130	287	274
Other Residential (Planned)	Various	-	-	-	-	-	-	-	-	-
Subtotal		546	6,160	228	501	422	630	1,046	1,052	1,735
<u>Existing/Replacement Residential</u>										
Preston Park (Entitled)	MAR	352	352							
Cypress Knolls (Planned)	MAR		400				100	100	100	100
Abrams B (Entitled)	MAR	192	192							
MOCO Housing Authority (Entitled)	MAR	56	56							
Shelter Outreach Plus (Entitled)	MAR	39	39							
VTC (Entitled)	MAR	13	13							
Interim Inc (Entitled)	MAR	11	11							
Sunbay (Entitled)	SEA	297	297							
Bayview (Entitled)	SEA	225	225							
Seaside Highlands (Entitled)	SEA	228	228	-	-	-	-	-	-	-
Subtotal		1,413	1,813	-	-	-	100	100	100	100
TOTAL EXISTING RESIDENTIAL			1,813							
Total		1,959	7,973	228	501	422	730	1,146	1,152	1,835

Table A2: Non-Residential Annual Land Use Construction (building square feet or hotel rooms)

DRAFT		DRAFT								
Land Use Type	Juris-diction	Built	Forecast plus built	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
<i>Office</i>										
Del Rey Oaks (Planned)	DRO		400,000		400,000					
Monterey (Planned)	MRY		721,524							721,524
East Garrison I (Entitled)	MCO		34,000		14,000		10,000		10,000	
Imjin Office Park (Entitled)	MAR	28,000	49,000	21,000						
Dunes (Entitled and Planned)	MAR	190,000	760,000		50,000	50,000	100,000	100,000		270,000
Cypress Knolls (Planned)	MAR		16,000			16,000				
Interim Inc. (Entitled)	MAR	14,000	14,000							
Marina (Planned)			206,500	29,500	29,500	29,500	29,500	29,500	29,500	29,500
TAMC (Planned)	MAR		40,000				20,000	20,000		
Seaside (Planned)	SEA		452,000				102,000		100,000	250,000
UC (Planned)	UC	-	200,000	-	-	40,000	40,000	40,000	40,000	40,000
Subtotal		232,000	2,893,024	50,500	493,500	135,500	301,500	189,500	179,500	1,311,024
<i>Industrial</i>										
Monterey (Planned)	MRY		216,275							216,275
Marina CY (Entitled)	MAR	12,300	12,300							
Dunes (Planned)	MAR		-	-	-	-				
Cypress Knolls (Planned)	MAR		6,000			6,000				
Marina Airport (Entitled)	MAR	250,000	250,000							
TAMC (Planned)	MAR		35,000				17,500	17,500		
Seaside (Planned)	SEA		125,320					125,320		
UC (Planned)	UC	38,000	138,000	-	-	20,000	20,000	20,000	20,000	20,000
Subtotal		300,300	782,895	-	-	26,000	37,500	162,820	20,000	236,275
<i>Retail</i>										
Del Rey Oaks (Planned)	DRO		5,000		5,000					
East Garrison I (Entitled)	MCO		40,000	-	20,000	20,000				
Cypress Knolls (Planned)	MAR		-							
Dunes (Entitled)	MAR	368,000	706,000	30,000		154,000				
TAMC (Planned)	MAR		75,000	-	-	-	37,500	37,500	-	-
Seaside Resort (Entitled)	SEA		16,300	16,300						
Seaside (Planned)	SEA		1,666,500			300,000	691,500	-	330,000	345,000
UC (Planned)	UC		314,500	-	-	52,500	78,500	52,500	52,500	78,500
Subtotal		368,000	2,823,300	46,300	25,000	526,500	807,500	90,000	382,500	423,500
<i>Hotel (rooms)</i>										
Del Rey Oaks (Planned)	DRO		550					550		
Dunes (Entitled)	MAR	108	108							
Dunes (Entitled)	MAR		400			400				
Seaside Resort (Entitled)	SEA		330			40	28	262		
Seaside Resort TS (Entitled)	SEA		170							170
Seaside (Planned)	SEA		860				250		200	410
UC (Planned)	UC	-	-	-	-	-	-	-	-	-
Subtotal		108	2,418	-	-	440	278	812	200	580



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MEMORANDUM

TO: Administrative Committee
FROM: Maria Buell, Deputy Clerk
RE: Item 7c: Fort Ord Reuse Authority Transition Plan / 2020 Sunset
DATE: January 7, 2016

RECOMMENDATION:

Receive a report from the Executive Officer and Assistant Executive Officer regarding Fort Ord Reuse Authority (FORA) June 30, 2020 sunset and related requirements in preparation for the transition.

BACKGROUND/DISCUSSION:

The Executive Officer and Assistant Executive Officer will provide a summary highlighting a schedule and update regarding FORA's Transition Plan.