



APPROVED

FORT ORD REUSE AUTHORITY
ADMINISTRATIVE COMMITTEE REGULAR MEETING MINUTES
8:30 a.m., Wednesday, April 17, 2019 | FORA Conference Room
920nd Avenue, Suite A, Marina, CA 93933

1. CALL TO ORDER

Chair Michael A. Houlemard, Jr. called the meeting to order at 8:30 a.m.

The following members were present:

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| Dino Pick* (City of Del Rey Oaks) | Lisa Rheinheimer (Monterey-Salinas Transit) |
| Layne Long* (City of Marina) | Melanie Beretti* (County of Monterey) |
| Patrick Breen (MCWD) | Steve Matarazzo (UCMBEST) |
| Hans Uslar* (City of Monterey) | Elizabeth Caraker (City of Monterey) |
| Vicki Nakamura (MPC) | Craig Malin* (City of Seaside) |
| Mike Zeller (TAMC) | Anya Spear (CSUMB) |
| | *Voting member |

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by NHA Principal Advisor Mark Northcross.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Executive Officer Michael A. Houlemard, Jr. announced the following:

- SB 189 - Executive Officer, Committee member Layne Long and Board member John Gaglioti spoke before the Legislature in reference to this legislative bill.
- SB 533 - Is getting some consternation among some because it goes against the previous policy set by the FORA Board by making all jobs on Fort Ord Public Works, therefore falling under prevailing wage criteria. Local developers have also taken opposition to SB 533.
- Robert Norris primary point of contact on prevailing wages as Sheri Damon, who was the previous point of contact, has left FORA and is now employed by the City of Seaside.

4. PUBLIC COMMENT PERIOD

Members of the public wishing to address the Administrative Committee on matters within its jurisdiction, but not on this agenda, may do so for up to 3 minutes.

There were no public comments received.

5. APPROVAL OF MEETING MINUTES

ACTION

- a. April 3, 2019 Meeting Minutes

MOTION: On motion by Committee member Beretti second by Committee member Uslar and carried by the following vote, the Administrative Committee moved to approve the April 3, 2019 regular meeting minutes.

MOTION PASSED UNANIMOUSLY

6. April 12, 2019 DRAFT BOARD MEETING FOLLOW-UP

INFORMATION

Executive Officer Michael A. Houlemard, Jr. reviewed the action taken by the Board at the April 12, 2019 Regular Board meeting and updated the Committee on the recommendation made by the Board to hold a joint Administrative Committee/Board Workshop. The workshop would be to conceptually understand the distinctions between the 2019-2020 Capital Improvement Program (“CIP”) and the Transition Plan

Implementation Agreements and how they impact one another. The Committee has requested staff to draft an optional agenda to be presented at the May 1, 2019 Administrative Committee meeting for review and recommended direction to the Executive Committee. Staff responded to questions and comments from the Committee and the public.

This item was for information only.

7. BUSINESS ITEMS

INFORMATION/ACTION

**Committee Member Melanie Beretti requested item 7c - Update on Regional Housing be taken out of order and heard first, as Monterey County Housing Manager Anastacia Wyatt was present and would allow for broader update/discussion.*

a. Building Removal/Financing Update

Principal Planner Jonathan Brinkmann introduced the item and provided brief presentation on the feasibility memo issued by NHA Advisors. NHA Advisors, with the Law firm of Stradling, Yocca, Carlson and Rauth, concluded that FORA has authority to issue bonds with terms that extend beyond the 2020 dissolution. This is subject to two conditions: 1) Bonds are issued under authority of Mark-Roos Act, 2) Tax increment revenues pledged to the bonds are subject to limitation of the project areas from which the tax increment revenue originates. Committee member Hans Uslar requested a comparable scenario of private vs. public bonds, in addition to closing costs, be brought back to the Committee for further review. At the direction of the Committee the item will be brought back to the May 1, 2019 meeting, at which time the Committee may make a recommendation. Staff and NHA Advisors Mark Northcross responded to questions and comments from the Committee and the public.

b. Capital Improvement Priority Ranking

Mr. Brinkman updated the Committee, making note that the jurisdictions have received emails from Project Manager Peter Said in regards to priority ranking. Feedback from the jurisdictions on the survey was received identifying the rankings, high score equals higher priority and the low score equals lower priority. The highest ranking is S. Boundary Road Upgrade followed by General Jim Moore Blvd/South Boundary Road Intersection. Mr. Brinkman stated that the overall ranking of the projects' priority is very similar to previous years. Staff responded to questions and comments from the Committee and the public.

c. 2018 Transition Plan

a. Jurisdictional Financing Districts

Due to time constraints this item was not heard.

b. Implementation Agreements

1. Post FORA Assumption of Roles

a. Accounting

b. Agenda/Board Packets

c. Records – Public Records Request

d. Website Maintenance

Kendall Flint from Regional Government Services (“RGS”) requested feedback from the Committee on the post FORA roles such as accounting, agenda/board packets, records and identifying what jurisdictions might be interested in taking on those roles post FORA.

Monterey County Staff Melanie Beretti stated it would be helpful for the County to know what the effort would entail to assume these functions and noted she believes these functions should stay together in an administrative entity. City of Monterey stated they are not interested in taking on any additional post FORA roles. Marina City Manager Layne Long stated they would continue working with the City of Seaside on the blight removal.

2. ESCA, MCWD, TAMC Implementation Agreements

This item has been tabled to a future meeting.

c. Update on Regional Housing

Steve Flint from RGS updated the Committee on the status of the process of establishing Monterey County as a sub-region, as the development of the Regional Housing Needs Assessment ("RHNA") numbers for the next round. Association Monterey Bay Area Governments ("AMBAG") is currently in the process of sourcing someone in developing the process for the RHNA numbers, which are required to be completed by the end of the year. Mr. Flint stated that Josh Abrams from Baird and Driskell will be present at May 1, 2019, Administrative Committee meeting to provide an overview of the process and what it would take, along with the benefits. AMBAG Director of Planning Heather Adamson noted they will not be doing RHNA until 2021, and will not receive the RHNA numbers from Housing and Community Development ("HCD") until September 2021. Ms. Adamson provided an overview of the RHNA cycle, and the proposed changes. Staff responded to questions and comments from the Committee and the public.

8. ITEMS FROM MEMBERS

None.

9. ADJOURNMENT at: 10:30 a.m.

Minutes Prepared By:
Heidi Lizarbe
Deputy Clerk