



APPROVED

FORT ORD REUSE AUTHORITY
ADMINISTRATIVE COMMITTEE REGULAR MEETING MINUTES
8:30 a.m., Wednesday, July 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 8:31 a.m.

The following members were present:

Jonathan Brinkmann (LAFCO)
Layne Long* (City of Marina)
Patrick Breen (MCWD)
Hans Uslar* (City of Monterey)
Steve Matarazzo (UMBEST)
Nicole Hollingsworth (17th State Senate District)

Lisa Rheinheimer (Monterey-Salinas Transit)
Melanie Beretti* (County of Monterey)
Craig Malin* (City of Seaside)
Vicki Nakamura (MPC)
Matt Morgensen (City of Marina)
Todd Muck (TAMC)
*Voting member

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Committee member Steve Matarazzo.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

- The Chair of the Fort Ord Reuse Authority (“FORA”) Board indicated that Board members had a question concerning a statement in a Board report that indicated that there is provision in Senate Bill 189 that allowed for the adjustment of the boundaries of the community facilities district that couldn’t be located. It is under CA Law 67700 section 25 (8) b of the proposed amendments.
- Monterey-Salinas Transit Assistant General Manager Hunter Harvath will be taking an early retirement/sabbatical effective at the end of August 2019.

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. July 3, 2019 Meeting Minutes

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

MOTION PASSED UNANIMOUSLY

6. JULY 12, 2019 BOARD MEETING FOLLOW UP**INFORMATION**

Mr. Houlemard reviewed the actions taken by the Board at the July 12, 2019 Regular Board Meeting, highlighting a decision by the Board to approve the Del Rey Oaks Loan Retirement Request. Staff responded to questions and comments from the Committee.

This item was for information only.

7. BUSINESS ITEMS**INFORMATION/ACTION****a. Building Removal/Financing Update**

Project Manager Peter Said provided a brief background on the item highlighting where the process began, noting the City of Seaside advocated for FORA to figure out a way to remove the remaining blighted buildings. The Administrative Committee requested FORA staff to look at what could be done. Staff presented a compiled list of the buildings that are remaining to be removed and identified bonding the tax increment would be an option to fund the building removal. The Committee requested additional information on the possibility of bonding the tax increment. Subsequently, staff brought in Mark Northcross from NHA Advisors who prepared an initial Feasibility Study. The study showed it is possible to bond under the Mello-Roos Act and since then the County of Monterey has been working closely with NHA Advisors on several remaining questions. The primary question the County, and other jurisdictions, have been asking is what is the benefit to the jurisdictions with and without building removal? Mr. Northcross reviewed each of the scenarios based on a “no bond, no building removal, no growth” model as requested by the Committee. Committee member Beretti requested that NHA Advisors ensure that the recommendation reflects the Building Removal scenario and determine how much building removal is still outstanding by jurisdiction. Staff and Mr. Northcross responded to questions and comments from the Committee and the public.

MOTION: On motion by Committee member Malin second by Committee member Long and carried by the following vote, the Administrative Committee moved to make a recommendation to the FORA Board of Directors to authorize all necessary preparatory work to issue bonds for building removal with one abstention from Committee Member Beretti.

b. 2018 Transition Plan Implementing Agreements Progress Report

Planning & Economic Development Manager Josh Metz updated the Committee on the status of the draft Transition Implementing Agreements noting Kendall Flint of Regional Government Services was expected to be here today with follow up from the FORA Board meeting. Mrs. Flint is currently working on the draft master implementing agreement, which may be broken down into individual agreements. Mr. Metz also noted the Marina Coast Water District and ESCA agreements are moving ahead. Staff responded to questions and comments from the Committee and the public.

**Committee Member Melanie Beretti requested that any draft implementing agreements be included in the Administrative Committee Packet and provided to the committee via email in a word format after the meeting concludes.*

8. ITEMS FROM MEMBERS

None.

9. ADJOURNMENT at: 9:31 a.m.

Minutes Prepared By:
Heidi Lizarbe
Deputy Clerk