



APPROVED

FORT ORD REUSE AUTHORITY
ADMINISTRATIVE COMMITTEE MEETING MINUTES
8:30 a.m., Wednesday November 13, 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 8:33 a.m.

The following were present:

Dino Pick* (City of Del Rey Oaks)	Mike Zeller (TAMC)
Anya Spear (CSUMB)	Melanie Beretti* (County of Monterey)
Patrick Breen (MCWD)	Debbie Hale* (TAMC)
Layne Long* (City of Marina)	Steve Matarazzo (UCMBEST)
Matt Mogensen (City of Marina)	Gage Dayton (UCMBEST)
Todd Muck (TAMC)	Vicki Nakamura (MPC)
Craig Malin* (City of Seaside)	Hans Uslar* (City of Monterey)
Lisa Reinheimer (MST)	Elizabeth Caraker (City of Monterey)
Nicole Hollingsworth (Senator Monning's Office)	*Voting member

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by City of Monterey Community Development Department Manager Elizabeth Caraker.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE

- Assistant Executive Officer Josh Metz announced the Monterey Bay Opportunity Zone Investment Forum will take place Friday, November 15, 2019 from 8:00 a.m. to 12:30 p.m. at the CSUMB Salinas City Center. Visit www.mboz.eventbrite.com for more information.
- Executive Officer Michael Houlemard reported Assembly Bill ("AB") 1486 passed and goes into effect January 1, 2020. The Bill imposes requirements regarding the disposal or reuse of public land by local agencies. AB 1486 may affect housing goals in the Cities of Marina, Seaside, Del Rey Oaks and the County of Monterey, particularly on former military-owned land. Mr. Houlemard encouraged Committee members to research the Bill and discuss its possible impacts with jurisdictions' counsels.
- Mr. Houlemard announced the Habitat Conservation Plan ("HCP") was published November 1, 2019 and is currently under public review. An "all permittees" meeting is scheduled for 9:00 a.m. on November 20, 2019 at Soper Field Community Center in Seaside. Public meeting will be held from 6:00 p.m.- 8:00 p.m.

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.

No public comments were received.

5. APPROVAL OF MEETING MINUTES**ACTION**

a. October 30, 2019 Meeting Minutes

MOTION: On motion by Committee member Malin, second by Committee member Beretti and carried by the following vote, the Administrative Committee moved to approve the October 30, 2019 meeting minutes.

MOTION PASSED UNANIMOUSLY**6. NOVEMBER 8, 2019 BOARD MEETING FOLLOW-UP**

Mr. Houlemard reviewed items discussed during the November 8, 2019 regular Board meeting. The Board pulled Building Removal Bond Legal Documents Review from the agenda to allow jurisdictions' attorneys and Authority Counsel time to determine revenue stream options for discussion at the December 13, 2019 regular Board meeting. Mr. Houlemard reported the Board received an in-depth HCP and Habitat Management Plan ("HMP") review and schedule. The Board approved the proposed personnel actions and agreed to postpone the proposed November 21, 2019 special Board meeting due to scheduling conflicts. Reimer Associates consultant Kristie Reimer noted the purpose of the special meeting was to discuss the HCP and address jurisdictions' questions and concerns. She informed the Committee a hard copy of the HCP document is available to Permittees at FORA's office. Ms. Reimer stated the HCP consultant team is available to meet individually with jurisdictions and encouraged representatives to submit questions and concerns to staff prior to the November 20th All Permittees and Public meetings.

7. BUSINESS ITEMS**INFORMATION/ACTION**a. **Capital Improvement Program**i. **Habitat Conservation Plan Update**

Mr. Houlemard introduced the item and reviewed the history of the HMP and HCP, noting the many challenges FORA overcame in order to achieve HCP publication this year. Following the 45-day public review process there will be a decision regarding the Environmental Impact Statement/Environmental Impact Report ("EIS"/ "EIR") to accompany the HCP. Denise Duffy & Associates Senior Planner Erin Harwayne informed the Committee the HCP and EIS/EIR public review period ends December 16, 2019 and a public meeting will be held on November 20, 2019 to review California Environmental Quality Act ("CEQA") and National Environmental Policy Act ("NEPA") documentation in the HCP. Ms. Harwayne explained Fish and Wildlife Services ("FWS") are collecting public questions and comments and the HCP consultant team is working to respond to these concerns in a final CEQA/NEPA document. She stated the HCP and EIS/EIR will be finalized late January 2020, after which she anticipates the Board to take action in March, followed by Permittee actions on the two documents and their associated implementing ordinances in May. Written comments may be submitted via mail, email, or fax to FWS. Regional Government Services consultant Kendall Flint reviewed the November 20, 2019 All Permittees meeting agenda and answered questions from members.

ii. **Building Removal Bond Update**

This item was discussed during the November 8, 2019 Board Meeting Follow-up.

b. 2018 Transition Plan Progress Report

Ms. Flint gave a brief 2018 Transition Plan Progress Report and provided the Committee with an updated version of the Transition Plan Implementing Agreement (“TPIA”). She noted the TPIA was edited significantly to reflect comments received from Monterey County and other local agencies. Ms. Flint requested all Permittees’ counsels review the Agreement and submit any final comments/concerns so that a final TPIA may be executed. Ms. Flint and staff heard questions from members.

**Member Debbie Hale of the Transportation Agency for Monterey County (“TAMC”) expressed concern regarding changes to verbiage in section 3.2, Roadway Projects- Regional Roads, and requested the language return to that of the previous draft in the final TPIA. Ms. Flint requested TAMC submit a written request for changes, and stated she would provide Members with additional information regarding this section prior to the next Board meeting.*

**Member Beretti requested the latest draft Marina Coast Water District Implementing Agreement be distributed to Committee members.*

8. ITEMS FROM MEMBERS

- Committee Member Layne Long noted the California Coastal Commission will meet November 14, 2019 at Marina City Council Chambers.
- Mr. Houlemard noted comprehensive Certificates of Completion will be distributed for all properties regulated under the Environmental Services Cooperative Agreement and Deeds for Transfer will be executed in December.

9. ADJOURNMENT at: 9:32 a.m.

Minutes Prepared By:
Heidi Gaddy
Deputy Clerk

Natalie Van Fleet
Administrative Assistant