



FORT ORD REUSE AUTHORITY

SPECIAL MEETING

FORT ORD REUSE AUTHORITY (FORA) ADMINISTRATIVE COMMITTEE

Wednesday, March 25, 2020 at 8:30 a.m.

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

AGENDA

This meeting may be accessed remotely using the following Zoom link:

<https://zoom.us/j/956115894>

Please review FORA's updated Remote Meetings Protocol and Best Practices here:

https://fora.org/remote_meetings_protocols

1. CALL TO ORDER/ESTABLISHMENT OF QUORUM
2. PLEDGE OF ALLEGIANCE
3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE
4. PUBLIC COMMENT PERIOD

Members of the public wishing to address the Committee on matters within its jurisdiction, but not on this agenda, may do so and will not receive Committee action. Due to the [Governors Stay at Home Order](#) and recent [Executive Order related to Public Meetings Protocols](#), all FORA Meetings will now be conducted via Zoom. Public comments should be emailed to board@fora.org. Thank for your patience and understanding during these unprecedented times.

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| 5. APPROVAL OF MEETING MINUTES | ACTION |
| a. March 4, 2020 Regular Meeting Minutes | |
| 6. MARCH 12, 2020 BOARD MEETING FOLLOW-UP | INFORMATION |
| 7. BUSINESS ITEMS | INFORMATION/ACTION |
| a. Building Removal Bond Documents Review | |
| b. Draft 2019-20 Mid-Year Budget Review | |
| 8. ITEMS FROM MEMBERS | INFORMATION |

Receive communication from Committee members as it pertains to future agenda items.

9. ADJOURNMENT

NEXT SPECIAL HABITAT WORKING GROUP MEETING: Friday, March 27, 2020 at 10:00 a.m.

NEXT REGULAR MEETING: Wednesday, April 1, 2020 at 8:30 a.m.

Persons seeking disability related accommodations should contact the Deputy Clerk at (831) 883-3672 48 hours prior to the meeting. Agenda materials are available on the FORA website at www.fora.org.



FORT ORD REUSE AUTHORITY
ADMINISTRATIVE COMMITTEE MEETING MINUTES
8:30 a.m. Wednesday, March 4, 2020 | FORA Conference Room
920nd Avenue, Suite A, Marina, CA 93933

1. CALL TO ORDER

Co-Chair Joshua Metz called the meeting to order at 8:30 a.m.

The following members were present:

Steve Matarazzo (UCMBEST)
Melanie Beretti* (County of Monterey)
Layne Long* (City of Marina)
Anya Spear (CSUMB)
Patrick Breen (MCWD)
Vicki Nakamura (MPC)
Nicole Hollingsworth (17th State Senate)

Hans Usler* (City of Monterey)
Matt Mogensen (City of Monterey)
Craig Malin* (City of Seaside)
Mike Zeller (TAMC)
Michelle Overmeyer (MST)
Bill Collins (U.S. Army)
Dino Pick* (City of Del Rey Oaks)
*Voting Member

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Nicole Hollingsworth of Senator Bill Monning's Office.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE

Executive Officer Joshua Metz announced the following:

- The Cities of Marina and Seaside are developing agreements with Monterey County Regional Fire District ("MCRFD") to resolve post-FORA revenue loss issues.
- The Board of Directors received correspondence from Peter Le regarding proposed expansion of the Pure Water Monterey Project.
- The Board of Directors received correspondence from the Local Agency Formation Commission of Monterey County ("LAFCO") regarding FORA Board action to certify the Environmental Impact Report ("EIR").
- Due to current events FORA has adopted a new check-in process and meeting protocol. Please check in at the front desk for future meetings or appointments.

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. February 5 & 6, 2020 Meeting Minutes
- b. February 19, 2020 Meeting Minutes

**Michelle Overmeyer of Monterey-Salinas Transit ("MST") noted she was present at the February 19, 2020 meeting. Staff noted minutes will be amended to reflect this change.*

MOTION: On motion by Committee member Malin, seconded by Committee member Pick and carried by the following vote, the Administrative Committee moved to approve the February 5 & 6, 2020 minutes and the February 19, 2020 Meeting Minutes with the proposed amendment.

MOTION PASSED UNANIMOUSLY

6. March 12, 2020 Board Meeting Agenda Review

Mr. Metz reviewed the March 12, 2020 Board Meeting Agenda, noting the addition of a new potential litigation case. He stated the Board will take a second vote regarding item 8a; Habitat Conservation Plan (“HCP”)/ Environmental Impact Report (“EIR”) Options, and receive a recommendation from the Administrative Committee regarding 2018 Transition Plan proposed amendments.

7. BUSINESS

a. Draft TPIA Discussion

i. Marina Coast Water District (“MCWD”) Water Allocation Presentation

Regional Government Services consultant Kendall Flint reviewed the Draft Transition Plan Implementing Agreement (“TPIA”) discussion from the Committee’s previous meeting. The Committee requested the TPIA water allocation section be brought back for further review to consider adopting separate agreements between individual jurisdictions and MCWD. Committee members, staff and counsel discussed the revised draft New Ord Community Water and Wastewater Services Agreement section-by-section with MCWD staff and counsel. The Committee engaged in robust discussion regarding the proposed Agreement. Staff, consultants and counsel responded to questions and comments.

MOTION: On motion by Committee member Malin, seconded by Committee member Uslar and carried by the following vote, the Administrative Committee moved to remove the TPIA water allocations section and allocate water as prescribed under state law.

**After continued discussion the motion was withdrawn by Committee member Malin.*

**The Administrative Committee agreed to schedule a special meeting for Wednesday, March 11, 2020 at 8:30 a.m. to focus on amending or accepting the MCWD draft Agreement and/or draft TPIA language.*

b. Capital Improvement Program & Building Removal Budget Update

Reimer Associates consultant Kristie Reimer provided a 2019-20 Capital Improvement Program (“CIP”) Update and reviewed current priority projects, approved/in progress projects, and changed condition projects by jurisdiction. Ms. Reimer presented an updated FORA Action Plan, including a summary of outstanding FORA contracts and agreements. The Committee received a budget status update regarding Community Facilities District (“CFD”)/developer fees and lease/sale proceeds. Ms. Reimer stated the mid-year budget will be presented at the March 18, 2020 Regular Administrative Committee meeting. Staff and consultants responded to questions from members.

c. Proposed 2018 Transition Plan Amendments

**The Committee agreed to hear item 7c before item 7b.*

Ms. Flint discussed proposed amendments to the following sections:

2.1.3: Litigation Reserve Funds;

2.1.4: Habitat Funds;

2.1.5: Capital Improvement Funds;

2.1.9: Real Property;

4.1: Transition Plan Implementing Agreements.

Ms. Flint discussed proposed removal of the following sections:

1.3: Revenue Sharing and Financial Contribution;

1.4: Reuse Plan and Master Resolution;

1.5: Funding of Habitat Protection;

2.2.6: Transportation and Transit.

Staff and consultants answered questions and received comments from members and public.

8. ITEMS FROM MEMBERS

Committee member Beretti announced the following:

- The County of Monterey (“The County”) requested the remaining funds in the existing Oak Woodlands Conservation contract with Denise Duffy & Associates be transferred to the County Post-FORA.
- The County has received updated building removal cost estimates. Meetings with Cities of Seaside and Marina will be held to discuss the revised estimate of \$12.5M, and the Board of Supervisors will hold a special meeting on March 9, 2020 to discuss possibly submitting a response to the FORA building removal bond validation action. Committee Member Beretti noted the County’s adjusted bond proceeds ask is estimated between \$5M-\$7M.

**The Committee discussed Member Beretti’s announcements and agreed to set a Special Administrative Committee Meeting for 12:00 p.m. on Friday, March 6, 2020 to discuss building removal bond issues.*

9. ADJOURNMENT at 10:53 a.m.

Minutes Prepared By:

Natalie Van Fleet
Deputy Clerk