



FORT ORD REUSE AUTHORITY
BASE REUSE PLAN POST-REASSESSMENT ADVISORY COMMITTEE (PRAC)
DRAFT MEETING MINUTES

9:00 a.m., Thursday, November 12, 2015 | FORA Conference Room
920 2nd Avenue, Suite A, Marina, CA 93933

1. CALL TO ORDER

Fort Ord Reuse Authority (FORA) PRAC Chair Victoria Beach called the meeting to order at 9:04 a.m. The following people were in attendance:

Committee Members

Victoria Beach (Chair), City of Carmel
Ralph Rubio, Mayor City of Seaside
Jane Parker, Supervisor County of Monterey
Gail Morton, City of Marina (arrived while meeting in progress)

Other Attendees

Bob Schaffer, member of the public
Jane Haines, member of the public
Tim O'Halloran, City of Seaside
Phyllis Meurer, member of the public

FORA Staff

Steve Endsley
Jonathan Garcia
Ted Lopez
Jen Simon
Michael Houlemard
Josh Metz

2. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Josh Metz reported on FORA staff's attendance at the Monterey Bay Economic Partnership conference held in Santa Cruz and how informative it was, which included panels on housing, health and workforce development. Ralph Rubio reported the City of Seaside contributed \$35,000 to the Veterans Transition Center pilot program to rehabilitate 6 military housing units to expand their services to homeless veterans. The units should be move-in ready within 6 months. Victoria Beach proposed that due to committee member Gayle Morton being late to the meeting, that the RUDG item on the agenda be moved to the end.

3. APPROVAL OF MEETING MINUTES

October 8, 2015 Post-Reassessment Advisory Committee.

MOTION: Ralph Rubio moved, 2nd by Jane Parker, to approve October 8, 2015 Minutes.

MOTION PASSED: Unanimously.

4. PUBLIC COMMENT PERIOD

No comments.

5. **BUSINESS ITEMS**

a) **Trails Working Group.**

Ted Lopez gave an overview of the group's process and explained the goal is to develop a draft trails blue-print plan and reported that staff is in the process of coordinating a meeting for the whole group to be held possibly in December. The hope is to provide this committee with a draft for review in early 2016. Josh Metz added that the focus of the work is trail alignment and coordination between the different jurisdictions. Victoria Beach asked if there would be coordination with the RUDG. Mr. Lopez responded that the working group will develop a trails blueprint which can then be reviewed and recommended by PRAC for integration into the RUDG. Discussion then followed on the general desire for trails connectivity, how the RUDG would be applied to the trails "gateways", not where the trails should or should not go and what role TAMC plays in this process. Mr. Lopez added that TAMC representatives are included in these group meetings.

b) **Affordable Housing.**

Josh Metz began the discussion listing the topics for affordable housing and suggestions on what to focus attention on, such as housing for teachers and university faculty in order to support efforts to bring workers into this region. Ralph Rubio asked the question of what is affordable and how can FORA affect affordability. Mr. Metz discussed various new and creative ways we can look at housing and make them affordable, such as a housing trust. Mr. Rubio added that this idea was attempted here years ago, but, because there were not enough participants, the concept was discontinued. Jane Parker stressed that solutions need to "fit" into the community and suggested the focus be on infill of affordable housing within existing housing and removing blighted areas since it is a deterrent to people from settling here. More discussion followed on what developers may want to build versus affordable housing; cities changing their zoning laws to allow secondary dwelling units, and the concept of "quadrant thinking" where focus is made on the dense areas, such as the CSUMB campus.

It was then opened for public comment on this item. Jane Haines commented that the Master Resolution needs to be amended to clarify that only Fort Ord projects which are deemed public works projects need to be registered with the Department of Industrial Relations. Bob Schaeffer added that the entire development process needs to be simplified.

Mr. Metz then spoke about the President of Eden Housing, Linda Mandolini, and asked how we can learn from her expertise and knowledge on affordable housing. Victoria Beach suggested Ms. Mandolini be invited to do a short presentation to the PRAC as an introduction and then possibly invite her back to do a full presentation to the FORA board. Mr. Metz replied he will coordinate, develop some bullet points for this presentation, and provide Ms. Beach with a draft agenda.

c) **Blight Removal.**

Jonathan Brinkmann opened up the topic with a brief overview presentation on the status of Surplus II Industrial Hygienist request for proposal status with new assessments done on identifying hazardous materials (hazmat) to be removed. Ralph Rubio asked if assessments were done before. Mr. Brinkmann responded that they were done previously by the Army, but that those assessments missed some hazmat areas, therefore new and more thorough assessments

were needed. Victoria Beach asked for a comprehensive reporting tool to visually show building removal areas, their statuses and provide the ability to compare the progress made at different timeframes. Jane Parker commented that this would be a useful tool to see how we are doing with this process and added that blight removal projects should be prioritized in order of visual importance, such as the gateways.

d) Regional Urban Design Guidelines.

Josh Metz presented an overview of the proposed schedule and announced the updated draft version 7 will be available December 9, followed by the Task Force review at their December 16 meeting. Mr. Metz reported the variety of input for the draft document was provided by comments from the public, City of Seaside staff and the FORA board. He added the Task Force voted on how to treat the full body of work: the final document will be provided with all the studies, reports, public and charrette comments, etc. to be included as appendices. Ralph Rubio thanked the staff for the hard work noting the several rounds of version changes required. Michael Houlemard commented that the consultants found this to be the most difficult group they've worked with due to the number of different jurisdictions, variety of competing voices and opinions and extensive scope of the project.

6. ITEMS FROM COMMITTEE MEMBERS

None.

7. ADJOURNMENT

The PRAC meeting was adjourned at 10:55 a.m. The next meeting is scheduled for Thursday, December 10, 2015 at 9:00 a.m.