



# FORT ORD REUSE AUTHORITY

## BASE REUSE PLAN POST-REASSESSMENT ADVISORY COMMITTEE MEETING

920 2<sup>nd</sup> Avenue, Suite A, Marina CA 93933 (FORA Conference Room)  
9:00 a.m., Wednesday, May 11, 2016

### AGENDA

1. CALL TO ORDER
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 for up to 3 minutes.*

5. **APPROVAL OF MEETING MINUTES** ACTION
  - a. April 6, 2016
6. **BUSINESS ITEMS**
  - a. FORA Executive Committee May 4, 2016 PRAC Report INFORMATION
  - b. Building Removal Funding Strategies INFORMATION
7. **ITEMS FROM MEMBERS**
8. **ADJOURNMENT**

**NEXT MEETING: June 8, 2016**

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## BASE REUSE PLAN POST-REASSESSMENT ADVISORY COMMITTEE DRAFT MEETING MINUTES

9:00 a.m., Wednesday, April 6, 2016 | FORA Community Information Center

### 1. **CALL TO ORDER**

Chair Beach called the meeting to order at 9:00 a.m. The following were present:

#### **Committee Members:**

Victoria Beach (Chair), City of Carmel  
Andre Lewis, CSUMB (arrived at 10:25 a.m.)  
Gail Morton, City of Marina  
Steve Matarazzo, UCSC  
Jane Parker, Supervisor County of Monterey  
Ralph Rubio, Mayor City of Seaside (arrived at 10:05 a.m.)

#### **FORA Staff:**

Steve Endsley  
Jonathan Brinkmann  
Ted Lopez  
Josh Metz  
Mary Israel  
Peter Said

#### **Other Attendees:**

Jim Brezack, Brezack and Associates  
Wendy Elliot, Dunes at Monterey Bay  
Craig Malin, City of Seaside  
Kristi Markey, Office of Supervisor Parker  
Kristi Reimer, Reimer Associates Consulting  
Bob Schaffer, member of the public

### 2. **ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE**

Principal Planner Jonathan Brinkmann acknowledged Victoria Beach for her participation and leadership serving on the Base Reuse Plan Post-Reassessment Advisory Committee (PRAC). Ms. Beach accepted the acknowledgement.

### 3. **APPROVAL OF MEETING MINUTES**

#### **a. March 9, 2016 Minutes**

MOTION: Gail Morton moved, seconded by Jane Parker, to approve the March 9, 2016 PRAC Committee minutes.

MOTION PASSED UNANIMOUSLY.

### 4. **PUBLIC COMMENT PERIOD**

None

## **5. BUSINESS ITEMS**

### **a. Water Symposium**

Mr. Brinkmann delivered an update for the proposed water symposium plan. Items presented: 1) Local Situation and Physical Resources, 2) History of Legal agreements and 3) Roles of Agencies. He introduced Jim Brezack, Brezack & Associates, as a potential speaker. Mr. Brinkmann offered a target month/location as August 2016 at California State University Monterey Bay University Center. Mr. Brezack informed PRAC members of his background in regional water planning. He also asked PRAC members what the purpose was for holding a water symposium. PRAC member Gail Morton said the symposium is meant to clarify water issues, and asked staff to produce a handout with all the acronyms explained and area water rights laid out on a map. She added that she would support shared-hosting with other agencies. PRAC members discussed whether the symposium should include academic or professional experts/speakers. PRAC members assigned FORA staff to assemble a primer on water issues and a timeline of the legal agreements.

### **b. Draft Trails Concept**

Mr. Brinkmann announced that the FORA Board approved Resolution 16-06 supporting the Draft Trails Concept. Assistant Executive Officer Steve Endsley commended PRAC's effort to review the Draft Trails Concept. PRAC members discussed supporting the upcoming TAMC tax measure that, if approved by the voters, could fund the Draft Trails Concept. (Jane Parker left the meeting at 10:05 a.m. Ralph Rubio entered the meeting briefly at 10:05 a.m) PRAC members discussed potential next steps as TAMC coordinates regional trail efforts.

## **6. ITEMS FROM COMMITTEE MEMBERS**

None.

## **7. ADJOURNMENT**

Meeting was adjourned at 10:42 a.m.

# FORT ORD REUSE AUTHORITY COMMITTEE REPORT

## POST REASSESSMENT ADVISORY COMMITTEE

<b>Subject:</b>	Fort Ord Reuse Authority (FORA) Executive Committee May 4, 2016 PRAC Report	
<b>Meeting Date:</b>	May 11, 2016	<b>INFORMATION</b>
<b>Agenda Number:</b>	6a	

### RECOMMENDATION(S):

Receive an information item on FORA Executive Committee Memorandum regarding the PRAC.

### BACKGROUND/DISCUSSION:

At its March 30, 2016 meeting, the FORA Executive Committee requested that FORA staff provide a report reviewing the PRAC Charge, role and amount of staff resources needed to maintain it.

A copy of the Memorandum is attached for review (**Exhibit A**).

At the May 4, 2016 FORA Executive Committee meeting, members discussed the role of the PRAC and asked staff to return with a new report at its June 1, 2016 meeting with recommendations to assign PRAC topics to other FORA committees and/or the Transition Task Force.

### COORDINATION:

Administrative, Executive and Post-Reassessment Advisory Committees.

Prepared by Jonathan Brinkman for  
Ted Lopez

Approved D. Steven Endsley  
Steve Endsley



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## MEMORANDUM

**TO:** Fort Ord Reuse Authority (FORA) Executive Committee

**FROM:** Principal Planner, Jonathan Brinkmann

**RE:** Agenda Item 9c. Post-Reassessment Advisory Committee (PRAC)

**DATE:** May 4, 2016

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At its March 30, 2016 meeting, Executive Committee members requested that, at their next meeting, staff provide a report reviewing the PRAC Charge, role, and the amount of staff resources needed to maintain the committee over the next year. In response, staff prepared this memorandum.

### **Charge:**

In February 2013, the FORA Board initialized a series of workshops to review Base Reuse Plan (BRP) 2012 Reassessment Report topics and options for Board consideration. The 2012 Reassessment Report contained a menu of policy options and modifications in the BRP for consideration. The 2012 Reassessment Report organized these topics and options into Categories I, II, III, IV and V.

Three FORA Board workshops were held from February – April 2013. Each Board workshop addressed at least one or more of the Categories I through V with support from an outside consultant, CONCUR, Inc., to facilitate Board discussions. In March 2013, FORA Board Chair Jerry Edelen expressed interest to create an advisory committee to review Categories I and IV and make recommendations to the Board.

In April 2013, the PRAC was created, comprised of seven voting and ex-officio FORA Board members. The Board gave the PRAC a “Committee Charge” to ensure Categories I and IV review and set a goal for the committee to make priority recommendations to the Board in May or June 2013 (**Attachment A**).

From April through July 2013, the PRAC diligently met to address Category I. As the PRAC reviewed Category I, the committee discussed prioritizing Category IV policy topics. The PRAC recommended that FORA sponsor a Colloquium event to explore policy topics.

The FORA Board authorized funding for the Colloquium event. The PRAC, utilizing FORA and California State, University Monterey Bay (CSUMB) staff resources, planned the Colloquium around four policy topics: 1) how to identify and attract economic development to the former Fort Ord; 2)

how to complete BRP design guidelines; 3) how to complete blight removal on the former Fort Ord, and; 4) how to emphasize the National Monument designation that would serve as an immediate catalyst for tourism and other economic development on the former Fort Ord. The Fort Ord Reuse Implementation Colloquium was held on December 12 and 13 at the CSUMB University Center.

After the Colloquium event, a new PRAC Committee Charge was approved by the FORA Board in February 2014 (**Attachment B**). In March 2014, the PRAC expressed interest in a process to prepare Regional Urban Design Guidelines (RUDG) and coordination of Fort Ord trails efforts.

From June through December 2014, PRAC (and CSUMB) hosted speaker Richard Bernhardt (“Lessons Learned in Successful Base Reuse at Baldwin Park, FL”), local developers, reviewed highway signage, Category III, Oak Woodlands Conservation planning, and development for a regional trails symposium.

In 2015, the FORA Board approved a new Committee Charge (**Attachment C**). On January 22, 2015, the PRAC coordinated efforts of FORA and CSUMB to convene a Regional Trails Symposium. The Regional Trails Symposium involved coordination with FORA, CSUMB, Monterey County Parks, Bureau of Land Management, and Transportation Agency for Monterey County. The PRAC scheduled a follow-up meeting with guest speaker Laura Thompson, Project Director of the San Francisco Bay Trail). In addition, the PRAC covered topics that involved economic development, water augmentation, building removal, RUDG, and affordable housing. The PRAC discussed hosting a speaker forum comprised of experts from the field of affordable housing. Guest speakers on affordable housing presented at two January 2016 PRAC meetings.

From February through April 2016, PRAC discussed various topics and options that could be explored. One topic involved conducting a water symposium in late fall / early winter 2016. In addition, the PRAC explored options to expand housing that is affordable to multiple income levels.

### **Role:**

Since its formation in 2013, the PRAC has completed or played a significant role in:

- Reviewing BRP Categories I and IV topics.
- Planning the 2013 Fort Ord Colloquium.
- Planning the 2015 Fort Ord Trails Symposium.
- Scheduling expert guest speakers on affordable housing/economic development.
- Reviewing the Draft Trails Concept.
- Reviewing building removal programs.
- Preliminary work to plan and co-sponsor a 2016 Water Symposium.

### **Staff Resources:**

FORA staff estimated that it takes approximately 10 staff hours a month to prepare a PRAC meeting packet, an additional 30 staff hours to prepare for PRAC meeting agenda items, and an additional 30 staff hours per month to plan for a symposium event. Staff estimated that a total of 70 staff hours per month (840 hours per year) are required to support PRAC activities.

### **Future Role:**

The FORA Board approved a new Committee Charge for 2016. The Committee Charge was anticipated to continue through May or June 2016 (**Attachment D**). In January 2016, PRAC members discussed topics of interest. FORA staff presented potential PRAC work topics, including:

- A signature housing project (such as teacher housing).
- A signature FORA development project

The PRAC also discussed the following topics as potential committee focus areas:

- Amend CFD to reduce fees for low/moderate priced housing.
- Reviewing cohousing concepts.
- Planning a 2016 Water Symposium.
- Reviewing affordable housing by design.
- Strengthening partnerships between developers and union working groups.
- Reviewing prevailing wage issues.
- Legal review to strengthen inclusionary local housing ordinances.
- A review of local jurisdictional in-lieu/impact fees.
- Creation of a 501 (c) 3 non-profit to encourage donations toward a FORA trails project.
- Updating FORA maps to detail existing and proposed housing.

# **Base Reuse Plan Post-Reassessment Advisory Committee**

## **Committee Charge**

The Post-Reassessment Advisory Committee (“PRAC”) is charged with advising the FORA Board regarding action items to be prioritized in the near term (approximately through the end of fiscal year 2013-2014), as a follow-up to the Base Reuse Plan reassessment effort completed in 2012. The primary issues that are to be reviewed are the topics and options identified in Categories I and IV of the final Reassessment Report, with additional consideration of the Reassessment Report’s other subject areas as the FORA Board may deem necessary. FORA staff will provide technical and administrative support to the PRAC, with meeting facilitation services provided by CONCUR, Inc. The PRAC effort is anticipated to have a limited duration, with a goal of forwarding priority recommendations to the Board in May or June 2013.



# **Base Reuse Plan Post-Reassessment Advisory Committee**

## **Committee Charge**

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# **Base Reuse Plan Post-Reassessment Advisory Committee**

## **Committee Charge**

The Post-Reassessment Advisory Committee (PRAC) is charged with advising the FORA Board regarding action items to be prioritized in the near term (approximately through the end of calendar year 2015), as a follow-up to the Base Reuse Plan reassessment effort completed in 2012. The primary issues that are to be reviewed are the topics and options identified in Category IV of the final Reassessment Report, with additional consideration of the Reassessment Report's other subject areas as the FORA Board may deem necessary. FORA staff will provide technical and administrative support to the PRAC. The PRAC effort is anticipated to have a limited duration, with a goal of forwarding priority recommendations to the Board in May or June 2015.

# **Base Reuse Plan Post-Reassessment Advisory Committee**

## **Committee Charge**

The Post-Reassessment Advisory Committee ("PRAC") is charged with advising the FORA Board regarding action items to be prioritized in the near term (approximately through the end of calendar year 2016), as a follow-up to the Base Reuse Plan reassessment effort completed in 2012.

The primary issues that are to be reviewed are the topics and options identified in Category IV of the final Reassessment Report, with additional consideration of the Reassessment Report's other subject areas as the FORA Board may deem necessary. FORA staff will provide technical and administrative support to the PRAC. The PRAC effort is anticipated to have a limited duration, with a goal of forwarding priority recommendations to the Board in May or June 2016.

# FORT ORD REUSE AUTHORITY COMMITTEE REPORT

## POST REASSESSMENT ADVISORY COMMITTEE

**Subject:** Building Removal Funding Strategies

**Meeting Date:** May 11, 2016

**Agenda Number:** 6b

**INFORMATION**

### **RECOMMENDATION(S):**

Receive a report on building removal funding strategies

### **BACKGROUND/DISCUSSION:**

FORA staff will present information on potential building removal funding strategies as requested during previous meetings.

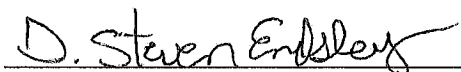
### **COORDINATION:**

Administrative and Executive Committees, CSUMB, UCMBEST, TAMC, County of Monterey, and the cities of Seaside, Marina, and Del Rey Oaks.

Prepared by

  
Jonathan Brinkmann

Approved

  
Steve Endsley