



# 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, July 6, 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. May 11, 2016
6. BUSINESS ITEMS INFORMATION
  - a. July 8, 2016 FORA Board Meeting PRAC Report
7. ITEMS FROM MEMBERS
8. ADJOURNMENT

**NEXT MEETING: TBD**

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**FORT ORD REUSE AUTHORITY  
BASE REUSE PLAN POST-REASSESSMENT ADVISORY COMMITTEE  
MEETING MINUTES**

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

**1. CALL TO ORDER**

Chair Jane Parker called the meeting to order at 9:01 a.m. The following were present:

**Committee Members:**

Andre Lewis, CSUMB  
Gail Morton, City of Marina  
Steve Matarazzo, UCSC  
Jane Parker, Supervisor County of Monterey  
Ralph Rubio, Mayor City of Seaside

**FORA Staff:**

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

**Other Attendees:**

Wendy Elliot, Dunes on Monterey Bay  
Craig Malin, City of Seaside  
Kristi Markey, Office of Supervisor Parker  
Bob Schaffer, member of the public

**2. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE**

Principal Planner Jonathan Brinkmann announced that Executive Officer Michael Houlemard is not able to attend until roughly 10:30 a.m. due to a meeting conflict.

**3. APPROVAL OF MEETING MINUTES**

**a. March 9, 2016 Minutes**

MOTION: Gail Morton moved, seconded by Ralph Rubio, to approve the April 6, 2016 PRAC Committee minutes.

MOTION PASSED UNANIMOUSLY.

**4. PUBLIC COMMENT PERIOD**

None.

## **5. BUSINESS ITEMS**

### **a. FORA Executive Committee May 4, 2016 PRAC Report**

Mr. Brinkmann delivered an update from the May 4, 2016 Executive Committee meeting, where members discussed the role of the PRAC and asked staff to return with a new report at its June 1, 2016 meeting with recommendations on completing and assigning PRAC topics to other FORA committees or the Transition Task Force. He outlined the staff memo to the Executive Committee, which was in the Agenda Packet.

PRAC members stated their concern with duplicated expenditure of staff resources. Some agreed that there are three topics of interest that they do not want to see suspended from FORA committee/task force attention: Building Removal strategy, Trails establishment follow-up, and affordable housing in terms of the permitting process and regulations. Ralph Rubio added that the remaining issues that are CEQA obligations are water, roads and habitat management and that FORA work on all three is currently being driven from other committees and the Transition Task Force. FOR A cannot drive affordable housing, he said, because, beyond consistency determinations on jurisdiction projects, FORA has no achievable task. Gail Morton disagreed, saying that the role of the PRAC is to review the Base Reuse Plan Reassessment Report Cat. IV to make a clear-cut plan to 2050. Assistant Executive Officer Steve Endsley offered that groundwork of fees for housing developments was done by staff for the PRAC, next would be a feasibility analysis on changing the per-unit charges in favor of multifamily housing. He suggested the task could be assigned to Economic and Planning Systems, Inc. (EPS) through a contract amendment. Wendy Elliot offered the Dunes at Monterey Bay market study on housing demand as a supplemental report.

(Andre Lewis arrived at 9:17 a.m.)

Ms. Morton asked how the trail map got incorporated into FORA Planning. Economic Development Coordinator Josh Metz explained that the RUDG absorbed the Trails Concept and the only FORA work on trails will be through the RUDG checklist as part of consistency determinations of trail-associated projects.

### **b. Building Removal Funding Strategies**

Mr. Brinkmann presented the background on the Building Removal obligations of FORA and the jurisdictions. The PRAC discussed next steps. PRAC members expressed that FORA can be pivotal in helping to solve non-FORA and post-FORA building removal funding problems. Staff offered that jurisdictions could raise funding to remove buildings by selling parcels of ecologically sound lands to conservation organizations. Ms. Parker and Ms. Morton requested that FORA investigate how much the toxic cleanup alone would be per building, and if FORA could find funding to pay for that alone, leaving jurisdictions the less expensive tear-down. Also, Ms. Parker asked staff to estimate which areas of blight are the greatest burden on economic development. (Michael Houlemard arrived at 10:20 a.m.)

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

None.

## **7. ADJOURNMENT**

Meeting was adjourned at 10:55 a.m.

# FORT ORD REUSE AUTHORITY BOARD REPORT

## CONSENT AGENDA

**Subject:** Post Reassessment Advisory Committee

**Meeting Date:** June 10, 2016

**Agenda Number:** 5i

**INFORMATION/ACTION**

### RECOMMENDATION(S):

- i. Receive a report on the Post Reassessment Advisory Committee (PRAC) activity/meeting.
- ii. Assign PRAC charge (**Attachment A**) topics to other FORA committees and functions as described in the Background/Discussion section of this report.

### BACKGROUND/DISCUSSION:

The PRAC met on May 11, 2016 to discuss the recent PRAC Report to the Executive Committee, and Building Removal Funding Strategies. The June 8, 2016 PRAC meeting has been cancelled. The next regular meeting will be July 6, 2016 at 9:00 a.m.

At its May 4, 2016 meeting, Executive Committee members directed staff to bring a recommendation to its June 29, 2016 meeting that would assign remaining PRAC topics to other FORA Committees or functions. Staff notes that, at its May 11, 2016 meeting, the PRAC voiced concern that some of their topics require further attention. Staff recommended that the following topics be formally assigned to the FORA committees and functions in the following manner:

**Economic Development.** Since 2013, the PRAC has focused its attention on Economic Development as it was a topic in the Base Reuse Plan (BRP) Reassessment Report Category IV. Over the past year, the PRAC considered affordable housing (or housing that is affordable) as a specific means of promoting Economic Development. Staff recommends that the PRAC's Economic Development/Affordable Housing topic be assigned to FORA's Economic Development Program functions, implemented primarily by the Executive Officer and Economic Development Coordinator. Staff notes that the FORA Board has direct oversight of FORA's Economic Development Program, which reports to them quarterly.

**Blight/Building Removal.** Similarly, the PRAC chose to consider Blight/Building Removal as a Category IV topic, and has reviewed efforts since 2013. Over the past six months, the PRAC focused more in depth on FORA's remaining building removal obligations and jurisdictions' building removal obligations. Staff recommends that the PRAC's Building Removal topic be assigned to the Transition Task Force because they are similarly considering Building Removal in their Post-2020 recommendations.


**Fort Ord Trails Concept.** The PRAC began to consider Fort Ord Trails planning efforts in 2014 as a Category IV topic. This effort culminated in the FORA Board adopting a resolution in support of the Draft Trails Concept on March 11, 2016. This 'Blueprint' was provided to Transportation Agency for Monterey County (TAMC), who is expected to move the Draft Trails Concept planning effort into the implementation and funding phase. Staff recommends that this topic be assigned to FORA staff to assist and support TAMC and others in trail planning implementation efforts.

**Water Augmentation.** The PRAC focused on the topic of Water Augmentation 2015-2016. Over the past year, the PRAC considered several topics within Water Augmentation, including history, legal framework, and project implementation. At one time, the PRAC considered recommending convening a regional summit on this topic to the Board and performed some initial planning. Staff recommends that this PRAC topic be assigned to the FORA Administrative Committee, the Water/Wastewater Oversight

Committee, and Transition Task Force, as needed, as they already advise the Board on Capital Improvement Program (CIP) components related to Water Augmentation.

Reassigning the above topics would result in a reduction in time needed to staff duplicative committee efforts. The Executive Committee recommended that the FORA Board assign the PRAC charge topics to FORA committees and functions as described in this report resulting in the PRAC's dissolution as a FORA Committee.

**FISCAL IMPACT:**

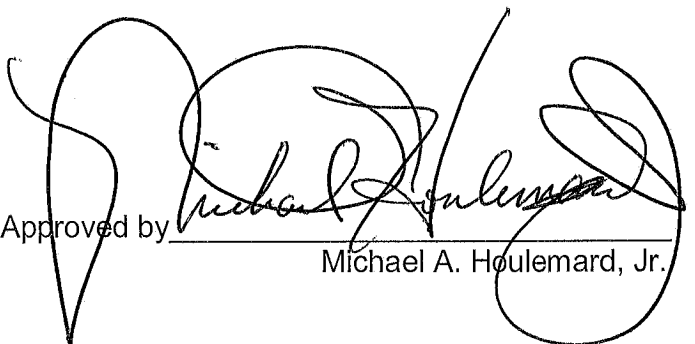
Reviewed by FORA Controller 

Staff time for this item is included in the approved annual budget.

**COORDINATION:**

PRAC, California State University Monterey Bay, Transportation Agency for Monterey County, Administrative and Executive Committees.

Prepared by   
Jonathan Brinkmann

Approved by   
Michael A. Houlemard, Jr.

## **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.