



# FORT ORD REUSE AUTHORITY

## REGULAR MEETING

### FORT ORD REUSE AUTHORITY (FORA) EXECUTIVE COMMITTEE

Wednesday, November 29, 2017 at 3:30 p.m.

920 2<sup>nd</sup> Avenue, Suite A, Marina CA 93933 (Executive Officer's Conference Room)

## AGENDA

### 1. CALL TO ORDER/ESTABLISHMENT OF QUORUM

### 2. PLEDGE OF ALLEGIANCE

### 3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

- Eastside Parkway Environmental Review Community Workshop, December 6, 2017  
Two Sessions: 1:00 – 3:00 p.m. and 6:00 – 8:00 p.m. | Carpenters Union Hall, Marina

### 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 and will not receive Committee action. Whenever possible, written correspondence should be submitted to the Committee in advance of the meeting, to provide adequate time for its consideration.*

### 5. APPROVAL OF MEETING MINUTES

**ACTION**

- November 8, 2017 Meeting Minutes

### 6. DECEMBER 8, 2017 DRAFT BOARD MEETING AGENDA REVIEW

**INFORMATION/ACTION**

- FY 2016/2017 Audited Annual Financial Report
- Prevailing Wage Report

### 7. BUSINESS ITEMS

**INFORMATION/ACTION**

- 2018 Executive Committee Meeting Schedule
- 2018 Nominating Committee Appointments
- Executive Officer Report and Travel Authorization
- Board Meeting Correspondence and Public Comment Protocol

### 8. ITEMS FROM MEMBERS

**INFORMATION**

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

### 9. ADJOURNMENT

**NEXT REGULAR MEETING: WEDNESDAY, January 3, 2018**



**FORT ORD REUSE AUTHORITY  
EXECUTIVE COMMITTEE REGULAR MEETING MINUTES**

**3:30 p.m., Wednesday, November 8, 2017 | Executive Officer's Conference Room  
920 2<sup>nd</sup> Avenue, Suite A, Marina CA 93933**

**1. CALL TO ORDER/ESTABLISHMENT OF QUORUM**

The meeting was called to order at 3:30 p.m.

The following members were present:

Mayor Ralph Rubio (City of Seaside)  
Supervisor Jane Parker (County of Monterey)  
Councilmember Frank O'Connell (City of Marina)  
Mayor Jerry Edelen (City of Del Rey Oaks)  
Andre Lewis (CSUMB)

**2. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by City of Del Rey Oaks Mayor, Jerry Edelen.

**3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE**

Executive Officer Michael Houlemard announced the Monterey Bay Economic Partnership – “State of the Region” Conference was being held on November 8, 2017 in Monterey. Mr. Houlemard also advised the Committee and public that FORA offices would be closed on Friday, November 9, 2017 in observance of Veterans Day and on November 23-24, 2017 for the Thanksgiving holiday.

**4. PUBLIC COMMENT PERIOD**

*Members of the public wishing to address the Executive Committee on matters within its jurisdiction, but not on this agenda, may do so for up to 3 minutes.*

There were no verbal comments received from the public.

**5. APPROVAL OF MEETING MINUTES**

**ACTION**

a. October 4, 2017 Meeting Minutes

*MOTION: On motion by Committee member O'Connell and second by Committee member Edelen and carried by the following vote, the Executive Committee approved the meeting minutes of October 4, 2017.*

**MOTION PASSED UNANIMOUSLY**

**6. NOVEMBER 17, 2017 DRAFT BOARD MEETING AGENDA REVIEW**

**INFORMATION**

Mr. Houlemard reviewed the draft Board agenda items. Principal Analyst Robert Norris advised the Committee of a correction that would be made to language in the Prevailing Wage attachment. Authority Counsel indicated that closed session should be added to the Board meeting agenda. Staff responded to questions and comments.

*MOTION: On motion by Committee member O'Connell and second by Committee member Parker and carried by the following vote, the Executive Committee approved the November 17, 2017 Draft Board meeting agenda with the proposed changes.*

**MOTION PASSED UNANIMOUSLY**

**7. BUSINESS ITEMS**

a. 2018 Board of Directors Calendar

The Committee reviewed the 2018 Board meeting calendar and discussed the conflict of major events that occurs every year in December. It was proposed that the December meeting be scheduled for December 7, 2018 to avoid conflicts.

b. 2018 Executive Committee Calendar

The Committee reviewed the 2018 Executive Committee meeting calendar and changed the December 5, 2018 meeting to be held on November 28, 2018 to accommodate the change that occurred in the 2018 Board meeting calendar.

**8. ITEMS FROM MEMBERS**

There were no items from members

**9. ADJOURNMENT** at 3:43 p.m.

DRAFT



# FORT ORD REUSE AUTHORITY

920 2<sup>nd</sup> Avenue, Suite A, Marina, CA 93933

Phone: (831) 883-3672 | Fax: (831) 883-3675 | [www.fora.org](http://www.fora.org)

## 2018 FORA EXECUTIVE COMMITTEE MEETING SCHEDULE

January 3

January 31

February 28

April 4

May 2

May 30

July 3

August 1

September 5

October 3

November 7

November 28

Executive Committee meetings are scheduled on Wednesdays, one week prior to the Board meeting. The primary purpose of the meeting is to review the upcoming FORA Board meeting agenda. Meetings begin at 3:30 p.m. in the FORA Conference Room, unless otherwise noted. Meeting dates and times are subject to change. Agendas and other meeting materials are posted on the FORA website [www.fora.org](http://www.fora.org) and are available upon request.

<b>FORT ORD REUSE AUTHORITY EXECUTIVE COMMITTEE</b>	
<b>BUSINESS ITEMS</b>	
<b>Subject:</b>	Executive Officer Report
<b>Meeting Date:</b>	November 29, 2017
<b>Agenda Number:</b>	7c
	<b>INFORMATION/ACTION</b>

**RECOMMENDATION:**

Receive a report from the Executive Officer

**BACKGROUND/DISCUSSION:**

Per the FORA Travel Policy, the Executive Officer (EO) submits travel requests to the Executive Committee on FORA Board/staff travel. The Committee reviews and approves requests for EO, Authority Counsel and board members travel; the EO approves staff travel requests. Travel information is reported to the Board.

**TRAVEL AUTHORIZATION**

Dates: February 12-14, 2018

Location: San Diego, California

Purpose: Association of Defense Communities – Installation Innovation 2018

- Understand how current and future mission capabilities impact operational readiness.
- Protect the availability and condition of land, facilities, and associated airspace.
- Improve the ability to accommodate contingency, mobilization, surge, and future total force requirements.
- Manage the cost of operations, including cost of living and quality of life.
- Analyze the strategic impact of the location of an installation.

**- START -**

**DRAFT  
BOARD PACKET**



# FORT ORD REUSE AUTHORITY

## REGULAR MEETING

### FORT ORD REUSE AUTHORITY (FORA) BOARD OF DIRECTORS

Friday, December 8, 2017 at 2:00 p.m. | 910 2<sup>nd</sup> Avenue, Marina, CA 93933 (Carpenters Union Hall)

## AGENDA

**ALL ARE ENCOURAGED TO SUBMIT QUESTIONS/CONCERNS BY NOON DECEMBER 7, 2017.**

### 1. CALL TO ORDER

### 2. PLEDGE OF ALLEGIANCE *(If able, please stand)*

### 3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE

- Eastside Parkway Environmental Review Community Workshop, December 6, 2017  
Two Sessions: 1:00 – 3:00 p.m. and 6:00 – 8:00 p.m. | Carpenters Union Hall, Marina

### 4. CLOSED SESSION

- a. Conference with Legal Counsel – Gov. Code 54956.9(d)(2) one matter of significant exposure to litigation. Claimant: Marina Community Partners
- b. Conference with Legal Counsel – Gov. Code 54956.9(a): Keep Fort Ord Wild v. Fort Ord Reuse Authority, Monterey County Superior Court, Case No.:M114961
- c. Potential Litigation

### 5. ANNOUNCEMENT OF ACTION TAKEN IN CLOSED SESSION

### 6. ROLL CALL

FORA is governed by 13 voting members: (a) 1 member appointed by the City of Carmel; (b) 1 member appointed by the City of Del Rey Oaks; (c) 2 members appointed by the City of Marina; (d) 1 member appointed by Sand City; (e) 1 member appointed by the City of Monterey; (f) 1 member appointed by the City of Pacific Grove; (g) 1 member appointed by the City of Salinas; (h) 2 members appointed by the City of Seaside; and (i) 3 members appointed by Monterey County. The Board also includes 12 ex-officio non-voting members.

### 7. CONSENT AGENDA

### INFORMATION/ACTION

CONSENT AGENDA consists of routine information or action items accompanied by staff recommendation. Information has been provided to the FORA Board on all Consent Agenda matters. The Consent Agenda items are normally approved by one motion unless a Board member or the public request discussion or a separate vote. Prior to a motion, any member of the public or the Board may ask a question or make comment about an agenda item and staff will provide a response. If discussion is requested, that item will be removed from the Consent Agenda and be considered separately at the end of the Consent Agenda.

- a. Approve November 17, 2017 Meeting Minutes  
**Recommendation:** Approve November 17, 2017 meeting minutes.
- b. Administrative Committee  
**Recommendation:** Receive a report from the Administrative Committee.
- c. Water/Wastewater Oversight Committee  
**Recommendation:** Receive a Water/Wastewater Oversight Committee update.
- d. Fiscal Year 2016-2017 Audited Annual Financial Report  
**Recommendation:** Accept the Moss, Levy & Hartzheim, Certified Public Accountants, Fort Ord Reuse Authority Fiscal Year 2016-2017 Audited Annual Financial Report as recommended by the Finance Committee. Full report: [Link to be provided in final packet](#)
- e. Public Correspondence to the Board

**8. BUSINESS ITEMS****INFORMATION/ACTION**

*BUSINESS ITEMS are for Board discussion, debate, direction to staff, and/or action. Comments from the public are **not to exceed 3 minutes** or as otherwise determined by the Chair.*

- a. Economic Development Report
  - i. Quarterly Report
  - ii. California State University Monterey Bay Small Business Development Center Support

**Recommendation:** Receive Economic Development Quarterly update and receive the Small Business Development Center status update.
- b. Prevailing Wage Compliance Update

**Recommendation:** Receive prevailing wage compliance report providing information and analysis requested at the November 17, 2017 FORA Board of Directors meeting and provide direction regarding prevailing wage requirements/Master Resolution/Legislator support.
- c. Environmental Services Cooperation Agreement Grant Amendment Update

**Recommendation:** Receive an Environmental Services Cooperation Agreement Grant Amendment update.

**9. PUBLIC COMMENT PERIOD****INFORMATION**

*Members of the public wishing to address the Board on matters within its jurisdiction, but **not on this agenda**, may do so for up to 3 minutes or as otherwise determined by the Chair and will not receive Board action. Whenever possible, written correspondence should be submitted to the Board in advance of the meeting, to provide adequate time for its consideration.*

**10. ITEMS FROM MEMBERS****INFORMATION**

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

**11. ADJOURNMENT**

**NEXT REGULAR MEETING: JANUARY 12, 2018 AT 2:00 P.M.**



# **Placeholder for Item 7a**

**November 17, 2017 Meeting Minutes**

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**This attachment will be included in the final Board packet.**

# FORT ORD REUSE AUTHORITY BOARD REPORT

## CONSENT AGENDA

<b>Subject:</b>	Administrative Committee	
<b>Meeting Date:</b>	December 8, 2017	<b>INFORMATION/ACTION</b>
<b>Agenda Number:</b>	7b	

### **RECOMMENDATION:**

Receive a report from the Administrative Committee.

### **BACKGROUND/DISCUSSION:**

The Administrative Committee met on October 18, 2017 and November 8, 2017. The approved minutes for these meetings are attached (**Attachment A & Attachment B**).

### **FISCAL IMPACT:**

Reviewed by the FORA Controller\_\_\_\_\_

Staff time for the Administrative Committee is included in the approved annual budget.

### **COORDINATION:**

Administrative Committee

Prepared by \_\_\_\_\_ Approved by \_\_\_\_\_  
Dominique L. Jones Michael A. Houlemard, Jr.



**FORT ORD REUSE AUTHORITY**  
**ADMINISTRATIVE COMMITTEE REGULAR MEETING MINUTES**  
**8:30 a.m., Wednesday, October 18, 2017 | FORA Conference Room**  
920 2<sup>nd</sup> Avenue, Suite A, Marina, CA 93933

**1. CALL TO ORDER**

Co-Chair Michael Houlemard called the meeting to order at 8:30 a.m.

The following members were present:

AR = After Roll Call; \* = voting member

Craig Malin\* (City of Seaside)

Anya Spear (CSUMB)

Melani Beretti\* (County of Monterey)

Layne Long\* (City of Marina)

Elizabeth Caraker\* (City of Monterey)

Dino Pick\* (City of Del Rey Oaks)

Michelle Overmeyer (MST)

Steve Matarazzo (UCMBEST)

Bill Collins (BRAC)

Anya Spear (CSUMB)

**2. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Bill Collins

**3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE**

Bill Collins announced that a Public meeting will be held on Thursday October 26, 2017 in regards to the Army's proposed plan for Group 4 – Future East Garrison Munitions Response Areas.

**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.*

There were no comments received from the public.

**5. APPROVAL OF MEETING MINUTES**

**ACTION**

a. October 4, 2017 Regular Meeting Minutes

**MOTION:** On motion by Committee member Caraker and second by Committee member Spear and carried by the following vote, the Administrative Committee moved to approve the regular meeting minutes of October 4, 2017.

**MOTION PASSED UNANIMOUSLY**

**6. OCTOBER 13, 2017 BOARD MEETING FOLLOW-UP**

**INFORMATION**

Jonathan Brinkman provided the Committee and public with an overview of the Board meeting including the item pulled from the Consent Agenda, item 7d - Adopt 2018 FORA Legislative Agenda. A motion was made to approve the item with modifications to the language in item B – Legislative Coordination Regarding FORA Transition. Mr. Brinkmann also reviewed actions the Board took on two business items, On-Call Engineering Services and General Engineering Services. There was not a unanimous vote on the On-Call Engineering Service contract that proposed the existing contractors be replaced. A second vote on the item will return at the next meeting.

**7. BUSINESS ITEMS**

**INFORMATION**

Mr. Houlemard introduced the item and provided a brief background. The Oak Woodlands was originally included in the Base Reuse Plan. The Board discussed the item during the reassessment process in 2012, along with individual task forces of the FORA Board. The Board decided instead of relying on the jurisdictions which had been the policy for the last decade. The Board asked FORA to provide the leadership and pulling it together for the actions that were required by the County of Monterey and the City of Seaside. The City of Marina and California State University Monterey Bay (CSUMB) have requested to be an active in the process.

Associate Planner Mary Israel reminded the Committee and public that the Oak Woodlands Conservation Planning is a part of the Category III from the reuse plan and reassessment of 2012. In 2016 the FORA Board selected a consultant group planning firm Denise Duffy and Associates to complete these Oak Woodlands policy programs for The City of Seaside and Monterey County. The product will be a draft Oak Woodlands conservation area map, and a draft Oak Woodlands area management and Monterey plan. In addition related Oak Woodlands area and specific templates for all jurisdictions to use. FORA's staff role is convening meetings, engaging with Seaside, and Monterey County to develop an independent website [www.oakwoodlands.org](http://www.oakwoodlands.org).

A timeline of scheduled meetings and key milestones were provided within the packet.

This item was information only and there was no action taken.

**8. ITEMS FROM MEMBERS**

There were no items received from members.

**9. ADJOURNMENT** at 8:49 a.m.

# **Placeholder for Item 7b Attachment B**

**November 8, 2017 Meeting Minutes**

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**This attachment will be included in the final Board packet.**

# **Placeholder for Item 7c**

**WWOC Report**

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**This attachment will be included in the final Board packet.**

# **Placeholder for Item 7d**

**Fiscal Year 2016-2017  
Audited Annual Financial Report**

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**This item and attachments will be included in the final  
Board packet.**

<b>FORT ORD REUSE AUTHORITY BOARD REPORT</b>	
<b>CONSENT AGENDA</b>	
<b>Subject:</b>	Public Correspondence to the Board
<b>Meeting Date:</b>	December 8, 2017
<b>Agenda Number:</b>	7e
	<b>INFORMATION/ACTION</b>

Public correspondence submitted to the Board is posted to FORA's website on a monthly basis and is available to view at <http://www.fora.org/board.html>

Correspondence may be submitted to the Board via email to [board@fora.org](mailto:board@fora.org) or mailed to the address below:

FORA Board of Directors  
 920 2<sup>nd</sup> Avenue, Suite A  
 Marina, CA 93933

12/08/17 DRAFT BOARD PACKET



# FORT ORD REUSE AUTHORITY BOARD REPORT

## BUSINESS ITEMS

**Subject:** Economic Development Report

**Meeting Date:** December 8, 2017

**Agenda Number:** 8a

**INFORMATION**

### RECOMMENDATION(S):

- i. Receive Economic Development ("ED") Quarterly Update.
- ii. Receive Small Business Development Center ("SBDC") Status Update.

### i. ECONOMIC DEVELOPMENT QUARTERLY UPDATE

#### **Background/Discussion:**

The primary goal of FORA's ED effort, as referenced in the 1997 Base Reuse Plan ("BRP") and 2012 Reassessment Report ("RR"), is to assist the three-county (Monterey/Santa Cruz/San Benito) region in general and FORA jurisdictions specifically in economic recovery from the employment, business, and other economic losses resulting from the departure of soldiers, civilians, and families after the base closure. BRP projections for full recovery include: 37,000 replacement population; 15-18,000 jobs to replace military employment and soldiers; 11-12,000 homes (6160 new units); and approximately 3 million sf commercial/office. Progress towards these targets to date include: 14,600 population; 4500 FTE jobs; 5191 homes (1000 new + 4191 reused); and 660k sf commercial.

FORA's ongoing ED strategy is based on the following key components:

- **Build upon Regional Economic Strengths** (Agriculture, Tourism, Higher Education/ Research, Military Missions)
- **Pursue New & Retain Existing Businesses/Enterprises.**
- **Engage Internal & External Stakeholders** (i.e. FORA Jurisdictions, California State University Monterey Bay ("CSUMB"), University of California Santa Cruz ("UCSC"), Monterey Bay Economic Partnership ("MBEP"), Monterey County Business Council ("MCBC"), Monterey Peninsula Chamber of Commerce (MPCC), and others).
- **Develop and Maintain Information Resources.**
- **Report Success Metrics.**

Per ongoing Board direction and following the strategy outlined above, staff continues to make progress on a number of key projects. The following notes summarize and highlight progress since the August 11, 2017 Economic Development Quarterly Update:

- **Business Recruitment/Retention.** FORA staff continues efforts to both respond to and broadly refer inquiries from businesses/contacts interested in location or relocation and reuse of former Fort Ord real estate. Developer engagement in recent months include interest in affordable housing, hospitality, and light industrial/commercial projects. Staff has contributed to the successful reconstitution of the Central Coast Marketing Team ("CCMT") as a regional business attraction/retention organization, and development of a new CCMT website - TeamCentralCoast.org. This new website provides another useful web resource to support business location decisions and integrates the use of OppSites software as an opportunity site marketing resource. Efforts are underway to prepare/package site marketing content, and strategies in collaboration with partners.

Staff continues working with relevant jurisdiction staff and elected officials where appropriate to advance new and emerging opportunities.

- **UCMBEST.** The vision for UCMBEST as a regional R&D tech innovation and regional employment center has yet to be realized. Even after 21 years of UC ownership only a small fraction of new venture and employment opportunities exist on the lands conveyed for that purpose. FORA has a critical interest in seeing progress made on the UCMBEST vision. To that end, Executive Officer Michael Houlemard and Economic Development Manager, Josh Metz have taken active roles in convening relevant stakeholders to infuse the effort with new energy and craft a viable route forward. Advancing existing planning efforts to conclusion and entitlement for future sale, lease or other transfer, as well as exploring a wide range of future ownership/management structures are key areas of staff/stakeholder focus.

Vice Chancellor Scott Brandt provided a UCSC-UCMBEST Status Report at the April 7, 2017 Board meeting. Since then Mr. Metz and Mr. Houlemard have continued to represent FORA in bi-weekly status update calls with UC Santa Cruz and Monterey County representatives. Focus of the planning group included: Moving West Campus parcels to auction; Completing North Central Campus sub-division map and specific plan (City of Marina) – then water and environmental; advancing East Campus mixed-use development planning with UCSC and County.

Assistant Vice Chancellor for Research, Mohamed Abousalem, provided a UCSC-UCMBEST Status Report at the November 17, 2017 Board meeting. UCSC staff continue working internally to prepare the West Campus Parcels, and other ancillary parcels for public auction. They also are working with the City of Marina staff to complete environmental review of the jointly prepared Specific Plan and subdivision maps. Once complete, these process will enable productive/job generating use of UCMBEST lands.

- **Start-up Challenge Monterey Bay/CSUMB Collaboration.** FORA continues to support expansion of regional entrepreneurship through collaboration with CSUMB on a broad Start-up Monterey Bay initiative including high quality events throughout the year. The annual cycle of entrepreneurship events culminating in the Startup Challenge Monterey Bay kicked-off this year with the Startup Hackathon, held at CSUMB Nov 3-5. Over 110 participants spent the weekend hacking tech solutions for disaster/response/recovery. The next event – Startup Weekend Monterey Bay, will be held on January 29, 2018. The Startup Challenge process will begin shortly thereafter and culminate in the Otter Tank competition in May 2018.

Other collaborations with CSUMB faculty and staff include: contribution on the creation of a new Startup Monterey Bay website to facilitate continuous engagement and growth of the Startup Monterey Bay community; contribution toward planning the October 6, 2017 Water Forum at the Seaside Embassy Suites; Hosting a visiting Costa Rica delegation with informational meetings and tours (Oct 31); Participation in Monterey Bay regional delegation to Costa Rica (travel costs covered by the Central Coast Marketing Team); Joining regional educational, business, and government officials in furthering the growing relationship between the sustainable hospitality industries in Costa Rica, as a model for increasing the viability/profitability of sustainable hospitality/eco-recreation tourism in the Monterey Bay region; and continuing collaboration with planning and economic development initiatives including R&D Business park, recreation, and residential resources. The sustained growth in relationships and mutually beneficial projects and

initiatives highlights value generated from a close working relationships with CSUMB faculty and staff.

- **Community Engagement/Jurisdiction Support:**

Community engagement/jurisdiction support remains a focus for ED staff. Staff engaged with the following processes since the August ED Progress Report:

FORA Economic Development staff supported the City of Seaside Campus Town planning in developer/consultant informational meetings, participation in Campus Town Planning charrette, and providing affordable housing information and resources to the development team. Staff also supported on City request, developer interest and concept refinement for productive reuse of the former nursing quarters in the City of Seaside.

Co-hosted a Naval Post-graduate School – International Training Class on military base reuse (Aug 17); attended Monterey Peninsula Chamber Leadership Luncheon (Sept 20) at Seaside Embassy Suites; Participated in Monterey Bay Economic Partnership (“MBEP”) Regional Policy Forum (Aug 23), Tech Ecosystem (Sept 14) and State of the Region Conference (Nov 8), with a focus on Transportation; Participated in Silicon Valley Economic Development Association (“SVEDA”) conference (Nov 2-3), with a focus on the future of retail, downtown revitalization, mixed-use development, and co-working spaces as economic development catalysts.

Completed first public outreach video – highlighting reuse progress throughout the former Fort Ord. It has become the most viewed piece of media on FORA channels (413 views on Vimeo, 5993 impressions on Facebook), and was shared widely throughout the region. Planning is underway for a 2<sup>nd</sup> video with an emphasis on Education and Economic Development. Initiated monthly Economic Development Newsletter (533 person mailing list 31% open rate), and continued growing social media engagement on Twitter, Facebook & Instagram.

In collaboration with the California Association for Local Economic Development (“CalED”), MBEP, CCMT, and the Monterey County Cannabis Industry Association (“CCIA”), supported coordination of Monterey Bay Regional Cannabis Policy Forum to be held on Wednesday Dec 13. This half-day forum aims to educate industry participants and local regulators on the challenges and opportunities in effective roll-out of the adult-use cannabis market in 2018.

- **Metrics: Housing Starts:** New residential development at the Dunes on Monterey Bay, Marina Heights, and East Garrison continues to gain momentum. A summary of CFD fees collected over the past 3 years and projected for FY 17/18 is provided below:

New Residential	FY 14/15 Full year	FY 15/16 Full year	FY 16/17 Full Year	FY 17/18 Projected
Total Units	89	256	317	258
Total CFD Fees	\$1,982,669	\$5,202,626	\$7,329,706	\$6,149,946

**Jobs:** Staff began conducting the 2017 Jobs Survey in January, through email surveys, followed by phone calls, then site visits. Initial results indicate a total of 4989 jobs (3576 Full-time Equivalent (“FTE”) and 1413 part-time (“PT”)) on the former Fort Ord. These results suggest a 14% increase in total jobs from 2015 (1% growth in FTE and and 49% growth in PT jobs). Factors affecting these numbers include 18 new employers to the

region, and 27 previously un-reported businesses. Most new employers are located at the Marina Dunes Fast Casual Restaurants. In addition, we estimate there are in excess of 10,000 students (7122 at CSUMB). A full Jobs Report was released during Q2 2017.

The 2018 Jobs Survey will begin in January with a target completion by March.

### **Looking Forward**

The following events and initiatives will be in focus for the FORA economic development team in the months ahead: Regional Cannabis Policy Forum Dec 13. 2018 Jobs Survey January – March. Startup Weekend, Jan 29. Startup Challenge, Jan-April. CalED Annual Conference March 14-16 (including Fort Ord tour). MBEP Regional Economic Summit, Watsonville. May 3. Forbes 4<sup>th</sup> Annual AgTech Summit, Salinas July.

### **ii. Small Business Development Center (“SBDC”) Status Update**

#### **PLACEHOLDER**

#### **FISCAL IMPACT:**

Reviewed by FORA Controller \_\_\_\_\_

Funding for staff time and ED program activities is included in the approved FORA budget.

#### **COORDINATION:**

Administrative and Executive Committees

Prepared by \_\_\_\_\_ Approved by \_\_\_\_\_  
Josh Metz Michael A. Houlemard, Jr.

# **Placeholder for Item 8b**

**FORA Prevailing Wage Compliance Update**

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**This attachment will be included in the final Board packet.**

## FORT ORD REUSE AUTHORITY BOARD REPORT

### BUSINESS ITEMS

<b>Subject:</b>	Environmental Services Cooperative Agreement Grant Amendment Update	
<b>Meeting Date:</b>	December 8, 2017	<b>INFORMATION/ACTION</b>
<b>Agenda Number:</b>	8c	

#### **RECOMMENDATION:**

Receive an Environmental Services Cooperative Agreement (ESCA) Grant Amendment update.

#### **BACKGROUND/DISCUSSION:**

In Spring 2005, the U.S. Army (Army) and the Fort Ord Reuse Authority (FORA) entered negotiations toward an Army-funded Environmental Services Cooperative Agreement (ESCA) for removal of remnant Munitions and Explosives of Concern (MEC) on portions of the former Fort Ord. FORA and the Army signed the ESCA agreement in early 2007. Under the ESCA terms, FORA received 3,340 acres of former Fort Ord land prior to regulatory environmental sign-off and the Army awarded FORA approximately \$98 million to perform the Comprehensive Environmental Response Compensation and Liability Act (CERCLA) MEC cleanup on those parcels.

The Fort Ord Reuse Authority (FORA) has received a \$XXXXXX Environmental Services Cooperative Agreement (ESCA) grant amendment. Negotiations for the ESCA Grant Amendment began in December 2016 with the Army Base Realignment and Closure (BRAC) Headquarters culminating in a series of meetings on the scope of services and pricing of the ESCA Grant Amendment; verified by an Army Independent Government Cost Estimate. The amendment funds FORA ESCA Administrative and Regulatory Oversight costs for 2 years and Army CERCLA post-transfer munitions Long-Term Obligations for 8 years.

The ESCA Long Term Obligations include post-closure MEC Find Assessments (response to MEC discoveries, coordinating additional investigation and/or follow up response actions); Long Term Management, MEC Education and UXO Awareness Training, monitoring/reporting deed restrictions, annual monitoring and reporting, and five-year review reporting); and Land Use Control Management (manages/coordinates MEC safety training, and Unexploded Ordnance Construction Support by UXO-qualified personnel for ground-disturbing or intrusive activities on former Fort Ord ESCA property).

#### **FISCAL IMPACT:**

Reviewed by FORA Controller \_\_\_\_\_

Funds for this review and report are part of the existing FORA ESCA funds. On July 13, 2017, the FORA Board authorized the Executive Officer to accept a Grant Amendment upon review and coordination with Authority/Special Counsel.

#### **COORDINATION:**

Administrative Committee; Executive Committee; Authority Counsel; Special Counsel, ARCADIS; U.S. Army EPA; and DTSC.

Prepared by \_\_\_\_\_ Approved by \_\_\_\_\_  
Stan Cook Michael A. Houlemard, Jr.

**- END -**

**DRAFT  
BOARD PACKET**