



Fort Ord Reuse Authority

920 2nd Avenue, Suite A, Marina, CA 93933
Phone: (831) 883-3672 • Fax: (831) 883-3675 • www.fora.org

ADMINISTRATIVE COMMITTEE

8:15 A.M. WEDNESDAY, MAY 15, 2013

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

AGENDA

1. **CALL TO ORDER AT 8:15 AM**
2. **PLEDGE OF ALLEGIANCE**
3. **ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE**
4. **PUBLIC COMMENT PERIOD:**
Members of the audience wishing to address the Fort Ord Reuse Authority (FORA) Administrative Committee on matters within the jurisdiction of FORA, but not on this agenda, may do so during the Public Comment Period. Public comments are limited to three minutes. Public comments on specific agenda items will be heard under that item.
5. **APPROVAL OF MEETING MINUTES**
 - a. May 1, 2013 Administrative Committee Minutes ACTION
 - b. May 8, 2013 Administrative Committee Minutes ACTION
6. **May 10, 2013 BOARD MEETING FOLLOW-UP** INFORMATION/ACTION
 - a. CIP Budget Implications of Formulaic Fee Decision
7. **OLD BUSINESS** INFORMATION/ACTION
 - a. 2013/14 Capital Improvement Program
8. **ITEMS FROM MEMBERS**
9. **ADJOURNMENT**

Next Scheduled Meeting: June 5, 2013

*Information about items on this agenda or persons requesting disability related modifications and/or accommodations can contact the Deputy Clerk at: 831-883-3672 * 920 2nd Avenue, Suite A, Marina, CA 93933 by 5:00 p.m. one business day prior to the meeting. Agendas can also be found on the FORA website: www.fora.org.*



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ADMINISTRATIVE COMMITTEE MEETING

8:15 A.M. WEDNESDAY, MAY 1, 2013

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

MINUTES

1. CALL TO ORDER

Chair Dawson called the meeting to order at 8:18 a.m. The following were present, as indicated by signatures on the roll sheet:

Daniel Dawson, City of Del Rey Oaks*
Carl Holm, County of Monterey*
Layne Long, City of Marina*
Diana Ingersoll, City of Seaside*
Elizabeth Caraker, City of Monterey*
Ray Corpuz, City of Salinas
Debby Platt, City of Marina
Tim O'Halloran, City of Seaside
Patrick Breen, MCWD
Kathleen Lee, Sup. Potter's Office

Vicki Nakamura, MPC
Anya Spear, CSUMB
Lyle Shurtleff, BRAC
Graham Bice, UCSC
Doug Yount
Bob Schaffer
Crisand Giles, BIA Bay Area
Scott Hilk, MCP
Sid Williams

FORA Staff:
Michael Houlemard
Steve Endsley
Jonathan Garcia
Crissy Maras

* Voting Members

2. PLEDGE OF ALLEGIANCE

Doug Yount led the Pledge of Allegiance.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Executive Officer Michael Houlemard briefly discussed the May 6, 2013 FORA Legislative Committee meeting and recent community efforts to gather signatures for two proposed initiatives.

4. PUBLIC COMMENT PERIOD

None

5. APPROVAL OF MEETING MINUTES

a. April 17, 2013 Administrative Committee Minutes

MOTION: Layne Long moved, seconded by Carl Holm, to approve the April 17, 2013 Administrative Committee minutes as presented.

MOTION PASSED: unanimous.

6. MAY 10, 2013 BOARD MEETING – AGENDA REVIEW

Mr. Houlemard led a review of items on the upcoming May 10, 2013 Board agenda.

7. OLD BUSINESS

a. Capital Improvement Program Phase II Study

i. Formula Calculation

ii. Sensitivity Analysis

EPS representatives David Zehnder and Ellen Martin joined the meeting via telephone to provide an overview of the Phase II CIP Review draft tables. Members of the development community voiced concerns regarding building removal and caretaker costs, additional expenses perceived to be "new," and a perceived duplication of operational costs within the tables.

MOTION: Graham Bice moved, seconded by Carl Holm, to recommend Board approval of the item, as presented (note: the result of the formula calculation presented by EPS shows that an across the board 23.6% fee reduction can be implemented), with the following direction to staff;

- 1) David Zehnder, Managing Principal for EPS, should present the item to the Board on May 10, 2013;
- 2) The Staff report should be amended to explain that the formula calculation is the result of Board policies and direction; and
- 3) Time should be allowed to conduct additional sensitivity analyses in FY 13-14 within the same schedule as Post-Reassessment Category IV considerations.

MOTION PASSED: unanimous.

8. NEW BUSINESS

a. Resource Conservation and Recovery Act (RCRA) Applicability to Former Fort Ord

Mr. Houlemard provided an overview of the item, noting that staff could assist jurisdictions in obtaining Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) "comfort letters" from the California Department of Toxic Substances Control for all properties transferred through FORA to certify that all RCRA requirements had been met. He explained that Special counsel Barry Steinberg could provide additional information during his visit in June.

9. ITEMS FROM MEMBERS

None

10. ADJOURNMENT

Chair Dawson adjourned the Administrative Committee meeting at 9:45 a.m.

*Minutes Prepared by:
Lena Spilman, Deputy Clerk*

Approved by:

Michael A. Houlemard, Jr., Executive Officer



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SPECIAL ADMINISTRATIVE COMMITTEE MEETING

8:15 A.M. WEDNESDAY, MAY 8, 2013

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

MINUTES

1. CALL TO ORDER

Chair Dawson called the meeting to order at 8:20 a.m. The following were present, as indicated by signatures on the roll sheet:

Carl Holm, County of Monterey*
Elizabeth Caraker, City of Monterey*
Layne Long, City of Marina*
Diana Ingersoll, City of Seaside*
Daniel Dawson, City of Del Rey Oaks*
Debby Platt, City of Marina
Tim O'Halloran, City of Seaside
Patrick Breen, MCWD
Andy Sterbenz, MCWD

Hunter Harvath, MST
Mike Zeller, TAMC
Graham Bice, UCSC
Vicki Nakamura, MPC
Bob Schaffer
Crisand Giles, BIA Bay Area
Scott Hilk, MCP
Kathleen Lee, Supervisor Potter

FORA Staff:
Steve Endsley
Jim Arnold
Crissy Maras

* Voting Members

2. PLEDGE OF ALLEGIANCE

Tim O'Halloran led the Pledge of Allegiance.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

None

4. PUBLIC COMMENT PERIOD

None

5. NEW BUSINESS

a. Review Draft Tables for FY 2013-14 Capital Improvement Program

Assistant Executive Officer Steve Endsley noted that the FORA Board would be reviewing the draft tables at their May 10th meeting, and that staff would be providing a PowerPoint Presentation to introduce new Board members to the CIP and outline FORA's remaining obligations. This item will be presented in more of a workshop format with no action being requested by staff.

Committee members reviewed the tables and Senior Project Manager Jim Arnold provided an overview of the transportation projects and how they were placed in time, noting that completion of the Habitat Conservation Plan (HCP) is crucial to moving remaining projects forward. Mr. Endsley explained that the Board had previously prioritized funding for Eastside Parkway, but for several reasons, it is an unlikely candidate: 1) no access to the roadway area until the ESCA program is complete, 2) not projected to collect enough fees to fund construction (\$16.8M), and 3) Eastside Parkway connectivity is inter-dependent on Inter-Garrison, Eucalyptus and (portions of) Gigling Road improvements. At \$3M, South Boundary Road is within grant funding range and fee projections demonstrate collecting an adequate amount for a local match. The other project timed to receive funding in 13/14 is Davis Road south of Blanco, which includes bridge replacement. A reimbursement agreement with Monterey County is in place and they are using these funds as a local match.

Hunter Harvath noted incremental requests for transit service to former Fort Ord developments and suggested that if available, small amounts of funding earlier in the program would be more useful than

large lump sums later in the program. Mr. Endsley referenced the protocol for ordering projects which provides several criteria for prioritization.

Committee members made suggestions to add clarity to the tables and additional information they thought would be helpful to the May 10th presentation.

7. ITEMS FROM MEMBERS

None.

8. ADJOURNMENT

Chair Dawson adjourned the Administrative Committee meeting at 9:45 a.m.

Minutes Prepared by:

Crissy Maras, Grants and Contracts/Records Coordinator

Approved by:

Michael A. Houlemard, Jr., Executive Officer