



FORT ORD REUSE AUTHORITY
JOINT ADMINISTRATIVE AND CAPITAL IMPROVEMENT PROGRAM COMMITTEE
REGULAR MEETING MINUTES

8:15 a.m., Wednesday, April 16, 2014 | FORA Conference Room
920 2nd Avenue, Suite A, Marina CA 93933

1. CALL TO ORDER

Co-chair Houlemard called the meeting to order at 8:17 a.m. The following were present:

Carl Holm, County of Monterey
Elizabeth Caraker, City of Monterey
John Dunn, City of Seaside
Vicki Nakamura, MPC
Anya Spear, CSUMB
Paul Greenway, County of Monterey

Patrick Breen, MCWD
Bob Schaffer
Wendy Elliot, MCP
Doug Yount, ADE
Tim O'Halloran, City of Seaside

FORA Staff:
Michael Houlemard
Steve Endsley
Jim Arnold
Crissy Maras
Jonathan Garcia
Lena Spilman

2. PLEDGE OF ALLEGIANCE

Elizabeth Caraker led the Pledge of Allegiance.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Anya Spear provided an update to the Committee on California State University, Monterey Bay's (CSUMB) blight removal progress and Co-Chair Houlemard stated that the Monterey County Weekly was currently coordinating with FORA and CSUMB on an article related to Fort Ord blight removal.

4. PUBLIC COMMENT PERIOD

None.

5. APRIL 11, 2014 BOARD MEETING FOLLOW UP

Co-Chair Houlemard led a review of Board actions taken at the April 11, 2014 meeting.

6. OLD BUSINESS

a. Capital Improvement Program Follow-up

i. Development Forecasts Methodology

FORA Senior Planner Jonathan Garcia provided updated CIP spreadsheets reflecting recently revised development forecasts. Mr. Garcia explained the methodology used to model development forecasts, initially introduced at the Administrative Committee and subsequently reviewed and confirmed by the Economic & Planning Systems (EPS) Phase III study. The Finance Committee also reviewed the new forecasting methodology. The approach includes: 1) Jurisdictions will work with FORA to differentiate between entitled and planned development; 2) As jurisdictions coordinate with their developers to review and revise development forecasts each year, they will consider permitting and market constraints; 3) As FORA staff and committees review submitted jurisdiction forecasts, they will consider permitting and market constraints in making additional revisions; and 4) FORA Administrative and CIP Committees will confirm final development forecasts. This approach will be explained in the CIP narrative and in the board report transmitting the draft FY 2014/15 CIP.

ii. Final Development Forecasts

Committee members confirmed their final development forecasts.

iii. FORA/TAMC Hwy 68 Reimbursement Agreement Revenue Projections

Highway 68 Operational Improvements was a Regional Improvement in the FORA CIP. As lead agency, Monterey County requested that the Transportation Agency for Monterey County (TAMC) utilize their impact fees to fund the project. TAMC funded the project in 2012 and is now requesting reimbursement. A draft reimbursement agreement was provided for review. It was noted that this project had been programmed to receive funding in 2013/14 and funds were available to retire this obligation by the end of the fiscal year. FORA's financial contribution was only a percentage of the overall project total.

FORA Assistant Executive Officer Steve Endsley announced that the next joint Administrative/CIP meeting would focus on reviewing the draft CIP (narrative and tables), with EPS in attendance (via telephone) to review their Phase III study results, and the draft presentation to the FORA Board. FORA Board review is typically a two-step process, with their first review in May allowing the option to request edits, additional information or a vote to approve. The second meeting in June should include final approval. FORA staff will make every attempt to provide the draft CIP as early as possible to allow full review by the joint committee.

b. Status Update - Regional Urban Design Guidelines

Associate Planner Josh Metz stated that staff had received a number of high-quality responses to the previously released Request for Qualifications for development of the Regional Urban Design Guidelines (RUDG). The RUDG Task Force would hold their first meeting the following week to review the responses.

7. ITEMS FROM MEMBERS

Elizabeth Caraker announced that the Monterey City Council had appointed Mike McCarthy as permanent City Manager. Carl Holm noted that the County of Monterey was re-engaged in the development of the Fort Ord Recreational Habitat Area Master Plan and emphasized the importance of coordination with FORA during that process. He suggested that the Committee receive a recreational trails presentation at their next meeting and the Committee concurred.

8. ADJOURNMENT

Co-Chair Houlemard adjourned the meeting at 9:23 a.m.