



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 MEETING

8:15 a.m. Wednesday, July 1, 2015

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

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

4. PUBLIC COMMENT PERIOD

Individuals wishing to address the Committee on matters within its jurisdiction, but not on this agenda, may do so during this period for up to three minutes. Comments on specific agenda items are heard under that item.

5. APPROVAL OF MEETING MINUTES

ACTION

a. June 3, 2015 Administrative Committee Minutes

b. June 17, 2015 Administrative Committee Minutes

6. JULY 10, 2015 BOARD MEETING AGENDA REVIEW

INFORMATION/ACTION

7. BUSINESS ITEMS

a. Habitat Conservation Plan Update

INFORMATION

b. Marina Coast Water District Recycled Water Planning Update

INFORMATION

c. Economic Development 100-Day Plan Presentation

INFORMATION

d. Regional Urban Design Guidelines

i. Draft Guidelines Presentation

INFORMATION

ii. Review Schedule

INFORMATION

8. ITEMS FROM MEMBERS

9. ADJOURNMENT

Next Meeting Date: July 15, 2015

For information regarding items on this agenda or to request disability related modifications and/or accommodations please contact the Deputy Clerk 48 hours prior to the meeting. Agendas are available on the FORA website at www.fora.org.



FORT ORD REUSE AUTHORITY

ADMINISTRATIVE COMMITTEE REGULAR MEETING MINUTES

8:15 a.m., Wednesday, June 3, 2015 | FORA Conference Room
920 2nd Avenue, Suite A, Marina CA 93933

1. CALL TO ORDER

Chair Houlemard called the meeting to order at 8:16 a.m. The following were present:

**voting members, AR = arrived after call to order*

Melanie Beretti, County of Monterey*
Layne Long, City of Marina* AR
John Dunn, City of Seaside*
Elizabeth Caraker, City of Monterey*
Tim O'Halloran, City of Seaside
Vicki Nakamura, MPC
Anya Spear, CSUMB
Todd Muck, TAMC
Patrick Breen, MCWD
Graham Bice, UC MBEST

Bill Kocher, MCWD
Lisa Rheinheiner, MST
Lyle Shurtleff, BRAC
Kristie Reimer, Reimer Associates
Consulting
Andy Sterbenz, Schaaf & Wheeler
Bob Schaffer
Don Hofer, MCP
Doug Yount, ADE
Chuck Lande, Marina Heights

FORA Staff:
Michael Houlemard
Steve Endsley
Jonathan Garcia
Josh Metz
Stan Cook
Lena Spilman

2. PLEDGE OF ALLEGIANCE

Todd Muck led the Pledge of Allegiance.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Chair Houlemard reminded Committee members that BLM and FORA were co-hosting a 15th Anniversary celebration of the National Landscape Conservation Lands System at 2:30 p.m. in front of the FORA offices, during which they would unveil the new National Monument signage.

4. PUBLIC COMMENT PERIOD

None.

5. APPROVAL OF MEETING MINUTES

a. **April 29, 2015 Administrative Committee minutes**

b. **May 13, 2015 Administrative Committee minutes**

MOTION: John Dunn moved, seconded by Elizabeth Caraker, to approve the April 29, 2015 and the May 13, 2015 Administrative Committee minutes.

MOTION PASSED UNANIMOUSLY

6. JUNE 12, 2015 BOARD MEETING AGENDA REVIEW

Chair Houlemard provided an overview of items on the draft Board agenda, noting that the closed session was likely to be cancelled. Assistant Executive Officer Steve Endsley discussed ongoing water related issues and reviewed the proposed Marina Coast Water District (MCWD) agenda item. Staff responded to questions from the Committee and the public.

Layne Long entered at 8:48 a.m.

Principal Planner Jonathan Garcia described FORA Capital Improvement Program (CIP) transportation funding revisions, which deferred Off-Site Improvement project funding from FY 2018-

19 to 2019-20 in order to advance funding for Regional Improvement Highway 156 from FY 2019-20 to FY 2018-19. TAMC Deputy Director Todd Muck recommended deferring Transit Capital Improvement funding for Intermodal Centers instead of Off-Site Improvement funding, since the Off-Site Improvement projects in question were proceeding in the near-term. Lisa Rheinheimer, MST Director of Planning and Development, indicated the change was acceptable.

7. BUSINESS ITEMS

a. Marina Coast Water District FY 2015/16 Ord Community Budget

Chair Houlemard reviewed previous Board comments on the MCWD Ord Community Budget and the Board's request to staff for increased clarity regarding the contractual relationship between MCWD and FORA. Mr. Endsley provided an update to the Committee on the status of coordination efforts between FORA, Monterey Regional Water Pollution Control Agency (MRWPCA) and MCWD. Bill Kocher, MCWD Interim General Manager, emphasized the importance of separating Board approval of the Ord Community operating budget from the ongoing Board discussion of future water augmentation.

The Committee endorsed (by consensus) the current staff coordination efforts between MRWPCA, FORA, and MCWD and recommended establishing a timeline for recommendations to advance implementation of the Regional Urban Water Augmentation Program (RUWAP). Layne Long recommended exploration of technological advancements that could eliminate future need for redundant potable and reclaimed water systems.

b. Environmental Services Cooperative Agreement (ESCA)/Jurisdiction Land Use Control Implementation Plan Operation and Maintenance Plan (LUCIP OMP) Workshop

Chair Houlemard provided a brief overview of the purpose and objective of the LUCIP OMP. ESCA Program Manager Stan Cook discussed the need for jurisdictional participation in the June 17th Committee Workshop on this item and discussed comment period deadlines.

7. ITEMS FROM MEMBERS

None

8. ADJOURNMENT

Chair Houlemard adjourned the meeting at 9:30 a.m. in honor of his mother, Gwendolyn Theresa Houlemard, who had recently passed away.



FORT ORD REUSE AUTHORITY

ADMINISTRATIVE COMMITTEE REGULAR MEETING MINUTES

8:15 a.m., Wednesday, June 17, 2015 | FORA Conference Room
920 2nd Avenue, Suite A, Marina CA 93933

1. CALL TO ORDER

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

**voting members, AR = arrived after call to order*

Daniel Dawson, City of Del Rey Oaks*
Melanie Beretti, County of Monterey*
John Dunn, City of Seaside*
Tim O'Halloran, City of Seaside
Diana Ingersoll, City of Seaside
Vicki Nakamura, MPC
Anya Spear, CSUMB
Mike Zeller, TAMC
Patrick Breen, MCWD

Steve Matarazzo, UCSC
Chris Placco, CSUMB
Mike Welley, MCWD
Lisa Rheinheimer, MST
Lyle Shurtleff, BRAC
Kathleen Lee, Sup. Potter's Office
Andy Sterbenz, Schaaf & Wheeler
Bob Schaffer
Wendy Elliott, MCP

FORA Staff:
Michael Houlemard
Steve Endsley
Jonathan Garcia
Josh Metz
Stan Cook
Lena Spilman

2. PLEDGE OF ALLEGIANCE

Principal Planner Jonathan Garcia led the Pledge of Allegiance.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

None.

4. PUBLIC COMMENT PERIOD

None.

5. JUNE 12, 2015 BOARD MEETING FOLLOW-UP

a. FY 15-16 Marina Coast Water District (MCWD) Ord Community Budget

Mr. Garcia discussed the Board's unanimous rejection of the Ord Community budget at the June 12th Board meeting and stated that the Board's findings would be transmitted to MCWD that day, as required under the MCWD-FORA Facilities Agreement. Executive Officer Houlemard added that MCWD would have the option to resubmit an amended budget for further Board review. MCWD representative Patrick Breen stated that the MCWD Board adopted the previously presented Ord Community Budget on June 15th, absent the rate increase and the desalinated water project planning funds the FORA Board identified for removal.

b. FY 15-16 FORA Capital Improvement Program (CIP) Revisions

Mr. Houlemard reviewed changes to the FORA CIP program and Mr. Garcia noted that additional information on caretaker costs and building removal would be presented to the Committee at a later date.

6. BUSINESS ITEMS

a. Post Reassessment Work Program Categories 1 and 2 Consultant Selection Panel

Economic Development Coordinator Josh Metz stated that FORA was ready to release a request for proposals for a consultant to complete the remaining category 1 and 2 items. Mr. Metz requested volunteers from the Committee to serve on the consultant selection panel. Melanie Beretti volunteered and John Dunn indicated that Diana Ingersoll or her appointee would

participate from the City of Seaside. The Committee also suggested that Layne Long also be appointed to the selection panel.

b. Regional Urban Design Guidelines (RUDG)

Mr. Metz stated that he hoped to distribute the draft guidelines document Friday, June 19 or Monday, June 22. The official draft document would be presented at the July Board meeting, which would commence a 30-day public review period. He noted that the current timeline included delivery of a final draft at the November Board meeting. Mr. Metz stated that the next meeting of the RUDG would take place on June 25th at 9 a.m.

c. FORA Economic Development Program – 100-Day Plan

Mr. Houlemard announced that Mr. Metz had transitioned from his previous position as Senior Planner to a new position as FORA's Economic Development Coordinator. Mr. Houlemard discussed the regional importance and tri-county focus of this newly created position. Mr. Metz reviewed his environmental and economic development experience and briefly highlighted the key components of his first 100-day plan for the position. Mr. Metz and Mr. Houlemard responded to comments and suggestions from the Committee and members of the public.

7. ITEMS FROM MEMBERS

Chris Placco, California State University Monterey Bay (CSUMB) Associate Vice-President of Campus Planning and Development, announced that CSUMB's Master Planning Design Team would be in town later in the month to hold a series of stakeholder meetings to solicit input on the CSUMB Master Plan update. He stated that CSUMB planned to hold a charrette at the end of August and that he would keep the Committee apprised of their progress.

Steve Matarazzo requested that the next Committee agenda include an update on the Habitat Conservation Plan process. Mr. Houlemard agreed and noted that staff would also report on the outcome of their meeting with the California Department of Fish and Wildlife the day prior in Sacramento.

Patrick Breen introduced MCWD's new District Engineer Mike Welley.

Lisa Rheinheimer announced the Monterey-Salinas Transit's "cord-cutting" for the new wirelessly charged trolley in Monterey, the first publicly operated electric trolley in the nation.

8. WORKSHOP

Chair Dawson called a recess at 9:05 a.m., announcing that, per the meeting agenda, the Committee would reconvene at 10:00 a.m.

a. Environmental Services Cooperative Agreement (ESCA)/Jurisdiction Land Use Control Implementation Plan Operations and Management Plan (LUCIP OMP) Workshop

The Committee reconvened at 10:05 a.m. Staff received comments from members of the Committee and public on the LUCIP OMP documents and ESCA representatives were in attendance to respond to questions.

9. ADJOURNMENT

The Committee adjourned at 11:52 a.m.

- START -

**DRAFT
BOARD PACKET**



FORT ORD REUSE AUTHORITY

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REGULAR MEETING

FORT ORD REUSE AUTHORITY BOARD OF DIRECTORS

Friday, July 10, 2015 at 2:00 p.m.

910 2nd Avenue, Marina, CA 93933 (Carpenters Union Hall)

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. CLOSED SESSION

- a. Public Employment, Gov Code 54959.7(b) - Executive Officer

5. ANNOUNCEMENT OF ACTION TAKEN IN CLOSED SESSION

6. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE

INFORMATION

- a. New Staff Introductions

7. CONSENT AGENDA

- a. Approve June 12, 2015 Board Meeting Minutes

ACTION

8. BUSINESS ITEMS

- a. 2nd Vote: Approval of FORA FY 2015-16 Capital Improvement Program Revisions

ACTION

- b. Transportation Agency for Monterey County-FORA 2016 Fee Reallocation Study Update Agreement

ACTION

- c. Marina Coast Water District
 - i. FY 2015-16 Ord Community Budget Report
 - ii. Recycled Water Planning Update

INFORMATION
INFORMATION

- d. Economic Development 100-Day Plan Presentation

INFORMATION

- e. Environmental Services Cooperative Agreement Quarterly Update

INFORMATION

9. PUBLIC COMMENT PERIOD

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. Comments on agenda items are heard under the item.

10. EXECUTIVE OFFICER'S REPORT

- | | |
|--|-------------|
| a. Outstanding Receivables | INFORMATION |
| b. Habitat Conservation Plan Update | INFORMATION |
| c. Administrative Committee | INFORMATION |
| d. Post Reassessment Advisory Committee | INFORMATION |
| e. Regional Urban Design Guidelines Task Force | INFORMATION |
| f. Veterans Issues Advisory Committee | INFORMATION |
| g. Travel Report | INFORMATION |
| h. Public Correspondence to the Board | INFORMATION |

11. ITEMS FROM MEMBERS

12. ADJOURNMENT

NEXT BOARD MEETING: AUGUST 14, 2015

Persons seeking disability related accommodations should contact FORA 48 hrs prior to the meeting. This meeting is recorded by Access Monterey Peninsula and televised Sundays at 9 a.m. and 1 p.m. on Marina/Peninsula Chanel 25. The video and meeting materials are available online at www.fora.org.

FORT ORD REUSE AUTHORITY BOARD REPORT

BUSINESS ITEMS

Subject:	2 nd Vote: Approval of FORA FY 2015-16 Capital Improvement Program Revisions	
Meeting Date:	July 10, 2015	ACTION
Agenda Number:	8a	

RECOMMENDATION:

Take a **second vote** to approve FORA FY 2015/16 Capital Improvement Program (CIP) revisions (**Attachment A**).

BACKGROUND/DISCUSSION:

The FORA Board adopted the FY 2015/16 CIP at its May 8, 2015 meeting. While considering the item, Board members requested that staff analyze some additional concerns and return CIP revisions for Board consideration. Items for consideration at the June Board meeting included:

1. Highway 156 funding placement in FY 18/19 to support regional transportation planning,
2. Procedures for FORA reimbursement of caretaker costs to jurisdictions, and
3. FORA's Building Removal obligation for Seaside Surplus II given significant costs.

Staff reviewed **Highway 156** funding in the FY 2015/16 CIP and recommended placing the requested \$5,000,000 in transportation funding in FY 18/19, assisting Transportation Agency for Monterey County (TAMC) Highway 156 planning efforts. During Administrative Committee review, Seaside staff advocated on-site project prioritization while supporting regional projects.

Since jurisdictions intend to perform **caretaker costs** and seek reimbursement from FORA, FORA staff will work with the Administrative Committee to develop procedures over the next two months that allow jurisdictions to implement necessary caretaker activities with assurances that FORA will reimburse them with available funds.

FORA staff will complete a business plan for **building removal** in the Seaside Surplus II area through an EDA grant. The business plan will provide an accurate cost estimate for abating hazards and removing buildings. Once these costs are identified, FORA and Seaside staff can discuss how FORA's Building Removal obligation in Seaside Surplus II might be adjusted to allow future development to occur in this area.

Finally, FORA staff recommended advancing \$400,000 in water augmentation program funding to FY 16/17 in support of Fort Ord **Water Augmentation** planning efforts. In June, Board member Gail Morton requested additional information. As a result of increased FORA involvement in water augmentation planning with MCWD, FORA staff proposed advancing funding for joint water augmentation planning. Such planning will evaluate various water augmentation options.

FISCAL IMPACT:

Reviewed by FORA Controller _____

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

COORDINATION:

Administrative and Executive Committees

Prepared by _____ Reviewed by _____
Crissy Maras Steve Endsley

Approved by _____
Michael A. Houlemard, Jr.

TRANSPORTATION NETWORK AND TRANSIT ELEMENTS

**Attachment A to Item 8a
FORA Board Meeting, 7/10/15**

Lead Agency	Regional Improvements									
	Proj#	Description	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	POST FORA	TOTALS	Proj#
TAMC/Caltrans	R3a	Hwy 1-Del Monte-Fremont-MBL						22,540,523	22,540,523	R3
TAMC/Caltrans	R10	Hwy 1-Monterey Rd. Interchange						3,682,427	3,682,427	R10
TAMC/Caltrans	R11	Hwy 156-Freeway Upgrade				5,000,000	5,460,585		10,460,585	R11
Subtotal Regional			-	-	-	5,000,000	5,460,585	26,222,950	36,683,535	
Off-Site Improvements										
	Proj#	Description	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	POST FORA	TOTALS	Proj#
Monterey County	1	Davis Rd north of Blanco		500,000	247,737				747,737	1
Monterey County	2B	Davis Rd south of Blanco	400,000			2,600,000	3,250,749	6,000,000	12,250,749	2B
Monterey County	4D	Widen Reservation-4 lanes to WG				1,300,000	2,216,726	1,500,000	5,016,726	4D
Monterey County	4E	Widen Reservation, WG to Davis				1,000,000	1,268,959	1,000,000	3,268,959	4E
City of Marina	8	Crescent Ave extend to Abrams	200,000	200,000	550,000	387,702			1,337,702	8
Subtotal Off-Site			600,000	700,000	797,737	5,287,702	6,736,434	8,500,000	22,621,872	
On-Site Improvements										
	Proj#	Description	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	POST FORA	TOTALS	Proj#
City of Marina	FO2	Abrams	200,000	200,000	720,325				1,120,325	FO2
City of Marina	FO5	8th Street			2,500,000	2,000,000	806,880		5,306,880	FO5
FORA	FO6	Intergarrison	150,000	500,000	1,350,000	2,310,978			4,310,978	FO6
FORA	FO7	Gigling	150,000	500,000	3,325,000	3,994,536			7,969,536	FO7
FORA	FO9C	GJM Blvd			1,042,702				1,042,702	FO9C
City of Marina	FO11	Salinas Ave			2,200,000	2,281,300			4,481,300	FO11
FORA	FO12	Eucalyptus Road	150,000		362,637				512,637	FO12
FORA	FO13B	Eastside Parkway	500,000	2,050,000	4,450,000	8,200,000	2,710,547		17,910,547	FO13B
FORA	FO14	South Boundary Road Upgrade	950,000	1,050,000	1,250,283				3,250,283	FO14
Subtotal On-Site			2,100,000	4,300,000	17,200,947	18,786,814	3,517,427	-	45,905,187	
Transportation Totals			2,700,000	5,000,000	17,998,684	29,074,516	15,714,446	34,722,950	105,210,594	
Transit Capital Improvements										
	Proj#	Description	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	POST FORA	TOTALS	Proj#
MST	T3	Transit Vehicle Purchase/Replace			2,000,000	2,000,000	2,000,000	2,817,126	8,817,126	T3
MST	T22	Intermodal Centers					4,000,000	2,867,796	6,867,796	T22
Subtotal Transit			-	-	2,000,000	2,000,000	6,000,000	5,684,922	15,684,922	
Transportation and Transit GRAND TOTALS			2,700,000	5,000,000	19,998,684	31,074,516	21,714,446	40,407,872	120,895,516	

TABLE 2

SUMMARY OF CAPITAL IMPROVEMENT PROGRAM 2015/16 - POST FORA

	2005-15	2015-16	2016-17	2017-18	2018-19	2019-20	Post FORA	2015-16 to Post FORA Total
A. CIP PROJECTS FUNDED BY CFD DEVELOPMENT FEES								
Dedicated Revenues								
Development Fees	28,387,335	5,585,000	11,906,000	15,356,000	23,344,000	31,653,000	78,632,000	166,476,000
Other Revenues								
Property Taxes	5,796,078	379,468	553,386	1,082,753	1,747,155	2,740,170	-	6,502,932
Loan Proceeds (1)	7,926,754							-
Federal Grants (2)	6,426,754							-
CSU Mitigation fees	2,326,795							-
Miscellaneous (Rev Bonds, Interest, CFD credit)	3,578,191	70,000	-	-	-	-	-	70,000
TOTAL REVENUES	54,441,907	6,034,468	12,459,386	16,438,753	25,091,155	34,393,170	78,632,000	173,048,932
Expenditures								
Projects								
Transportation/Transit	34,167,503	2,700,000	5,000,000	19,998,684	31,074,516	21,714,446	40,407,872	120,895,516
Water Augmentation [CEQA Mitigation]	561,780		1,590,600	1,535,600	2,334,400	3,165,300	15,389,748	24,015,648
Storm Drainage System [Completed by 2005]	[Table 1]							-
Habitat Management	7,665,830	1,756,670	3,595,612	4,637,512	7,049,888	6,144,144	9,150,344	32,334,170
Fire Rolling Stock	1,160,000	-	-	-	-	-	-	-
Total Projects	43,555,113	4,456,670	10,186,212	26,171,796	40,458,804	31,023,890	64,947,964	177,245,334
<u>Other Costs & Contingency</u> (3)								
Additional CIP Costs	3,034,400	-	-	-	-	-	18,134,327	18,134,327
Habitat Mgt. Contingency	930,874	91,433	-	-	-	-	20,283,097	20,374,530
CIP/FORA Costs	1,325,690	605,953	400,000	400,000	400,000	395,491	-	2,201,444
Property Tax Sharing Costs		37,947	55,339	108,275	174,716	274,017	-	650,293
Other Costs (Debt Service) (4)	5,595,830	-	-	-	-	-	-	-
Total Other Costs & Contingency	10,886,794	735,333	455,339	508,275	574,716	669,508	38,417,424	41,360,595
TOTAL EXPENDITURES	54,441,907	5,192,003	10,641,551	26,680,071	41,033,520	31,693,398	103,365,388	218,605,929
Net Annual Revenue		<u>842,466</u>	<u>1,817,835</u>	<u>(10,241,319)</u>	<u>(15,942,364)</u>	<u>2,699,772</u>	<u>(24,733,388)</u>	
Beginning Balance		-	842,466	2,660,301	(7,581,017)	(23,523,382)	(20,823,609)	
Ending Balance CFD & Other	-	<u>842,466</u>	<u>2,660,301</u>	<u>(7,581,017)</u>	<u>(23,523,382)</u>	<u>(20,823,609)</u>	<u>(45,556,998)</u>	<u>(45,556,997)</u>
B. CIP PROJECTS FUNDED BY LAND SALE REVENUES								
Dedicated Revenues								
Land Sales (5)	49,221,940	485,000	2,127,606	9,370,287	14,908,759	9,829,367	12,829,326	49,550,343
Land Sales - Credits	6,767,300		6,750,000		-	-	12,659,700	19,409,700
Other Revenues (6)	1,425,000			-	-	-	-	-
Loan Proceeds (1)	7,500,000	3,000,000	-	-	-	-	-	3,000,000
Total Revenues	64,914,240	3,485,000	8,877,606	9,370,287	14,908,759	9,829,367	25,489,026	71,960,043
Expenditures								
Projects								
Building Removal	28,767,300	6,500,000	6,750,000	-	-	-	12,659,700	25,909,700
Other Costs (Loan Pay-off, Debt Financing)	17,817,383	69,500	1,560,000	1,560,000	-	-	-	3,189,500
TOTAL PROJECTS	46,584,683	6,569,500	8,310,000	1,560,000	-	-	12,659,700	29,099,200
<u>Other Costs & Contingency</u> (7)								
Transfer to FORA Reserve	-	10,000,000	-	-	-	-	-	10,000,000
Building Removal Contingency	-	5,000,000	-	-	-	-	-	5,000,000
Total Other Costs & Contingency	-	15,000,000	-	-	-	-	-	15,000,000
TOTAL EXPENDITURES	46,584,683	21,569,500	8,310,000	1,560,000	-	-	12,659,700	44,099,200
Net Annual Revenue	<u>18,329,557</u>	<u>(18,084,500)</u>	<u>567,606</u>	<u>7,810,287</u>	<u>14,908,759</u>	<u>9,829,367</u>	<u>12,829,326</u>	
Beginning Balance	-	18,329,557	245,057	812,662	8,622,949	23,531,708	33,361,074	
Ending Balance Land Sales & Other	<u>18,329,557</u>	<u>245,057</u>	<u>812,662</u>	<u>8,622,949</u>	<u>23,531,708</u>	<u>33,361,074</u>	<u>46,190,400</u>	<u>46,190,400</u>
TOTAL ENDING BALANCE-ALL PROJECTS		1,087,523	3,472,964	1,041,932	8,326	12,537,465	633,402	633,403

TABLE 3

FORT ORD REUSE AUTHORITY BOARD REPORT

BUSINESS ITEMS

Subject:	Transportation Agency for Monterey County-FORA 2016 Fee Reallocation Study Update Agreement	
Meeting Date:	July 10, 2015	ACTION
Agenda Number:	8b	

RECOMMENDATION(S):

Authorize the Executive Officer to execute the Transportation Agency for Monterey County (TAMC)-Fort Ord Reuse Authority (FORA) 2016 Fee Reallocation Study Update Agreement, not to exceed \$127,000 (**Attachment A**).

BACKGROUND/DISCUSSION:

The Base Reuse Plan (BRP) requires FORA to work with TAMC to monitor current and projected traffic service levels on links identified as "on-site" and "off-site" segments in the Reuse Plan and to annually update the Capital Improvement Program (CIP) to reflect the proposed capital projects (3.11.5.3(d) on page 196 and 3.11.5.6 on page 202). To meet these requirements, after coordinating with FORA, TAMC prepared the **Fort Ord Transportation Study** Final Report on July 8, 1997 and the **FORA Fee Reallocation Study** on April 15, 2005.

The *2014 FORA CIP Review – Phase III Report* acknowledges the need to revisit the 2005 *FORA Fee Reallocation Study* to assess the validity of FORA-listed transportation obligations required by the BRP. To meet BRP requirements and to facilitate completion of FORA transition planning before December 30, 2018, FORA and TAMC staff have prepared the 2016 Fee Reallocation Study Update Agreement for Board consideration. The TAMC Board approved the agreement on June 24, 2015 and authorized TAMC staff to issue a request for proposals (RFP) to select a consultant for the project.

FISCAL IMPACT:

Reviewed by FORA Controller _____

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

COORDINATION:

TAMC, Authority Counsel, Administrative and Executive Committees.

Prepared by _____
Jonathan Garcia

Reviewed by _____
Steve Endsley

Approved by _____
Michael A. Houlemard, Jr.

**AGREEMENT BETWEEN
THE TRANSPORTATION AGENCY FOR MONTEREY COUNTY AND
THE FORT ORD REUSE AUTHORITY
FOR THE 2016 FORA FEE REALLOCATION STUDY UPDATE**

{Board approval date}

This Agreement between the Transportation Agency for Monterey County, hereinafter called "TAMC," and the Fort Ord Reuse Authority, hereinafter called "FORA," a joint powers agency, 920 2nd Ave. Suite A, Marina, CA 93933 is for the purpose of updating the 2005 FORA Fee Reallocation Study. This Agreement governs activities proposed under the Scope of Work, Budget, and Schedule described in Attachments 1, 2, and 3 respectively.

WHEREAS, The *2014 FORA Capital Improvement Program (CIP) Review – Phase III* report acknowledges the need to revisit the *2005 FORA Fee Reallocation Study* to assess the validity of FORA-listed transportation obligations required by the *Fort Ord Base Reuse Plan (BRP)*; and

WHEREAS, FORA has requested assistance from TAMC for the purposes of coordinating work with stakeholders and others, and for reviewing, analyzing, and adjusting the fiscal and physical transportation network obligations defined in the BRP as appropriate; and

WHEREAS, as part of this process TAMC has identified tasks, described in the Scope of Work included as Attachment 1, to be performed; and

WHEREAS, FORA has reviewed and agreed to compensate TAMC for the costs to implement the Scope of Work, as described in the Budget included as Attachment 2; and

WHEREAS, FORA and TAMC have jointly developed a proposed Schedule, described in Attachment 3, for these activities.

THEREFORE, in order to effectuate and implement the *2016 FORA Fee Reallocation Study Update* project, TAMC and FORA hereby agree as follows:

1. Scope of the Agreement.
 - A. TAMC and FORA enter into this Agreement to create a *2016 FORA Fee Reallocation Study Update*, hereinafter called "Project".
 - B. FORA shall pay TAMC to administer the Scope of Work.
 - C. FORA shall also participate in the Project as a stakeholder and as Lead Agency.
 - D. TAMC shall perform the tasks identified in the Scope of Work identified as TAMC's responsibility and shall generally coordinate and administer the Project.

2. FORA Obligations. FORA hereby agrees to:

- A. Assist TAMC staff in administering and reviewing the Project as a stakeholder and as Lead Agency.
- B. Assist TAMC staff in the selection of a technical consultant (hereinafter, "Consultant") to perform modeling, project cost updates, and such technical analysis as identified in the Scope of Work (Attachment 1).
- C. Work with TAMC to prepare and submit a Final Report for the Project for consideration by the FORA Board.
- D. Pay the sum of One Hundred Twenty-Seven Thousand Dollars (\$127,000) for Project costs, as set forth in the Budget (Attachment 2). FORA shall pay invoices provided by TAMC within thirty (30) days of presentation, unless FORA provides written notice of any disputed item on an invoice within fifteen (15) days. FORA shall work with TAMC to resolve any invoice disputes promptly.

3. TAMC Obligations. TAMC hereby agrees to:

- A. Perform tasks in accordance with the Scope of Work (Attachment 1), Budget (Attachment 2), and Schedule (Attachment 3), which are identified as TAMC's responsibilities. Included with such tasks, TAMC, in consultation with FORA staff, shall select a Consultant and shall enter into appropriate agreements with the Consultant.
- B. Submit all supporting expense documentation to FORA for reimbursement requests. TAMC shall work with FORA to resolve any invoice disputes promptly.
- C. Provide general oversight and administration of the Project and Consultant to create the Project, as described in Attachment 1.
- D. Work with FORA to prepare and submit a Final Report for the Project.

4. Terms of Agreement.

- A. The term of this Agreement shall begin upon the approval hereof by TAMC and FORA, whichever approval occurs last, and shall remain in force until December 31 2016, unless extended by mutual consent of both parties.
- B. Either party hereto may terminate this Agreement at any time for convenience by giving 120 days written notice to the other party. If FORA provides notice of termination for convenience, TAMC shall cease its efforts immediately and assign any existing agreement with a Consultant to FORA, which FORA hereby agrees to assume such agreement. TAMC shall provide an invoice for outstanding amounts

due and owing within 30 days of receipt of such notice. If TAMC provides notice of termination for convenience, TAMC shall work with FORA over the following 30 days to provide for an orderly transition of work back to FORA, including the assignment of any existing agreement with a Consultant, which FORA hereby agrees to assume.

- C. Either party hereto may terminate this Agreement immediately for cause by giving written notice to the other party. Cause shall include, but not be limited to, a material breach of the Terms and Conditions of this Agreement by the other party for which the other party was provided at least 30 days' prior notice and an opportunity to cure but failed to do so. Upon termination of this Agreement, the rights and obligations of the parties which by their nature survive termination of the services covered by this Agreement, including payment for services rendered, shall remain in full force and effect after termination.
- D. If the Budget as described in Attachment 2 appears to be insufficient to complete the Statement of Work before the expiration of this Agreement, TAMC and FORA will work cooperatively to determine appropriate steps necessary to accomplish the purpose of this Agreement and creation of the Project.

5. Hold Harmless Agreement from TAMC to FORA.

In the performance of this Agreement, TAMC shall indemnify, keep and save harmless FORA, its officers, designated agents, and employees against all suits or claims that may be based on any injury to persons or property that may occur, or that may be alleged to have occurred, in the course of the performance of this Agreement by TAMC, arising out of a grossly negligent or intentional act or omission of TAMC or its officers, employees, or designated agents and TAMC shall, at its own expense, pay all reasonable attorneys' fees and all costs and other expenses arising therefrom or incurred in connection therewith. If any judgment shall be rendered against FORA or any or its officers, designated agents, or employees in any such action, TAMC shall at its own expense, satisfy and discharge the same.

6. Hold Harmless Agreement from FORA to TAMC.

In the performance of this Agreement, FORA shall indemnify, keep and save harmless TAMC, its officers, designated agents, and employees against all suits or claims that may be based on any injury to persons or property that may occur, or that may be alleged to have occurred, in the course of the performance of this Agreement by FORA, arising out of a negligent or intentional act or omission of FORA or its officers, employees, or agents and FORA shall, at its own expense, pay all reasonable attorneys' fees and all costs other expenses arising therefrom or incurred in connection therewith. If any judgment shall be rendered against TAMC or any or its officers, designated agents, or

employees in any such action, FORA shall at its own expense, satisfy and discharge the same.

7. Audit and Records.

Each party to this Agreement shall maintain books, accounts, records and data related to this Agreement in accordance with such federal and/or state requirements as may be required due to funding sources for payments pursuant to this Agreement, and shall maintain those books, accounts, records and data for not less than three (3) years after expiration or termination of this Agreement. For the duration of the Agreement, and for a period of three (3) years thereafter, either party's representatives and representatives of the California Department of Transportation, the Auditor General of the State of California shall have the right to examine these books, accounts, records, data, and other information relevant to this Agreement for the purpose of auditing and verifying statements, invoices, bills, and revenues pursuant to this Agreement.

8. Notice.

Any notice to be given to the parties hereunder shall be addressed as follows (until notice of a different address is given to the parties):

A. TRANSPORTATION AGENCY FOR MONTEREY COUNTY

Debra L. Hale, Executive Director, 55B Plaza Circle Salinas, California 93901

B. FORT ORD REUSE AUTHORITY

Michael Houlemard, Executive Officer, 20 2nd Ave. Suite A, Marina, CA 93933

9. Amendments and Modifications.

No modification or amendment of this Agreement shall be valid unless it is set forth in writing and executed by the parties hereto.

10. Governing Laws.

This Agreement shall be construed and enforced according to the laws of the State of California, and the parties hereby agree that the County of Monterey shall be the proper venue for any dispute arising hereunder.

11. Construction of Agreement.

The parties agree that each party has fully participated in the review and revision of this Agreement and that any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not apply in the interpretation of this Agreement or any exhibit or amendment. To that end, it is understood and agreed that this Agreement has been arrived at through negotiation, and that neither party is to be deemed the party which

prepared this Agreement within the meaning of Civil Code Section 1654. Section and paragraph headings appearing herein are for convenience only and shall not be used to interpret the terms of this Agreement.

12. Waiver.

Any waiver of any term or condition hereof must be in writing. No such waiver shall be construed as a waiver of any other term or condition herein.

13. Successors and Assigns.

This Agreement and all rights, privileges, duties and obligations hereunder, to the extent assignable or delegable, shall be binding upon and inure to the benefit of the parties and their respective successors, permitted assigns and heirs.

14. Time is of the Essence.

The parties mutually acknowledge and agree that time is of the essence with respect to every provision hereof in which time is an element. No extension of time for performance of any obligation or act shall be deemed an extension of time for performance of any other obligation or act, nor shall any such extension create a precedent for any further or future extension.

15. Entire Agreement.

This document, including all exhibits hereto, constitutes the entire agreement between the parties, and supersedes any and all prior written or oral negotiations and representations between the parties concerning all matters relating to the subject of this Agreement.

16. Exhibits. The following Attachments are hereto incorporated by reference:

- A. Attachment 1 – Scope of Work
- B. Attachment 2 - Budget
- C. Attachment 3 – Schedule

IN WITNESS WHEREOF, TAMC and FORA execute this agreement as follows:

TAMC

FORA

By _____

By _____

Debra L. Hale

Michael Houlemard

Executive Director

Executive Officer

Dated: _____

Dated: _____

Approved as to form:

Approved as to from:

TAMC Counsel

FORA Counsel

By _____

By _____

Dated: _____

Dated: _____

FORA Fee Program Transportation Component Update

SCOPE OF WORK**INTRODUCTION:****PURPOSE OF THE COORDINATED WORK PROGRAM**

The *2014 FORA Capital Improvement Program (CIP) Review – Phase III* report acknowledges the need to revisit the *2005 FORA Fee Reallocation Study* to assess the validity of FORA-listed transportation obligations required by the Fort Ord Base Reuse Plan (BRP). The reasons for the review and reassessment of FORA's obligations as determined in the *2005 FORA Fee Reallocation Study* are as follows:

1. The current FORA transportation cost estimates included in the CIP were developed as part of the *2005 FORA Fee Reallocation Study*, prepared by the Transportation Agency for Monterey County, and have not been updated since that time. Given substantial uncertainty regarding FORA construction and transportation system funding obligations, and given reductions in fees that have occurred since the 2005 study, the CIP Review – Phase III report recommends that future updates of the CIP should consider refined transportation cost estimates coordinated with the update of the *2005 FORA Fee Reallocation Study*.
2. FORA transportation obligations as defined under the *2005 FORA Fee Reallocation Study* may be no longer consistent with priority transportation projects as defined within TAMC's current Regional Transportation Plan (RTP).
3. With the planned sunset of the Fort Ord Reuse Authority in 2020, a process needs to be established to transfer the post-FORA CIP obligations to other jurisdictions or agencies. An update to the *2005 FORA Fee Reallocation Study* provides an opportunity to identify the extent of post-FORA CIP obligations and provide policy options to the relevant agencies to manage the collection of fees to retire the obligations.
4. Current specific planning by the land use jurisdictions making up the former Fort Ord property may prompt modifications to the "on-site" transportation network, including shifted roadway locations and geometric alignment shifts. These modifications have the potential to affect the capacity of the "on-site" roadway network as proposed in the BRP. The cumulative impacts of these modifications need to be analyzed to assure that the required capacity of the "on-site" network can support development proposed in the BRP.

These issues have prompted FORA to request a coordinated work effort with TAMC for the purposes of reviewing, analyzing, and adjusting the fiscal and physical transportation network obligations defined in the BRP as appropriate. The following tasks outline the coordinated work program to be undertaken for completing this analysis.

TASK A: Project Management

Responsible party: TAMC

- A.1. **Hold monthly team meetings** to review progress on scope of work and plan for upcoming stakeholder and agency Board meetings.
- A.2. **Engage Consultant for Technical Consultant:** In consultation with FORA staff, solicit and engage a technical consultant to conduct the travel forecast model analysis and develop a proposed fee reallocation as described in Task C.
- A.3. **Oversee Travel Demand Model Work:** Review and comment on technical consultant deliverables, monitor delivery according to schedule and budget.
- A.4. **Oversee Meeting Preparation/Facilitation and Report Preparation:** Coordinate meeting preparation and facilitation activities. Attend stakeholder meetings. Provide direction on report format. Review and comment on deliverables; monitor delivery according to schedule and budget.
- A.5. **Provide periodic updates to TAMC and FORA technical committees and agency Boards**

TASK B: Meeting Preparation/Facilitation

Responsible party: TAMC

TAMC will work with the project team (staff from FORA and technical consultant) to conduct the activities listed below. As tasks are developed, they will be brought to a stakeholder group that includes the project team, various land use jurisdictions within the FORA boundaries (Del Rey Oaks, Marina, Monterey, Seaside, County of Monterey) and other involved government agencies (CSUMB, UC MBEST, and Caltrans). The draft and final reports will be ratified by the TAMC Board and adopted in final form by the FORA Board.

The subtasks for meeting preparation and facilitation are listed below:

B.1 Stakeholder Group Meetings. Serve as meeting staff and facilitator at up to six meetings of previously assembled stakeholder group who will reach agreement on the following:

- i. Land use assumptions to be included in the travel forecast analysis
- ii. List of on-site, off-site and regional transportation projects to be included in the travel forecast analysis and fee program
- iii. Agree upon a set of performance measures by which to measure network deficiencies
- iv. Review and comment on draft reallocation of the fee to the revised list of transportation projects and plan for full funding of projects
- v. Evaluate the ability of the project list to meet projected network deficiencies and recommend adjustments
- vi. Review final reallocation of fee to the revised list of transportation projects

Deliverables: Presentation of items and preparation of agendas, staff reports and minutes for up to six stakeholder meetings, in coordination with project team. Meetings are expected to cover topics as follows:

Meeting 1:	agree upon revised land use assumptions
Meeting 2:	agree upon revised project list, performance measures
Meeting 3:	review draft fee reallocation, funding plan; recommend adjustments
Meeting 4:	review final fee reallocation plan
Meetings 5, 6:	extra if needed

B.2 Agency Governing Body Input: Present draft and final proposed fee allocation at up to four agency governing body meetings.

Deliverables: four Board-level agenda reports and presentations.

TASK C: Travel Forecast Model and Fee Reallocation Based on Nexus

Responsible party: Technical Consultant

A technical consultant will conduct the travel forecast model analysis and develop a proposed fee reallocation based on an analysis of the projected deficiencies on the current and proposed revisions to the FORA Capital Improvement Program, in light of any changes to the land use assumptions in the FORA area. The technical consultant will also prepare the fee reallocation based on the deficiency analysis according to the nexus between proposed growth and the impacts of the growth on the designated regional, off-site and on-site transportation network. This effort will use the most recent version available of the AMBAG regional travel demand model. An outline of specific subtasks is given below:

C.1. Review/Modify Land Use Assumptions in FORA area

- a) Reflect changes due to adopted general plans, including but not limited to: East Garrison Project, Parker Flats, Monterey Downs, MPC training facility, Veterans' Cemetery, and UC MBEST east campus, as agreed to by stakeholder group.
- b) Synchronize with current university land use plans.
- c) Make changes due to specific development plans.
- d) Alter traffic analysis zones structure to better represent future land use development.
- e) Reconcile anticipated/projected growth with new AMBAG forecast.

Deliverables: Memorandum summarizing land use and population changes to regional travel forecast model and map of revised traffic analysis zones.

C.2. Re-Validate Model

- a) Run and modify model as necessary to stay within accepted error levels.
- b) Evaluate model performance.
- c) Report on validation performance.
 - i. By functional class.
 - ii. By volume group.
 - iii. By screenline.
 - iv. By county.
- d) Make document modifications.

Deliverables: Memorandum summarizing results of validation effort, including chart showing % differences between projected and actual traffic volumes.

C.3. Review/Modify Future Network Assumptions

- a) Reconcile on-site, off-site, regional, and transit project list with current Regional Transportation Plan and other planning documents in coordination with stakeholder group project team. TAMC, in coordination with stakeholder group, will provide updated project cost information.

- b) Evaluate on-site network, and revise during task C4.
- c) In coordination with project team and stakeholder group, create three transportation networks for travel forecast analysis:
 - i. No build – Existing plus committed network.
 - ii. Build Current CIP – Uses projects from previous analysis.
 - iii. Build Alternative CIP – Modify/substitute projects based on tasks C3 (a) and C3 (b) and project funding analysis to be performed by TAMC in Task D.

Deliverables: Documentation and three project lists to be presented to project team and stakeholder group.

C.4. Deficiency Analysis

Establish performance measures and deficiency standards.

- a) FORA stakeholder group agree on performance measures.
- b) Review capacity/LOS (Level of Service)/and other methodologies for performance measures.
- c) Conduct model runs.
 - i. No-build case.
 - ii. Build of current CIP.
 - iii. Alternative scenario.
- d) Identify network deficiencies attributed to growth.
- e) Summarize results.

Deliverables: Memorandum proposing performance measures and deficiency standards. Summary of model results for each scenario and presentation of analysis of deficiencies attributable to growth on the designated network.

C.5. Fee reallocation

- a) Perform select link analysis for projects of interest.
- b) Peak hour, future land use, future network.
- c) Peak hour, with current land use, future network.
- d) Summarize results of select link analysis
- e) Calculate % of fee attributable to each project
- f) Revise proposed reallocation of fee to projects according to project team, stakeholder group comments
- g) Conduct second iteration of travel forecast analysis based on revision of project list due to project team and stakeholder group comments on draft fee proposal.

Deliverables: Summary of select link analysis. Prepare two versions of the contribution of fee towards list of regional, on-site, off-site, and transit projects.

TASK D: Project Funding Analysis

Responsible party: TAMC

- D.1. Update Projects Cost Information:** In coordination with stakeholder group and Project team, update cost information on described transportation projects.
- D.2. Match projected project revenues to the project list:** After the first iteration of model runs and fee reallocation scenarios are performed, determine potential matching fund sources for all projects in the CIP. Provide input into the second iteration as to the feasibility for project funding and adjust project list accordingly, with input from stakeholder group and Project team. As a component of this analysis, TAMC will evaluate the potential to reapply off-site, or regional funds collected by FORA toward fully-constructing the on-site Fort Ord transportation network and include a recommendation on this strategy in the draft report prepared as part of the next work task.

TASK E: Report Preparation

Responsible party: Technical Consultant

- E.1. Update proposed CIP projects list:** Prepare administrative draft, draft and final updated CIP projects list, in coordination with project team, to be distributed to the stakeholder group for review and comment. Include revisions to projects' scope, addition or deletion of projects from the list, update of projects' cost from TAMC. Draft and final reports also to be presented by consultant(?) to TAMC and FORA Boards.

Deliverables: administrative draft, draft and final updated project list.

- E.2. Prepare Fee Reallocation Update Report:** In coordination with project team, prepare administrative draft, draft, and final documentation of the proposed Fee Reallocation Update Report to be distributed to the stakeholder group for review and comment. Draft and final reports also to be presented to TAMC and FORA Boards.

Deliverables: administrative draft report, draft report, final report

Contents of report to include:

- a) Executive Summary
- b) Introduction
- c) Explanation of travel forecast, fee reallocation and nexus methodology
- d) Overview of land use assumptions
- e) Proposed fee reallocation
- f) Funding plan for all fee-funded projects
- g) Project chart including scope description, total cost, fee contribution, expected source for remaining funded cost
- h) Explanation of changes from 2005 project list

Transportation Agency for Monterey County

Attachment 2

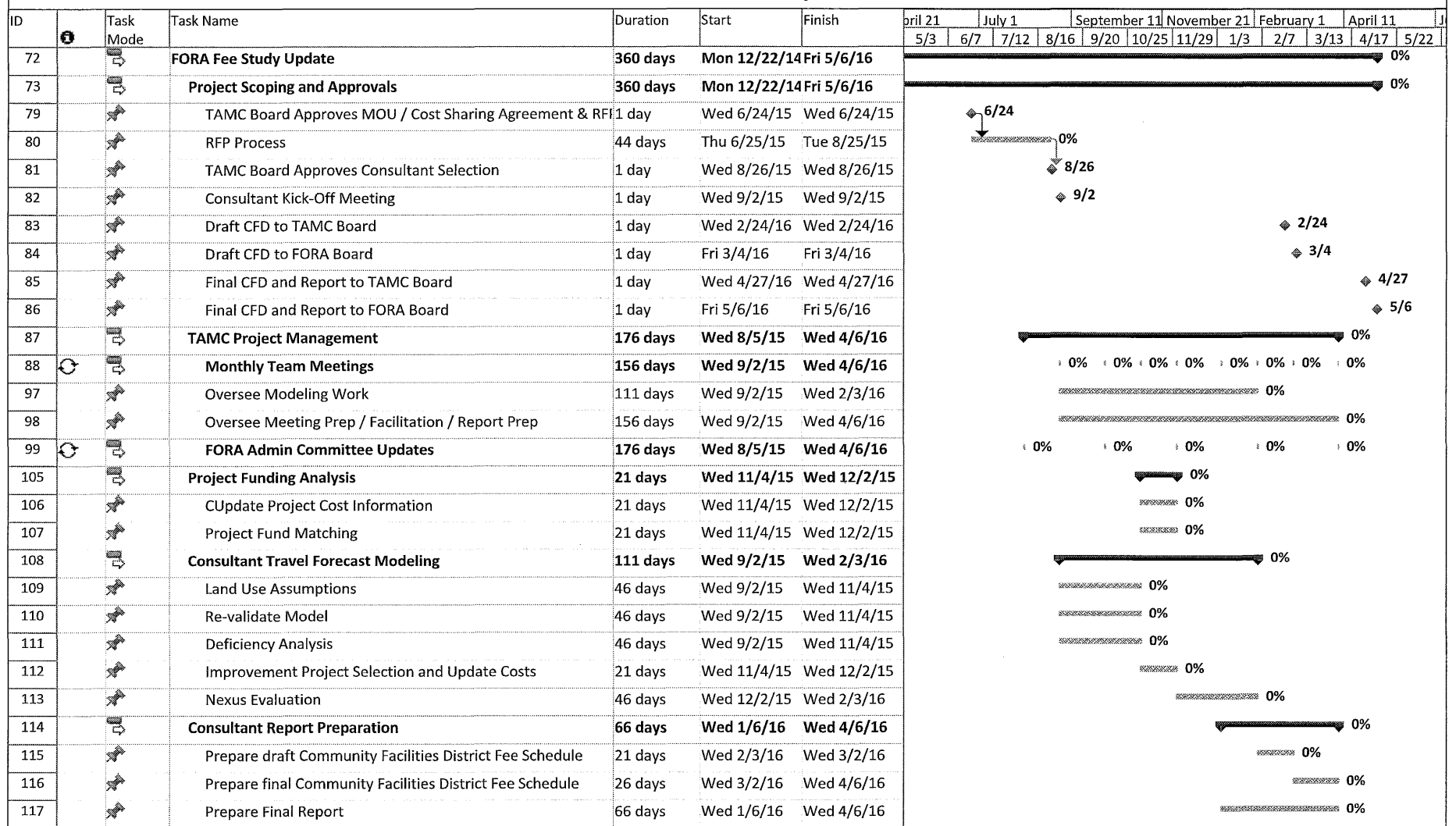
FORA Fee Study Update

Scope of Work, Budget and Deliverables

Task	Hours	Cost	Deliverables
TAMC			
A. Project Management			
A.1. Monthly Team Meetings (1)	71	\$7,172	
A.2. Oversee Modeling Work	71	\$7,172	
A.3. Oversee Meeting Prep/Facilitation/Report Prep (2)	53	\$5,379	
A.4. TAMC/FORA Tech Committee Updates (3)	53	\$5,379	
Subtotal	250	\$25,103	
B. Meeting Preparation/Facilitation			
B.1 Stakeholder Group Meetings (4)	71	\$7,172	<i>Presentation of items and preparation of agendas, staff reports and minutes</i>
B.2 Agency Governing Body Input (5)	89	\$8,966	<i>Four board-level agenda reports and presentations</i>
Subtotal	160	\$16,138	
C. Project Funding Analysis - TAMC			
C.1 Update Project Cost Information	53	\$5,379	
C.2 Project Fund Matching	53	\$5,379	
Subtotal	107	\$10,759	
TAMC Total	517.03	\$52,000	
Consultant			
D. Travel Forecast Modeling			
D.1 Land Use Assumptions	60	\$7,212	<i>Memorandum summarizing land use and populations changes to regional travel forecast model and map of revised traffic analysis zones.</i>
D.2 Re-validate Model	60	\$7,212	<i>Memorandum summarizing results of validation effort, including chart showing % differences between projected and actual traffic volumes.</i>
D.3 Deficiency Analysis	100	\$12,019	<i>Memorandum proposing performance measures and deficiency standards. Summary of model results for each scenario and presentation of analysis of deficiencies attributable to growth on the designated network.</i>
D.4. Improvement Project Selection and Update Costs	100	\$12,019	<i>Review and evaluate improvement projects; select priority projects; and prepare updated project cost estimates.</i>
D.5 Nexus Evaluation	160	\$19,231	<i>Summary of select link analysis. Two versions of the contribution of fee towards list of regional, on-site, off-site, and transit projects.</i>
Subtotal	480	\$57,692	
E. Report Preparation			
E.1 Prepare draft impact fee schedule	56	\$6,731	<i>Administrative draft, draft, and final updated project list.</i>
E.2 Prepare final impact fee schedule	32	\$3,846	
E.3 Prepare Final Report	56	\$6,731	<i>Administrative draft report, draft report, and final report.</i>
Subtotal	144	\$17,308	
Consultant Total	624	\$75,000	
Grand TOTAL		\$127,000	

Notes:

- (1) Assumes staffing for 6 team meetings and administrative time
- (2) Assumes preparation for 6 stakeholder meetings
- (3) Assumes up to 4 technical group meetings and report prep.
- (4) Assumes 6 stakeholder meetings at 3 hours per meeting.
- (5) Assumes 2 hours per 4 board level meetings and preparation



Critical Manual Task
 Critical Split Start-only
 Critical Progress Finish-only
 Task Duration-only
 Split Baseline
 Task Progress Baseline Split

Baseline Milestone
 Milestone
 Summary Progress
 Summary
 Manual Summary
 Project Summary

External Tasks
 External Milestone
 Inactive Task
 Inactive Milestone
 Inactive Summary
 Deadline

External Tasks
 External Milestone
 Inactive Task
 Inactive Milestone
 Inactive Summary
 Deadline

FORT ORD REUSE AUTHORITY BOARD REPORT

BUSINESS ITEMS

Subject:	Marina Coast Water District	
Meeting Date:	July 10, 2015	INFORMATION
Agenda Number:	8c	

RECOMMENDATION(S):

- i. Receive a FY 2015-16 Ord Community Budget Report.
- ii. Receive a Recycled Water Planning Update

BACKGROUND/DISCUSSION:

At its June 12, 2015 meeting, the FORA Board passed a motion disagreeing with the MCWD FY 2015/16 Ord Community Budget based on the following findings:

1. FORA identified disputed elements as: \$470,000 Capital Reserve line item (25b-2) for 10% design of the Regional Urban Water Augmentation Project (RUWAP) desalination project and the 9% rate increase for FY 2015/16;
2. FORA stated reasons for the dispute as: RUWAP desalination project planning needs to include all water augmentation options (recycled, conservation, other) and a portion of the 9% rate increase appears to provide Ord Community funding for litigation related to the failed regional desalination project and/or further desalination planning outside of current FORA Board direction; and
3. FORA specified the dispute resolution as: MCWD to resubmit budget to FORA that excludes desalination specific project line item 25b-2, re-programs RUWAP implementation to include conservation, recycled and other augmented options, and lowers 9% rate increase commensurate to MCWD regional desalination project/litigation expenses, which also are directed to be removed from the revised budget.

FORA met the 3-month response deadline by transmitting the FORA Board's response to MCWD on June 17, 2015. MCWD held a Board meeting on June 15, 2015 when it adopted the previously presented Ord Community Budget, absent the 9% rate increase and the desalinated water project planning funds that the FORA Board identified for removal. As of this writing, MCWD has not yet indicated its next steps after receiving FORA's response to its Draft Ord Community Budget. FORA's action was 'without prejudice' so MCWD is free to resubmit its request for rate increase at its earliest convenience.

FORA, Monterey Regional Water Pollution Control Agency (MRWPCA), and MCWD staff met again on June 15, 2015 to discuss technical aspects of the recycled water negotiations. FORA's participation ensures that FORA's interests are protected. In general terms, each party has certain interests, assets, and infrastructure that make negotiating a written agreement a desirable outcome. MCWD has built a significant portion of its RUWAP recycled trunk line and has certain recycled water rights negotiated previously with MRWPCA. MCWD also has an interest in delivering recycled water to Ord Community customers to meet contract objectives for FORA. MRWPCA is interested in moving its proposed Pure Water Monterey project treated water from its regional treatment plant north of Marina to the Seaside Groundwater Basin aquifer to achieve ground water replenishment. MCWD and MRWPCA can both achieve cost savings by sharing in the cost of building/utilizing the recycled water trunk line infrastructure to

serve each of their projects. FORA is interested in securing augmented water to mitigate its 1997 Base Reuse Plan impacts and serve Ord Community customers. FORA has a \$24 million line item in its Capital Improvement Program to use toward Fort Ord Water Augmentation, once agreement is in place that secures FORA's right to augmented water. The overall approach is to create a three-party term sheet defining these opportunities to jointly address individual interests by applying collective resources. Staffs will offer regular updates to the policy-making boards, leading to consideration by the respective Boards of a collectively beneficial "water resource cooperative agreement."

FISCAL IMPACT:

Reviewed by FORA Controller _____

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

COORDINATION:

MCWD, MRWPCA, Administrative and Executive Committees.

DRAFT

Prepared by _____
Jonathan Garcia

Reviewed by _____
Steve Endsley

Approved by _____
Michael A. Houlemard, Jr.

FORT ORD REUSE AUTHORITY BOARD REPORT

BUSINESS ITEMS

Subject: Economic Development 100-Day Plan Presentation

Meeting Date: July 10, 2015

Agenda Number: 8d

INFORMATION

RECOMMENDATION(S):

Receive Economic Development 100-Day Plan Presentation.

BACKGROUND/DISCUSSION:

Following Board direction, the recruitment process culminated in the selection of Josh Metz as FORA's new Economic Development Coordinator. The following outline presents key points of his initial 100-day FORA economic development program launch plan:

- **Build on Regional Economic Strengths:** The strategic focus of the proposed FORA economic development initiatives will be to build on Monterey Bay regional economic strengths including agriculture, tourism/hospitality/recreation, higher education, healthcare and the military mission. An overarching premise is to leverage former Fort Ord real estate opportunities, institutional/organizational partnerships, and emerging new communities to enhance economic development for member jurisdictions and the Monterey Bay region.
- **Hold Key Stakeholder Meetings:** Recognizing numerous existing economic development efforts, and wanting to play an additive rather than duplicative roll, the initial 100-days will involve outreach and meetings with key stakeholders. Goals of this effort include identifying specific roles/initiatives uniquely suited to FORA that will contribute to jurisdictional and regional economic development.
- **Launch *Ord Forward* Social Media/Website:** An initial target during the first 100-days will be to establish a dynamic economic development and quality reuse information hub to enable community connections and information access. Under the banner "Ord Forward" curated social media content and a new website will link partner efforts and provide information resources for member jurisdictions, interested businesses, and the public.
- **Attend Key Meetings/Conferences:** Critical conversations are underway throughout the region including the Monterey Business Council/California Forward Critical Conversation, Black Business Expo, Monterey Bay Economic Partnerships Workforce Development discussion, and the Steinbeck Innovation/Forbes AgTech Summit. Attendance at these meetings will demonstrate FORA's interest and commitment to addressing these important economic development challenges and opportunities.
- **Draft Strategic ED Action Plan:** Information gathering, relationship building, and critical conversations in this first 100-days will lead directly to the content included in a Draft 2015/16 Strategic Economic Development Action Plan. This plan will lay out the proposed priority actions and focus efforts for the ensuing year. Staff will bring the plan to the Board for review and feedback at its October 2015 meeting.
- **Develop Success Metrics:** Clear success metrics will provide the framework to evaluate economic develop progress. These metrics will relate directly to strategic action plan priorities and will be included as part of the plan concept and presentation.

FISCAL IMPACT:

Reviewed by FORA Controller _____

Staff time for these items is included in the approved FORA budget.

COORDINATION:

Administrative and Executive Committees

DRAFT

Prepared by _____
Josh Metz

Reviewed by _____
Steve Endsley

Approved by _____
Michael A. Houlemard, Jr.

FORT ORD REUSE AUTHORITY BOARD REPORT

BUSINESS ITEMS

Subject:	Environmental Services Cooperative Agreement Quarterly Update	
Meeting Date:	July 10, 2015	INFORMATION
Agenda Number:	8e	

RECOMMENDATION:

Receive an Environmental Services Cooperative Agreement (ESCA) status report.

BACKGROUND:

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 entered a formal 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) munitions cleanup on those parcels. FORA also entered into an Administrative Order on Consent (AOC) with U.S. Environmental Protection Agency (EPA) and California Department of Toxic Substance Control (DTSC) defining contractual conditions under which FORA completes Army remediation obligations for the ESCA parcels. FORA received the "ESCA parcels" after EPA approval and gubernatorial concurrence under a Finding of Suitability for Early Transfer on May 8, 2009.

In order to complete the AOC defined obligations, FORA entered into a Remediation Services Agreement (RSA) with the competitively selected LFR Inc. (now ARCADIS) to provide MEC remediation services and executed a Cost-Cap insurance policy for this remediation work through American International Group (AIG) to assure financial resources to complete the work and to offer other protections for FORA and its underlying jurisdictions.

The ESCA Remediation Program (RP) has been underway for eight (8) years. Currently, the FORA ESCA RP team has completed the known ESCA RP field work, pending regulatory review.

DISCUSSION:

The ESCA requires FORA, acting as the Army's contractor, to address safety issues resulting from historic Fort Ord munitions training operations. This allows the FORA ESCA RP team to successfully implement cleanup actions that address three major past concerns: 1) the requirement for yearly appropriation of federal funding that delayed cleanup and necessitated costly mobilization/demobilization expenses; 2) state and federal regulatory questions about protectiveness of previous actions for sensitive uses; and 3) local jurisdictional/community/FORA's desire to reduce, to the extent possible, risk to individuals accessing the property.

Under the ESCA grant contract with the U.S. Army, FORA received approximately \$98 million in grant funds to clear munitions and secure regulatory approval for the former Fort Ord ESCA parcels. FORA subsequently entered into a guaranteed fixed-price contract with ARCADIS to complete the work as defined in the Technical Specifications and Review Statement (TSRS) appended to the ESCA grant contract. As part of the RSA between FORA and ARCADIS, insurance coverage was secured from AIG for which FORA paid \$82.1 million up front from grant funds. The AIG policy

provides a commutation account which holds the funds that AIG uses to pay ARCADIS for the work performed. The AIG coverage also provides for up to \$128 million to address additional work for both known and unknown site conditions, if needed. That assures extra funds are in place to complete the scope of work to the satisfaction of the Regulators. Based on the Army ESCA grant contract, the EPA AOC requirements and AIG insurance coverage provisions, AIG controls the ARCADIS/AIG \$82.1 million commutation account. The full amount was provided to AIG in 2008 as payment for a cost-cap insurance policy where AIG reviews ARCADIS' work performed and makes payments directly to ARCADIS. FORA oversees the work to comply with grant/AOC requirements. Current status follows:

Item	Allocations	Accrued through March 2014
FORA PLL Self-Insurance/Policy Purchase	\$916,056	\$916,056
Reimburse Regulators & Quality Assurance	3,280,655	XXXXXX
State of California Surplus Lines Tax, Risk Transfer, Mobilization	6,100,000	6,100,000
Contractor's Pollution Liability Insurance	477,344	477,344
Work Performed ARCADIS/AIG Commutation Account	82,117,553	XXXXXX
FORA Administrative Fees	4,837,001	XXXXXX
Total	\$97,728,609	XXXXXX
	Remaining	XXXXXX

Data collected during the ESCA investigation stage remains under regulatory review to determine if remediation is complete. The review and documentation process is dependent on Army and regulatory agency responses/decisions. They will issue written confirmation that CERCLA MEC remediation work is complete (regulatory site closure).

Currently, the ESCA RP team's major effort is the required CERCLA documentation to gain regulatory site closure. This Quarter the ESCA RP Team has released the following documents (available at fortordcleanup.com):

- Final Record of Decision, CSUMB Off-Campus MRA (unsigned) – Issued January 7, 2015
- Draft 2014 Annual Natural Resources Monitoring, Mitigation, and Management Report – Issued January 9, 2015
- Final Level 3 Soil Scrape and Post-Scrape DGM Survey Memorandum, Seaside MRA – Issued January 28, 2015
- Final Phase II Interim Remedial Action Completion Report, Interim Action Ranges MRA, Volumes 1 and 2 – Issued January 30, 2015
- Draft Focused Feasibility Study Report, Interim Action Ranges MRA – Issued March 26, 2015

On November 25, 2014 the U.S. EPA signed the Record of Decision (ROD) for the ESCA Group 3 properties located in: the County of Monterey (at Laguna Seca), the City of Monterey (south of South Boundary Road) and Del Rey Oaks (south of South Boundary Road). The ESCA Group 3 properties also include the Monterey Peninsula College (MPC) property known as the Military Operations in Urban Terrain (MOUT) facility. On February 26, 2015 the Regulators signed the ROD for the ESCA Group 2 property (south of Inter-Garrison Road) which will transfer to California State University Monterey Bay after regulatory confirmation of completion. The ROD records the Regulator's and Army's decision on the cleanup of these properties and what controls are required to continue to protect the public health and safety.

The process for implementing, operating and maintaining the ROD controls is prescribed under a Land Use Control Implementation, Operation and Maintenance Plan (LUCIP OMP) document. Each

ROD will have a corresponding LUCIP OMP developed based on site conditions and historic MEC use. The ESCA Team is working directly with the Jurisdiction's representatives, through the FORA Administrative Committee, to help them understand and develop their comments to the Group 2 and Group 3 LUCIP OMP documents. LUCIP OMP documents are approved by the regulators before they will issue regulatory site closure.

Until regulatory site closure is received, the ESCA property remains closed to the public. When regulatory site closure is received, FORA will transfer land title to the appropriate jurisdiction. Regulatory approval does not determine end use. Underlying jurisdictions are empowered to impose or limit zoning, decide property density or make related land use decisions in compliance with the FORA Base Reuse Plan.

FORA received regulatory site closure for the County North and Parker Flats Phase 1 ESCA properties. For these properties, ARCADIS commuted ESCA insurance coverage for related clean-up costs for coverage for unknown conditions. Per the existing FORA/Jurisdiction Implementation Agreements (2001) and Memorandum of Agreement (2007) regarding property ownership and responsibilities during the period of environmental services, deeds and access control for these properties has been transferred to the new land owner.

To date, the ESCA RP has provided the stewardship for 3,340 ESCA acres. The ESCA team continues to actively monitor biological resources and track restoration activities on the ESCA property.

On February 19, 2015, ARCADIS announced that it was making a Program Manager staff change. ARCADIS notified the Regulators, Army and AIG shortly thereafter. FORA staff are working diligently with ARCADIS to ensure that a Program Manager Transition Plan is complete and covers requirements in the ESCA grant and the FORA/ARCADIS RSA. FORA ARCADIS discussions on the Program Manager Transition Plan are in progress.

FISCAL IMPACT:

Reviewed by FORA Controller _____

The funds for this review and report are part of the existing FORA ESCA funds.

COORDINATION:

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

Prepared by _____
Stan Cook

Approved by _____
Michael A. Houlemard, Jr.

FORT ORD REUSE AUTHORITY BOARD REPORT

EXECUTIVE OFFICER'S REPORT

Subject: Outstanding Receivables	
Meeting Date: July 10, 2015 Agenda Number: 10a	INFORMATION

RECOMMENDATIONS:

Receive a Fort Ord Reuse Authority (FORA) outstanding receivables update for May 2015.

BACKGROUND/DISCUSSION:

Development Fee/Preston Park: In 1997, the U.S. Army and FORA executed an interim lease for Preston Park. Preston Park consisted of 354 units of former Army housing within the jurisdiction of the City of Marina (Marina). Marina became FORA's Agent in managing the property. Marina and FORA selected Mid-Peninsula Housing Coalition to manage the property and lease it to tenants. In 1998, Mid-Peninsula completed rehabilitating Preston Park units and began leasing the property to the public. After repayment of the rehab loan, Marina and FORA have by state law each shared 50% of the net operating income from Preston Park.

The FORA Board enacted a base-wide Development Fee Schedule in 1999 and Preston Park is among the parcels subject that FORA's Development Fee Schedule overlay. In March 2009, the FORA Board approved an MOU between FORA and Marina whereby a portion of the Preston Park Development Fee were paid through project reserves. In 2009, Marina transferred \$321,285 from the Preston Park project account, making an initial Development Fee payment for the project. The remaining balance is outstanding and was the subject of litigation.

In November 2014, Marina and FORA agreed to settle pending litigation primarily by Marina acquiring FORA's interest in Preston Park. In February 2015, FORA and Marina finalized settlement agreement terms. FORA will apply \$2.08 million of the \$35 million settlement amount to the outstanding development fees to address this outstanding receivables on FORA's books. Marina has no objection to the settlement funds being applied to the residual fees. It was anticipated that Marina would complete the purchase of FORA's interest in Preston Park by the end of June. However, the closing date has been deferred to September pending completion of an outstanding capital project that is required by the Marina's lender to be completed - prior to funding Marina's loan.

FISCAL IMPACT:

All former Fort Ord projects are subject to either the developer fee overlay or the Community Facilities District fees to pay fair share of the California Environmental Quality Act required mitigation measures. In addition, the outstanding balance is a component of the Basewide Mitigation Measures and Basewide Costs described in Section 6 of the FORA Implementation Agreements. If any projects fail to pay their fair share it adds a financial burden to other reoccupied or development projects to compensate.

COORDINATION:

Executive Committee

Prepared by _____ Approved by _____
Ivana Bednarik Michael A. Houlemard, Jr.

Placeholder for Item 10b

Habitat Conservation Plan Update

This item will be included in the final Board packet.

FORT ORD REUSE AUTHORITY BOARD REPORT

EXECUTIVE OFFICER'S REPORT

Subject: Administrative Committee

Meeting Date: July 10, 2015

Agenda Number: 10c

INFORMATION

RECOMMENDATION:

Receive a report from the Administrative Committee.

BACKGROUND/DISCUSSION:

The Administrative Committee met on June 3, 2015 and June 17, 2015, the approved minutes will be included in the final Board packet.

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 _____
Rosalyn Charles Michael A. Houlemard, Jr.

FORT ORD REUSE AUTHORITY BOARD REPORT

EXECUTIVE OFFICER'S REPORT

Subject:	Post Reassessment Advisory Committee	
Meeting Date:	July 10, 2015	INFORMATION
Agenda Number:	10d	

RECOMMENDATION(S):

Receive a Post Reassessment Advisory Committee (PRAC) activity/meeting report.

BACKGROUND/DISCUSSION:

The PRAC met on Friday, June 19, 2015 and received status updates and deliberated regarding the Trails Working Group, Economic Development related items, Blight Removal, and Regional Urban Design Guidelines. Members discussed trails planning efforts and requested an Economic Development update at the next meeting.

The next meeting of the PRAC is scheduled for 9:00 am on Friday, July 17, 2015.

Approved minutes from the Friday, May 22, 2015 meeting are attached (**Attachment A**).

FISCAL IMPACT:

Reviewed by Fort Ord Reuse Authority (FORA) Controller _____

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

COORDINATION:

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

Prepared by _____
Josh Metz

Approved by _____
Michael A. Houlemard, Jr.



FORT ORD REUSE AUTHORITY
BASE REUSE PLAN POST-REASSESSMENT ADVISORY COMMITTEE (PRAC)
MEETING MINUTES

10:00 a.m., Friday, May 22, 2015 | FORA Conference Room
920 2nd Avenue, Suite A, Marina, CA 93933

1. CALL TO ORDER

Confirming a quorum, Fort Ord Reuse Authority (FORA) PRAC Chair Victoria Beach called the meeting to order at 10:05 am. The following people were in attendance:

Committee Members

Victoria Beach (Chair), City of Carmel
Allan Haffa, City of Monterey
Gail Morton, City of Marina

Staff

Steve Endsley, FORA
Jonathan Garcia, FORA
Josh Metz, FORA
Jen Simon, FORA

Other Attendees

Steve Matarazzo, UCSC
Chris Placco, CSUMB
Scott Ottmar, City of Seaside
Phyllis Meurer, member of the public
Bob Schaffer, member of the public
Jaine Haines, member of the public

2. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Josh Metz provided a brief report and PowerPoint presentation on main points gathered from his attendance at the International Trails Symposium in Portland, OR. A digital copy of the presentation can be found here <http://www.fora.org/BRP/2015/Materials/InternationalTrailsSymposiumReview-052215.pdf>.

Chair Beach commented on recent meeting of the Big Sur Land Trust where organizers of the Big Sur Marathon are showing interest in trails accessibility as a public health benefit.

3. APPROVAL OF MEETING MINUTES

a. April 20, 2015 Post Reassessment Advisory Committee Minutes

MOTION: Allan Haffa moved, seconded by Victoria Beach, to approve the April 20, 2015 meeting minutes.

MOTION PASSED: Unanimous.

4. PUBLIC COMMENT PERIOD

Jane Haines commented on the prevailing wage handout distributed at previous meeting as not analogous to Fort Ord projects. Discussion followed on cost of housing on Fort Ord. Assistant Executive Officer Endsley reported he and Executive Officer Michael Houlemard have developed a housing study with cost estimate breakdowns for potential housing projects and offered to bring back an updated study for Committee review. After further discussion, Gail Morton reported she will bring information back from her meeting with City Manager Layne Long.

5. BUSINESS ITEMS

a) FORA Trails Working Group update

Josh Metz reported the staff Working Group met twice and is reviewing existing and proposed trail routes to prepare a PRAC requested Trails Blueprint. The method involves meeting with each FORA jurisdiction to identify consensus and disputed alignments. Results from those meetings will be compiled in a GIS and serve as the basis for the Trails Blueprint.

b) Regional Urban Design Guidelines update

Josh Metz reported the Draft RUDG is planned for Board presentation at the July 10 meeting, followed by a 30 day review period. The Final RUDG report is planned for Board presentation at the November 13 meeting.

c) Economic Development update

Members received a RUDG Economic Analysis Summary review, and discussed economic development constraints, prevailing wage, housing affordability, population demographic trends and demand projections, and building removal. Members reviewed a synopsis of the 2012 Economic & Planning Systems (EPS) Market Study provided by Jane Haines. Steve Endsley proposed a housing cost analysis be prepared; after committee review, invite developer representatives (such as Don Hofer and Wendy Elliot) to participate in collaborative efforts.

d) Blight Removal Update

Staff reported the \$320K Economic Development Administration grant proposal for a building removal business plan is in process. The \$3M I-Bank loan is currently being reviewed by Rojas.

6. ITEMS FROM MEMBERS

Steve Endsley made note to all of Michael Houlemard's mother's passing and reported Board Chair O'Connell's suggestion of dedicating the June board meeting in her honor.

Gail Morton reported on the Monterey Peninsula Regional Park District Board retreat and the need for a special assessment on the ballot as the 2019 parcel tax will soon end.

7. ADJOURNMENT

The next meeting of the PRAC was scheduled for June 19 at 9:00 a.m. and direction was given to provide a Doodle Poll for future regularly scheduled monthly meeting for more consistency. The meeting was adjourned at approximately 12:12 p.m.

FORT ORD REUSE AUTHORITY BOARD REPORT

EXECUTIVE OFFICER'S REPORT

Subject: Regional Urban Design Guidelines Task Force

Meeting Date: July 10, 2015

Agenda Number: 10e

INFORMATION

RECOMMENDATION(S):

Receive Regional Urban Design Guidelines (RUDG) Task Force (Task Force) Update.

BACKGROUND/DISCUSSION:

The RUDG Task Force met at 9:00am on Thursday, June 25, 2015 to review the administrative DRAFT Guidelines. Significant progress has been made towards the completion of RUDG that incorporate existing plans, community input, and that would contribute to improving economic development on the former Fort Ord. During the June 25th Task Force meeting, members reviewed current draft materials in detail and provided significant feedback. Along with member input, representatives from the CSUMB Campus Master Planning process and consultant team contributed feedback and suggestions. Community representation from Fort Ord developers, construction trades, and a broad set of community interests also yielded constructive feedback.

After meeting for 2.5 hours and reviewing close to 30% of the document, members recommended continuing the meeting at a later date (TDB following a Doodle poll). They also recommended delaying the Board presentation until at least August if not later to allow additional coordinated review, consultant refinement of deliverables, and incorporation of Task Force input.

Approved May 1, 2015 meeting minutes are attached (**Attachment A**).

The next meeting of the Task Force will be scheduled via Doodle poll.

FISCAL IMPACT:

Reviewed by Fort Ord Reuse Authority (FORA) Controller _____

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

COORDINATION:

Administrative Committee and Dover, Kohl & Partners.

Prepared by _____
Josh Metz

Approved by _____
Michael A. Houlemard, Jr.



FORT ORD REUSE AUTHORITY

REGIONAL URBAN DESIGN GUIDELINES TASK FORCE REGULAR MEETING NOTES

9:05 a.m., Friday, May 1, 2015 | FORA Conference Room
920 2nd Avenue, Suite A, Marina, CA 93933

1. CALL TO ORDER AND ROLL CALL

Chair Michael Houlemard called the meeting to order at 9:05am. The following were present:

Members:

John Dunn, City of Seaside
Victoria Beach, City of Carmel-by-the-Sea
Anya Spear, CSUMB
Layne Long, City of Marina
Carl Holm, Monterey County

FORA Staff:

Michael Houlemard
Jonathan Garcia
Josh Metz
Steve Endsley
Crissy Maras

Others:

Bob Schaffer
Jane Haines
Phyllis Meurer
Steve Matarazzo
Hernan Guerrero, DKP (via phone)
Andre Lewis
Gene Doherty

2. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

None.

3. APPROVAL OF MEETING MINUTES

a. April 23, 2015 Meeting Minutes

MOTION: Victoria Beach moved, second by John Dunn - approve April 23 minutes as presented.

MOTION PASSED: Unanimous

4. PUBLIC COMMENT PERIOD

None

5. BUSINESS ITEMS

a. Receive/review consultant's draft "Where the Guidelines Apply" presentation

Members reviewed power point presentation that included DRAFT maps depicting "where the guidelines apply" (WTGA) - as requested during the April Board meeting. Discussion focused on understanding the basis for area designations and symbols, as well as labels and definitions. Members requested the consultants revise the presentation to include definitions for each of the 4 main focus areas: 1) Gateways, 2) Town & Village Centers, 3) Regional Circulation Corridors and 4) Trails as defined in the Base Reuse Plan. RUDG Task Force Members also requested improving map labeling focused on key streets and emerging centers, and distinguishing "major" and "minor" centers, corridors and gateways. Members also identified the need for an improved understanding whether the Board's policy intent is to maintain the RUDG as a "living document" (to be updated as on the ground conditions change) or to constrain the RUDG application to areas identified in the current iteration.

6. ITEMS FROM MEMBERS

None.

7. ADJOURNMENT

Chair Houlemard adjourned the meeting at 10:50 a.m.

FORT ORD REUSE AUTHORITY BOARD REPORT

EXECUTIVE OFFICER'S REPORT

Subject: Veterans Issues Advisory Committee

Meeting Date: July 10, 2015

Agenda Number: 10f

INFORMATION

RECOMMENDATION:

Receive an update from the Veterans Issues Advisory Committee (VIAC).

BACKGROUND/DISCUSSION:

The VIAC held meetings on March 26 and April 23, 2015. The approved minutes from those meetings are included as **Attachments A and B**.

FISCAL IMPACT:

Reviewed by FORA Controller _____

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

COORDINATION:

VIAC

Prepared by _____
Crissy Maras

Approved by _____
Michael A. Houlemard, Jr.



FORT ORD REUSE AUTHORITY

VETERANS ISSUES ADVISORY COMMITTEE REGULAR MEETING NOTES

3:00 p.m., Thursday, April 23, 2015 | FORA Conference Room
920 2nd Avenue, Suite A, Marina, CA 93933

1. CALL TO ORDER AND ROLL CALL

Acting Chair Jerry Edelen called the meeting to order at 3:00 p.m. The following were present, as indicated by signatures on the roll sheet:

VIAC Members:

Jerry Edelen, Acting Chair
Rich Garza, CCCVFC
Jack Stewart, CAC
James Bogan, UVC
Sid Williams, Mo. Co. Military/Vets
Edith Johnsen, Veterans Families
Peter Le, MCWD

FORA Staff:

Robert Norris
Crissy Maras

Others:

Preston Young, US Army POM
Terry Bare, VTC
Via phone:
Nicole Charles, Sen. Monning
Sonja Arndt, Rep. Farr

2. PLEDGE OF ALLEGIANCE

Acting Chair Edelen asked Robert Norris to lead the Pledge of Allegiance.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Veterans Transition Center representative Terry Bare announced a job fair on April 29th and a car, truck and bike show on May 23rd, both at Martinez Hall. Sid Williams announced that the City of Marina City Council dedicated the Veterans Memorial Bike Trail along Imjin Parkway and that a committee would be formed to coordinate with stakeholders. Also, the annual retirement appreciation luncheon is scheduled for June 6th at the Stilwell Community Center.

4. PUBLIC COMMENT PERIOD

None.

5. APPROVAL OF MEETING MINUTES

a. March 26, 2015 VIAC Minutes

Sid Williams noted a correction to Item 7: James Bogan *did not* accompany Mr. Williams to a meeting with Supervisor Parker. The reference to Mr. Bogan's attendance will be removed. There were no other corrections required.

MOTION: Edith Johnsen moved, seconded by Sid Williams, to approve the minutes as revised.

MOTION PASSED: Unanimous

6. OLD BUSINESS

a. California Central Coast Veterans Cemetery Status Report

Mr. Norris reported that CalVet is required to submit a revised construction schedule and cemetery master plan to the USDVA. Nicole Charles added that CalVet is creating a burial application module in the VSO database which should be online within the next few weeks. Rich Garza noted the continuing CCCVC Foundation and CalVet effort to agree on donor wall details. Mr. Bare

announced that Veterans Affairs established a job training program for employment at VA cemeteries and that CCCVC hiring would occur through USA Jobs.

b. Ongoing Local Military Issue Media Coverage

Acting Chair Edelen reported that he met with Monterey County Supervisor Dave Potter to discuss the veterans services officer's role in coordinating media coverage for local military issues. Supervisor Potter agreed to monitor that coordination.

c. VA/DoD Veterans Clinic Status Report

i. Historic Flag Pole Variance Update

Mr. Williams reported that a mobile metal refurbishment contractor estimated the pole restoration at approximately \$2K. The VTC offered to store the pole after restoration until it can be installed at the clinic site. Sonja Arndt reported that the Palo Alto VA would incorporate pole installation into construction plans but restoration costs must be funded separately. Mr. Williams requested that Ms. Arndt secure the VA's position in writing.

d. FORA Federal Mission Status Report

Acting Chair Edelen provided the status report, noting that the Economic Development Administration had favorably received FORA's proposed building removal business plan grant. Also, corrections to the Preston Park parcel map should facilitate the deed amendment required for the City of Marina to finalize their loan application. Mr. Norris reported that the federal mission allowed FORA to confirm relationships with many of the major agencies that play vital roles in Fort Ord redevelopment, including the USDVA. He noted that an important next step is for CalVet to submit a master plan and application for expansion by June/July to secure additional federal funding. Ms. Arndt confirmed that CalVet was actively working to meet that deadline.

7. ITEMS FROM MEMBERS

Ms. Arndt reported that clinic construction was ahead of schedule and that USDVA established a live feed of ongoing activity via two webcams at http://www.paloalto.va.gov/construction_monterey.asp. Mr. Bare noted that the VA secretary was invited to visit the VTC and attend the annual fundraising dinner on May 23rd at the Marina American Legion. He added that a 38' flag pole was installed at Martinez Hall through the coordinated effort of the Marina Foundation and Monterey Peninsula Engineering. Mr. Williams reminded the committee that the 50 year Vietnam War Commemoration Event will take place on May 8th at the Defense Language Institute and that participation in the event is limited to Vietnam service veterans.

8. ADJOURNMENT

Acting Chair Edelen adjourned the meeting at 3:37 p.m.



FORT ORD REUSE AUTHORITY

VETERANS ISSUES ADVISORY COMMITTEE REGULAR MEETING NOTES

3:00 p.m., Thursday, March 26, 2015 | FORA Conference Room
920 2nd Avenue, Suite A, Marina, CA 93933

1. CALL TO ORDER AND ROLL CALL

Acting Chair Jerry Edelen called the meeting to order at 3:00 p.m. The following were present, as indicated by signatures on the roll sheet:

VIAC Members:

Jerry Edelen, Acting Chair
Rich Garza, CCCVFC
Jack Stewart, CAC
James Bogan, UVC
Sid Williams, Mo. Co. Military/Vets
Edith Johnsen, Veterans Families
Peter Le, MCWD

FORA Staff:

Michael Houlemard
Crissy Maras

Others:

Erica Parker, Asm. Stone
Susan Kastner, US Army

2. PLEDGE OF ALLEGIANCE

Acting Chair Edelen asked Jack Stewart to lead the Pledge of Allegiance.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Executive Officer Houlemard announced a full range of construction activities underway on the former Fort Ord, including a movie theater, family housing and Marriott Hotel in Marina and family housing in East Garrison. March 28th is the Dunes on Monterey Bay grand opening ceremony.

4. PUBLIC COMMENT PERIOD

None.

5. APPROVAL OF MEETING MINUTES

a. February 26, 2015 VIAC Minutes

MOTION: Sid Williams moved, seconded by Jack Stewart, to approve the minutes as presented.

MOTION PASSED: Unanimous

6. OLD BUSINESS

a. California Central Coast Veterans Cemetery Status Report

i. Groundbreaking Celebration After Action Report

Members agreed that the groundbreaking celebration and community ceremony were wonderful, well attended events. Rich Garza noted that National Cemetery Administration Director George Eisenbach commented that this was the highest attended community event he had seen.

COL Fellingner subsequently called a meeting with the ceremony planning committee to discuss what improvements could be made in multi-party planning and how future events (e.g. cemetery and VA-DoD Clinic ribbon cutting ceremonies) could be successful. Members suggested that in advance of July 2016 burials, extensive public outreach should begin by April 2016 to ensure that human interest stories are identified. Phase II fundraising depends on this public outreach and media attention. Mr. Houlemard noted that FORA staff would work with Congressman Farr, Senator

Monning, the Cemetery Foundation and United Veterans Council to identify those local families, including families who have contacted FORA and others asking about moving remains from other cemeteries, regarding their interest in participating.

b. Ongoing Local Military Issue Media Coverage

To keep the media interested in local military issues and events, it is important to program regular articles to maintain ongoing media interest. Mr. Stewart noted that the Monterey County Veterans Services Officer should be more involved in that effort. Susan Kastner agreed to coordinate the Presidio office of public affairs outreach regarding POM issues. Mr. Houlemard will be meeting with the Monterey Herald editorial staff and will address remaining military issues and media coverage.

c. VA/DoD Veterans Clinic Status Report

i. Historic Flag Pole Variance Update

Mr. Williams reported that the City of Marina was willing to accept a variance for the flag pole, however, a necessary letter from the Palo Alto VA requesting the City to provide that variance and authorizing their contractor to refurbish and install the flag pole (with appropriate beacon light) had not been received. Federal funding of the refurbishment and light installation could be an issue.

7. ITEMS FROM MEMBERS

Mr. Williams met with Supervisor Parker's office regarding the annual Stand Down event. Supervisor Parker indicated her support for a funding allocation, representing 4/5th Monterey County Supervisor support. Mr. Williams has not met with the fifth member, Supervisor Salinas, regarding his support.

8. ADJOURNMENT

Acting Chair Edelen adjourned the meeting at 3:45 p.m.

Placeholder for Item 10g

Travel Report

This item will be included in the final Board packet.

FORT ORD REUSE AUTHORITY BOARD REPORT

EXECUTIVE OFFICER'S REPORT

Subject: Public Correspondence to the Board

Meeting Date: July 10, 2015

Agenda Number: 10h

INFORMATION

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 or mailed to the address below:

FORA Board of Directors
920 2nd Avenue, Suite A
Marina, CA 93933

- END -

**DRAFT
BOARD PACKET**