



FORT ORD REUSE AUTHORITY

REGULAR MEETING

FORT ORD REUSE AUTHORITY (FORA) ADMINISTRATIVE COMMITTEE

Wednesday, September 19, 2018 at 8:30 a.m.

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

AGENDA

1. CALL TO ORDER/ESTABLISHMENT OF QUORUM

2. PLEDGE OF ALLEGIANCE

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE

4. PUBLIC COMMENT PERIOD

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

5. APPROVAL OF MEETING MINUTES

ACTION

- a. August 15, 2018 Meeting Minutes

6. SEPTEMBER 28, 2018 DRAFT BOARD MEETING AGENDA REVIEW

INFORMATION/ACTION

7. BUSINESS ITEMS

INFORMATION/ACTION

- a. Habitat Conservation Plan Update
- b. Caretaker Cost Reimbursement Policy
- c. Department of Toxic Substance Control Land Use Covenant Report

8. ITEMS FROM MEMBERS

INFORMATION

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

9. ADJOURNMENT

NEXT MEETING: Wednesday, October 3, 2018 at 8:30 a.m.



FORT ORD REUSE AUTHORITY
ADMINISTRATIVE COMMITTEE SPECIAL MEETING MINUTES
8:30 a.m., Wednesday, August 15, 2018 | FORA Conference Room
920nd Avenue, Suite A, Marina, CA 93933

1. CALL TO ORDER

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

The following members were present:

Craig Malin* (City of Seaside)

Hans Uslar* (City of Monterey)

Dino Pick* (City of Del Rey Oaks)

Melanie Beretti* (County of Monterey)

Elizabeth Caraker (City of Monterey)

Lisa Rheinheimer (Monterey Salinas Transit)

Vicki Nakamura (Monterey Peninsula College)

Steve Matarazzo (UCMBEST)

*Voting Member

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Monterey Salinas Transit Director of Planning & Marketing, Lisa Rheinheimer.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Dino Pick announced the Building Removal kick off event on September 5, 2018 at 11:00 a.m. Craig Malin announced a rally in Seaside hosted by Christian Memorial Tabernacle Church Pastor Rev. Samuel Gaskins. Steve Matarazzo announced Jovi Aviation in Marina received \$100M in venture funding and are coming to the Marina Airport in early 2018, and are currently hiring to fill positions. Mr. Houlemard announced the FORA office would be closed on Friday, August 17, 2018 for a staff review and retreat; and a Board Special Meeting was scheduled for September 28, 2018 at 2:00 p.m. The September 14 regular Board meeting was canceled.

4. PUBLIC COMMENT PERIOD

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

There were no public comments received.

5. APPROVAL OF MEETING MINUTES

ACTION

a. August 1, 2018 Meeting Minutes

MOTION: On motion by Committee member Uslar and second by Committee member Pick and carried by the following vote, the Administrative Committee moved to approve the August 1, 2018 minutes.

MOTION PASSED UNANIMOUSLY

6. AUGUST 10, 2018 BOARD MEETING AGENDA FOLLOW UP

INFORMATION

Principal Planner Jonathan Brinkmann reviewed the action taken at the August 10, 2018 Board meeting; and along with other staff members responded to questions and comments from the Committee and public. The schedule of Administrative Committee meetings was reviewed due to the date changes for the September and November Board meetings. The revised schedule can be accessed at the following link: https://www.fora.org/Admin/2018/2018_Admin_Comm_Schedule.pdf

7. BUSINESS ITEMS

INFORMATION/ACTION

a. Monterey Bay Area Feasibility Study of Bus Operations

Ms. Rheinheimer provided a presentation and responded to questions and comments from the Committee and the public. The presentation is available at https://www.fora.org/Admin/2018/BOS-Branch_Line_Presentation.pdf

This item was for information only.

b. Building Removal Program

Mr. Brinkmann provided an update to the Committee regarding the 2nd vote that will be taken by the Board in September regarding the authorization for the Executive Officer to solicit and execute service contracts for a financial advisor and bond counsel to explore the feasibility of bonding FORA property tax to complete remaining base wide building removal.

8. ITEMS FROM MEMBERS

Melanie Beretti advised that the Fort Ord Committee would be holding two study sessions on FORA transition on August 23-24, 2018. Hans Uslar advised that Monterey City Council would hold a study session on FORA transition on August 29, 2018. Craig Malin advised that Seaside City Council would hold a study session on FORA transition on September 20, 2018.

9. ADJOURNMENT at 9:34 a.m.

Minutes Prepared By:
Dominique Jones
Deputy Clerk

- START -

**DRAFT
BOARD PACKET**



FORT ORD REUSE AUTHORITY

SPECIAL MEETING

FORT ORD REUSE AUTHORITY (FORA) BOARD OF DIRECTORS

Friday, September 28, 2018 at 2:00 p.m. | 910 2nd Avenue, Marina, CA 93933 (Carpenters Union Hall)

AGENDA

ALL ARE ENCOURAGED TO SUBMIT QUESTIONS/CONCERNS BY NOON SEPTEMBER 27, 2018.

1. CALL TO ORDER

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

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE

4. CLOSED SESSION

- a. Conference with Legal Counsel – Gov. Code §54956.9(a), (d)(1): Keep Fort Ord Wild v. Fort Ord Reuse Authority. Monterey County Superior Court Case No.: 17CV004540, Pending Litigation.
- b. Conference with Legal Counsel – Gov. Code §54956.9(a), (d)(1): Marina Community Partners, LLC v. Fort Ord Reuse Authority, Monterey County Superior Court Case No.: 18CV000871, Pending Litigation.
- c. Conference with Legal Counsel - Potential Litigation, Gov. Code §54956.9(d)(4)

5. ANNOUNCEMENT OF ACTION TAKEN IN CLOSED SESSION

6. ROLL CALL

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

7. CONSENT AGENDA

INFORMATION/ACTION

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

- a. Approve August 10, 2018 Meeting Minutes
Recommendation: Approve August 10, 2018 meeting minutes.
- b. Administrative Committee
Recommendation: Receive a report from the Administrative Committee.
- c. Legislative Committee
Recommendation: Receive a report from the Legislative Committee.
- d. Executive Officer's Report
Recommendation: Receive a report and the Board approved Executive Officer's fiscal year 2018-2019 goals.
- e. Economic Development Report
Recommendation: Receive an Economic Development Report.
- f. Public Correspondence to the Board
Recommendation: Receive public correspondence to the Board.

8. BUSINESS ITEMS

INFORMATION/ACTION

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

- a. Consistency Determination (CD): City of Seaside Zoning Code – 2d Vote
Recommendation: Take a 2nd vote to approve the City of Seaside Zoning Code CD.
- b. Building Removal Program – 2d Vote
Recommendation: Take a 2nd vote to complete remaining base wide building removal.
- c. University of California (UC) Santa Cruz Chancellor's Update
Recommendation: Receive an UC Monterey Bay Education, Science, and Technology Center the update from UC Santa Cruz Chancellor.
- d. Regional Urban Water Augmentation Project
Recommendation: Authorize the Executive Officer to execute a Reimbursement Agreement with Monterey One Water for the shared pipeline facilities not to exceed \$2.3M.
- e. Transition Planning Process Update
Recommendation: [This information will be provided in the final packet].

9. PUBLIC COMMENT PERIOD

INFORMATION

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

10. ITEMS FROM MEMBERS

INFORMATION

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

11. ADJOURNMENT

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

Placeholder for Item 7a

August 10, 2018

Meeting Minutes

This attachment will be included in the final Board packet.

FORT ORD REUSE AUTHORITY BOARD REPORT

CONSENT AGENDA

Subject:	Administrative Committee	
Meeting Date:	September 28, 2018	INFORMATION/ACTION
Agenda Number:	7b	

RECOMMENDATION:

Receive a report from the Administrative Committee.

BACKGROUND/DISCUSSION:

The Administrative Committee held a Special Meeting on July 18, 2018 and a regular meeting on August 1, 2018. The approved minutes for these meetings are provided as **Attachment A** and **B**.

FISCAL IMPACT:

Reviewed by the FORA Controller_____

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

COORDINATION:

Administrative Committee

Prepared by _____ Approved by _____
Dominique L. Davis Michael A. Houlemard, Jr.



APPROVED

FORT ORD REUSE AUTHORITY
ADMINISTRATIVE COMMITTEE SPECIAL MEETING MINUTES
8:30 a.m., Wednesday, July 18, 2018 | FORA Conference Room
920nd Avenue, Suite A, Marina, CA 93933

1. CALL TO ORDER

Co-Chair Executive Officer Michael Houlemard called the meeting to order at 8:33 a.m.

The following members were present:

Craig Malin* (City of Seaside)

Steve Matarazzo (UCMBEST)

Hans Uslar* (City of Monterey)

Bill Collins (US Army)

Dino Pick* (City of Del Rey Oaks)

Anya Spear (CSUMB)

Layne Long* (City of Marina)

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mr. Jon Wizard.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Executive Officer Michael Houlemard reported on the US Army Community Involvement Mobile Workshop that was held on July 14, 2018. U.S. Army Base Closure and Realignment Environmental Coordinator Bill Collins added that there were about 175 participants and the next tour is scheduled for February 2019 and will focus on water and landfills.

4. PUBLIC COMMENT PERIOD

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

There were no public comments received.

5. APPROVAL OF MEETING MINUTES

ACTION

a. July 11, 2018 Special Meeting Minutes

MOTION: On motion by Committee member Pick and second by Committee member Uslar and carried by the following vote, the Administrative Committee moved to approve the July 11, 2018 special meeting minutes.

MOTION PASSED UNANIMOUSLY

6. JULY 13, 2018 TRANSITION PLANNING STUDY SESSION FOLLOW-UP

INFORMATION

Assistant Executive Officer Steve Endsley provided an overview of the study session and advised the Committee to coordinate with their elected officials in regards to the transition plans and what that might mean for each jurisdiction. Mr. Houlemard also provided comments and responded to questions and comments from the Committee and public.

Committee member Layne Long arrived at 8:42 a.m. There was no public comment received.

This item was for information only.

7. JULY 13, 2018 BOARD MEETING FOLLOW-UP

INFORMATION

Mr. Houlemard provided a brief overview of the action taken at the July 13, 2018 Board meeting and reviewed the discussion surrounding the Service Work Order for General Jim Moore Boulevard and the second vote that will take place at the August 10, 2018 Board meeting. Comments from the Committee and public were received.

This item was for information only.

8. BUSINESS ITEMS

INFORMATION/ACTION

a. Building Removal Updates

Principal Planner Jonathan Brinkmann introduced Project Manager Peter Said whom provided updates on recent building removal activity. A brief background was provided which reviewed the 2017 Capital Improvement Program (CIP) updated that estimated the budget for the Stockade at \$4.2M. The Surplus II and Marina Stockade timeline was also reviewed. Staff responded to questions and comments from the Committee and the public.

A vote was not taken on this item.

b. Department of Toxic Substances Control Annual Land Use Covenant Reporting

Mr. Brinkmann reviewed the land use covenant agreement item and reminded the Committee of the survey due date of September 28, 2018. Mr. Houlemard also provided comments and reminded that the County would have to take on the responsibility of transmitting the reports to DTSC in 2020.

This item was for information only.

9. ITEMS FROM MEMBERS

City of Marina City Manager Layne Long sought clarification on eligible activities that would allow CFD fees to be used on building removal. Mr. Houlemard responded to questions and comments from the Committee and the public.

10. ADJOURNMENT at 9:11 a.m.

Minutes Prepared By:
Dominique Jones
Deputy Clerk



APPROVED

FORT ORD REUSE AUTHORITY
ADMINISTRATIVE COMMITTEE SPECIAL MEETING MINUTES
8:30 a.m., Wednesday, August 1, 2018 | FORA Conference Room
920nd Avenue, Suite A, Marina, CA 93933

1. CALL TO ORDER

Co-Chair City of Seaside City Manager Craig Malin called the meeting to order at 8:31 a.m.

The following members were present:

Craig Malin* (City of Seaside)

Hans Uslar* (City of Monterey)

Dino Pick* (City of Del Rey Oaks)

Layne Long* (City of Marina)

Elizabeth Caraker (City of Monterey)

Melanie Beretti* (County of Monterey)

Vicki Nakamura (Monterey Peninsula College)

Patrick Breen (Marina Coast Water District)

Steve Matarazzo (UCMBEST)

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mr. Malin.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Mr. Malin advised the Committee and public to review the revised Administrative Committee meeting calendar. The revised dates included regular meetings on October 31, November 14, December 5 and December 19 2018.

Executive Officer Michael Houlemard announced that the FORA office would be closed on Friday, August 17 for a staff retreat.

4. PUBLIC COMMENT PERIOD

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

There were no public comments received.

5. APPROVAL OF MEETING MINUTES

ACTION

a. July 18, 2018 Special Meeting Minutes

MOTION: On motion by Committee member Pick and second by Committee member Beretti and carried by the following vote, the Administrative Committee moved to approve the July 18, 2018 special meeting minutes.

MOTION PASSED UNANIMOUSLY

Committee member Layne Long arrived at 8:34 a.m. Committee member Uslar arrived at 8:36 a.m.

6. AUGUST 10, 2018 DRAFT BOARD MEETING AGENDA REVIEW

INFORMATION

Mr. Houlemard provided an overview of the items on the draft August 10, 2018 Board meeting agenda and responded to questions and comments from the Committee and public. Assistant Executive Officer Steve Endsley provided further information on the Habitat Conservation Plan (HCP) Update item. Mr. Houlemard reviewed the options that would be reviewed in the Board discussion on the HCP item. The Committee discussed suggested changes to the agenda which included but were not limited to moving the Transition Planning Process Update to the last business item; making the Administrative Committees recommendations regarding the building removal programs clear to the Board, in regards to

the outreach that is planned for each jurisdiction; and adding a fourth option to the HCP options with a consensus from the Committee to host a HCP workshop to further discuss and explore the topic.

7. BUSINESS ITEMS

INFORMATION/ACTION

a. Building Removal Program

Principal Planner Jonathan Brinkmann provided a presentation on the Building Removal Program and responded to questions and comments from the Committee and public. The presentation reviewed the remaining buildings, financing plan, cost/benefit analysis, policy/decision maker's recommendation.

Based on the discussion, it was recommended that the Administrative Committee recommend that the Board authorize the Executive Officer to solicit and execute service contracts for a Financial Advisor and Bond Counsel to explore the feasibility of bonding FORA property tax to complete remaining base-wide building removal, not to exceed \$75,000.

b. Consistency Determination: Marina Municipal Airport Master Plan Update

Mr. Houlemard introduced the item and advised the Committee that the Planners Working Group met and made a recommendation that found the Marina Municipal Airport Master Plan update as consistent with the Base Reuse Plan. Marina Municipal Airport Manager Jeff Crechriou provided a presentation to the Committee that reviewed the process in developing the Master Plan and the results. Marina Planning Services Manager, Christy Hopper was also available to answer any questions on the planning and CEQA process.

Questions and comments were received from the Committee and public.

MOTION: On motion by Committee member Pick and second by Committee member Beretti and carried by the following vote, the Administrative Committee moved that the Marina Municipal Airport Master Plan as consistent with the Base Reuse Plan.

MOTION PASSED UNANIMOUSLY

c. Consistency Determination: City of Seaside Zoning Code

Mr. Malin provided some background information regarding the City of Seaside Zoning Code consistency determination. Mr. Brinkmann provided a brief synopsis of the consistency determination analysis.

Questions and comments were received from the Committee and public.

MOTION: On motion by Committee member Uslar and second by Committee member Pick and carried by the following vote, the Administrative Committee moved that the City of Seaside Zoning Code was consistent with the Base Reuse Plan.

MOTION PASSED ABSTAIN: Malin

8. ITEMS FROM MEMBERS

There were no items from members.

9. ADJOURNMENT at 9:55 a.m.

Minutes Prepared By:
Dominique Jones
Deputy Clerk

FORT ORD REUSE AUTHORITY BOARD REPORT

CONSENT AGENDA

Subject:	Legislative Committee	
Meeting Date:	September 28, 2018	INFORMATION/ACTION
Agenda Number:	7c	

RECOMMENDATION:

Receive a report from the Legislative Committee.

BACKGROUND/DISCUSSION:

The Legislative Committee met on August 24, 2018 and approved the May 23, 2018 meeting minutes (**Attachment A**).

A report of the 2018 Bill List from Assembly Member Mark Stone 29th State Assembly District was sent by email (**Attachment B**).

The Committee received updates and a status of the 2018 FORA Legislative track, the 2018 proposed positions on State legislation including Senate Bills 50 and 1.

The Committee also provided staff with direction to write a letter of support to California Governor Jerry Brown for Senate Bill 50 and also to indicate FORA's position of opposition of Senate Bill 1.

The next Legislative Committee meeting is slated for winter 2018.

FISCAL IMPACT:

Reviewed by the FORA Controller _____

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

COORDINATION:

Legislative Committee

Prepared by _____ Approved by _____
Dominique L. Davis Michael A. Houlemard, Jr.



APPROVED

FORT ORD REUSE AUTHORITY (FORA)

LEGISLATIVE COMMITTEE MEETING MINUTES

3:30 p.m., Wednesday, May 23, 2018
920 2nd Avenue, Suite A, Marina CA 93933

1. CALL TO ORDER

City of Seaside Mayor Ralph Rubio called the meeting to order at 3:30 p.m.

Voting Members Present:

Mayor Ralph Rubio (City of Seaside)
Mayor Jerry Edelen (City of Del Rey Oaks)
Council Member Frank O'Connell (City of Marina)
Mayor Mary Ann Carbone (City of Sand City)

2. PLEDGE OF ALLEGIANCE

Pledge of allegiance was led by FORA Principal Analyst Robert Norris.

3. ACKNOWLEDGMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

There were no acknowledgements, announcements or correspondence.

4. PUBLIC COMMENT PERIOD

There were no verbal comments received from the public.

5. APPROVAL OF MEETING MINUTES

a. April 23, 2018 Meeting Minutes

MOTION: On motion by Committee member O'Connell and second by Committee member Edelen and carried by the following vote, the Legislative Committee moved to approve the regular meeting minutes for April 23, 2018.

MOTION PASSED UNANIMOUSLY

6. REPORTS FROM LEGISLATIVE OFFICES

a. 20th U.S. Congressional District – Kathleen Lee

Ms. Lee provided the report of the 20th U.S. Congressional District and including information about the National Defense Authorization Act for FY2019.

b. 17th State Senate District – Nicole Hollingsworth

Ms. Hollingsworth provided the report of 17th State Senate District Senator Monnings' 2017-18 revised Bill Package was provided in the meeting.

Lauri Johnson from JEA & Associates called in to participate in the meeting. Chair Rubio asked that Mr. Houlemard provide comments coordination with Senator Monning and staff. Mr. Houlemard also outlined the efforts regarding AB 3160, FORA's position to strongly support amendments and the draft language that FORA staff proposed.

- c. 29th State Assembly District – Erica Parker
No report.

7. BUSINESS ITEMS

- a. 2018 Legislative Session Follow Up
JEA & Associates, Inc. President John Arriaga provided a review of the measures that were being tracked as approved by the FORA Board on June 8, 2018. Mr. Arriaga and FORA staff provided further information on the status of the items and responded to the Committee's questions.
- b. Report on Updates to Proposed Positions on State Legislation
Mr. Houlemard provided the Committee with the connection between the current status of the legislative items being tracked and what it means for the work of FORA.
 - i. Senate Bill 50
Mr. Houlemard provided an update and responded to questions from the Committee. This item was for information only.
- c. Discuss and Schedule Future Meeting Dates
Mr. Houlemard advised the Committee that a Legislative Committee meeting should take place in the fall – possibly September 2018. Staff will poll members to establish another meeting date.

8. ITEMS FROM MEMBERS

There were no items from Committee members.

9. ADJOURNMENT

The meeting was adjourned at 3:51 p.m.

COMMITTEES
BANKING AND FINANCE
BUDGET
BUDGET SUBCOMMITTEE NO. 5 ON
PUBLIC SAFETY
HUMAN SERVICES
NATURAL RESOURCES

SELECT COMMITTEES
CHAIR: COASTAL PROTECTION AND
ACCESS TO NATURAL RESOURCES
CO-CHAIR: ENVIRONMENTAL CAUCUS



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2018 Bill List

PUBLIC SAFETY

AB 372: Domestic Violence: Reforming Batterer Intervention Programs

This measure seeks to modify the components of a batterer's treatment program, establish requirements for the provider of a batterer's treatment program, and establish additional requirements when the probation department conducts its initial assessment.

- In Assembly. Concurrence in Senate amendments pending

AB 1214: Juvenile Competency

This bill seeks to establish timelines and processes relating to the determination of competency in court proceedings and the evaluation and delivery of remediation services.

- In Senate, eligible for a Floor vote

AB 2533: Inmates: indigence

This bill will help protect basic civil rights for people in prison by creating a statutory definition of an "indigent inmate." Under this measure, inmates who have \$25.00 or less in their Inmate Trust Accounts for at least 30 days can access resources for communicating with the courts, and can access medical, dental, and mental health care without being charged a copayment. The bill also requires the California Department of Corrections and Rehabilitation to supply indigent inmates with basic hygiene supplies.

- In Senate, eligible for a Floor vote

AB 2952: Juvenile records: sealed records: access

This bill provides that a prosecutor may access, inspect, or use certain juvenile records that have been sealed by the court if the prosecutor believes that it is necessary to meet a legal obligation to provide exculpatory evidence to a defendant in a criminal case.

- In Senate, eligible for a Floor vote

CONSUMER AND EMPLOYEE PROTECTIONS

AB 38: Student loan servicers: licensing and regulation: Student Loan Servicing Act

The Student Loan Servicing Act gave California the power to regulate student loan servicers and protect student loan borrowers. AB 38 continues the last year's goals of increased transparency and protection for student loan borrowers. AB 38 allows for easier implementation for the Department of Business Oversight and increases transparency within an industry that often lacks readily available information

- In Senate, eligible for a Floor vote

AB 2192: State-funded research: grant requirements

Under current law, California taxpayers fund scientific research through grants given to scholars, but the published results of these projects often remain behind paywalls. AB 2192 requires that the results from state-funded research are free and openly accessible to the public.

- In Assembly. Concurrence in Senate amendments pending

AB 2376: Civil actions: provisional remedies: injunctions

This measure clarifies criteria sufficient to establish taxpayer standing to sue a local government entity for alleged wasteful or illegal expenditures, such as payment of sales and use taxes, income taxes, business license taxes, and property taxes.

- In Assembly. Concurrence in Senate amendments pending

AB 2751: Agricultural labor relations: collective bargaining: mediation

This measure requires the Agricultural Labor Relations Board (ALRB) to study how to eliminate delays and expedite the implementation of bargaining agreements ordered by the ALRB after mandatory mediation and provide recommendations and adopt regulations to implement any recommendations by a time specified.

- In Senate, eligible for a Floor vote

AB 3066: AB 1269 Vehicle

This bill is intended to duplicate the Mobilehome Residents and Senior Protection Act which was vetoed by the Governor in 2017.

- In Senate, eligible for a Floor vote

AB 3109: Contracts: waiver of right of petition or free speech

This bill would specify that a contract or settlement agreement is void and unenforceable if it includes a provision that waives a party's right of petition or free speech under the United States Constitution or the California Constitution in connection with a public issue or restricts a party's right to seek employment or reemployment in any lawful occupation or profession.

- Engrossing and Enrolling

IMPROVING THE LIVES OF VULNERABLE CHILDREN AND FAMILIES

AB 1930: Foster care

Due to the extensive ongoing collaboration between the Department of Social Services, county partners, and stakeholders through multiple workgroups as CCR is implemented, additional clarifying legislation is needed in a variety of areas. AB 1930 will clarify and address additional topics related to CCR, including provisions to streamline county reviews of Resource Family Approval applications.

- In Senate, eligible for a Floor vote

AB 2608: Licensed Mental Health Service Provider Education Program: former foster youth

The bill would require applicants who were formerly in California's foster youth care system to receive priority over other applicants for grants funded with licensing fee proceeds under the Licensed Mental Health Service Provider Education Program. This bill would also require the Board of Behavioral Sciences to collect an additional \$10 fee to fund grants to repay educational loans for applicants who commit to practice in specified facilities for at least 24 months, who are marriage and family therapists, associate marriage and family therapists, licensed clinical social workers, or associate clinical social workers, and who were formerly in California's foster youth care system.

- In Assembly. Concurrence in Senate amendments pending

AB 2044: Domestic violence: family court

This bill will clarify the best interests determination for child custody and legislative findings and declarations on child custody and strengthen the presumption against custody to a perpetrator of domestic violence

- In Assembly. Concurrence in Senate amendments pending

AB 2066: EITC Expansion

This bill extends eligibility for the existing California Earned Income Tax Credit to some of the poorest, neediest Californians. It includes all working Californians who file taxes yet are currently excluded from the federal and state EITCs.

- Died

AB 2313: Electronic benefits transfer system

This bill intends to further protect EBT benefit recipients by ensuring stolen cash benefits can be replaced for victims of phishing scams.

- In Senate, eligible for a Floor vote

AB 3006: Child welfare services: recipients who are deaf and hard of hearing

This bill would require each county welfare department and any other county entity that provides child welfare services, to ensure that a recipient of child welfare services who is deaf or hard of hearing has equal access to those services at no cost to the recipient.

- In Senate Human Services Committee

CONSERVATION AND ENVIRONMENT

AB 2308: Cigarettes: single-use filters

AB 2308 would prohibit the sale, gift, or furnishing of cigarettes with single-use filters. Given that anti-litter campaigns and strict penalties have not resulted in the abatement of cigarette butt litter, this bill takes the cigarette butts completely out of the equation.

- Died

AB 2421: Monarch Butterfly Habitat Restoration

AB 2421 would establish the Monarch & Pollinator Rescue Program (MPRP) at the Wildlife Conservation Board. MPRP will provide grants and technical assistance to farmers, ranchers, nonprofits and public agencies to recover and sustain populations of monarchs and other pollinators

- In Senate, eligible for a Floor vote

AB 2549: Tidelands and submerged lands: exchange agreements

The legislation would allow the Commission, in these instances, to provide as part of the exchange agreement that the lands or interests in lands that are acquired and impressed with the protections of the Public Trust Doctrine be conveyed in trust to the local jurisdiction as sovereign land, subject to the Public Trust and terms of the grant. This change will provide authorization to the Commission to convey the new Public Trust land in the exchange agreement, rather than from individual grants from the Legislature.

- In Senate Committee on Natural Resources and Water

AB 2779: Recycling: single-use plastic beverage container caps

This legislation requires that beverage containers offered for sale have a cap that is attached to the container.

- Died

AB 2849: Sierra Nevada Conservancy: watershed improvement: tribal organization

AB 2849 updates three components of Sierra Nevada Conservancy (SNC) operations to help protect the Sierra Nevada Watershed, improve public policymaking decisions, and ensure California tribal recognition for grant funding.

- Engrossing and Enrolling

AB 2934: Residential lead-based paint hazard reduction program: local health departments: certification

This bill would authorize the State Department of Public Health to authorize a local health department to implement and administer the certification program for employees who engage in or supervise lead-related construction work.

- Held in Senate Appropriations Committee

Signed by the Governor

AB 1694: Foster care payments: income

AB 404, a lengthy and complicated piece of legislation that clarified and updated numerous components of the long-running continuum of care reform effort related to foster care placements, inadvertently included during chaptering out amendments one section that potentially changes priority for certain subsidized childcare slots. This change needs to be repealed back to 2017 law. AB 1694 repeals that section of the Welfare and Institutions Code in order to clarify the scope of the continuum of care reforms for foster care placements.

FORT ORD REUSE AUTHORITY BOARD REPORT

CONSENT AGENDA

Subject:	Executive Officer Report	
Meeting Date:	September 28, 2018	INFORMATION/ACTION
Agenda Number:	7d	

RECOMMENDATION:

Receive a report and the Board approved Executive Officer's fiscal year 2018-2019 goals.

BACKGROUND/DISCUSSION:

The Fort Ord Reuse Authority (FORA) Executive Officer's fiscal year 2018-2019 anticipated goals are provided as **Attachment A**. These goals become the basis for the organization's annual anticipated achievements and the Executive Committee and Board of Directors' yearly Executive Officer performance review. The goals are generally derived from current work program elements authorized under the annual budget.

This fiscal year's goals have incorporated more precise timing for the delivery of work products and focused attention of FORA transition related staffing and operational tasks.

FISCAL IMPACT:

Reviewed by the FORA Controller_____

COORDINATION:

Executive Committee, FORA Board

Prepared by _____ Approved by _____
Dominique L. Davis Michael A. Houlemard, Jr.

Executive Officer's Goals - FY 2018-19

The FY 2018-2019 Executive Officer's Goals provide a means to measure performance and to fulfill general direction set forth by the FORA Board and Executive Committee actions. This list is not provided in order of importance or priority.

1. Transition Planning:

- Provide a strategic Transition Plan to the FORA Board by October 2018 and to Local Agency Formation Commission by December 2018.
 - Develop a Staff Transition "Impact" Plan, coordinating with a Professional Human Resources consultant that clearly outlines staff resources needed to complete remaining obligations while right-sizing due to sunset/project conclusion by January 2019.
 - Implement pre-transition and post transition for Capital Improvement Program projects including working with the Administrative Committee to (1) complete all awarded project contracts and (2) to develop a recommendation by 12/1/2018 for developing financially feasible resources to address building removal needs post 2020.
 - Assist Fort Ord entities in creating a Habitat Management Joint Powers Authority while producing feasible alternative(s) to a basewide Habitat Conservation Plan for regulatory habitat management certification by 12/31/2019.*
 - Develop a plan to transfer recycled, reclaimed, or other water resource responsibilities to Marina Coast Water District by 1/1/2020 in order to meet Base Reuse Plan implementation needs and individual project requirements.
 - Coordinate with the Transportation Agency for Monterey County for a plan for them to undertake certain off-base Fort Ord Base Reuse Plan obligations by Spring 2019.*
 - Seek partners to accept veterans' issues, Monterey Bay Defense Alliance and statewide military support obligation responsibilities by 12/31/2019.
2. Complete Environmental Services Cooperative Agreement munitions removal site close-out/review by summer 2019, implement contract amendment for long-term stewardship, negotiate supplemental funding to pay for costs of "post insurance coverage" processing by January 1, 2019, while continuing community outreach/engagement/education programs.*
3. Sustain quality in FORA administrative, personnel, and financial obligations by managing downsizing and retention programs, securing funding from real property and available federal/state resources, business process improvements, work load/assignment efficiency and applying strategic financing approaches with quarterly reports to the Executive Committee.
4. Maintain FORA public and community engagement and education effectiveness through coordination with Board, consultants, jurisdictions, and staff, by continuing to produce high quality Board Reports, identifying ways to engage and educate segments of the public not regularly participating in former Fort Ord recovery, sustaining consistent public information and media responses, conducting Board workshops, sustaining weekly, quarterly, and annual updates, and other effective external relations methods. Provide quarterly reports to the Board on program accomplishments/progress.

**Successful achievement of certain goals is impacted by the authority or control that is substantially under a partner(s) agency's authority. FORA's ability to accomplish these goals (and success measure examples) is also subject to FORA Board support/action and effective staff coordination.*

FORT ORD REUSE AUTHORITY BOARD REPORT

BUSINESS ITEMS

Subject: Economic Development Report

Meeting Date: September 28, 2018

Agenda Number: 7e

INFORMATION

RECOMMENDATION(S):

Receive an Economic Development (“ED”) Report.

ECONOMIC DEVELOPMENT QUARTERLY UPDATE

Background/Discussion:

The primary goal of the Fort Ord Reuse Authority’s (“FORA’s”) current ED effort, as referenced in the 1997 Base Reuse Plan (“BRP”) and 2012 Reassessment Report (“RR”), is to assist the three-county (Monterey/Santa Cruz/San Benito) region in general and FORA jurisdictions specifically in economic recovery from the employment, business, and other economic losses resulting from the departure of soldiers, civilians, and families post Fort Ord closure. BRP projections for full recovery include: 37,000 replacement population; 15, 000+ jobs to replace military employment and soldiers; 11-12,000 homes (6160 new units); and approximately 3 million sf commercial/office.

Prior to establishing the current ED program in 2015, extensive groundwork was directed by the FORA Board and overseen by FORA staff including: securing funding, implementation, and completion of the \$98M Environmental Services Cooperative Agreement (“ESCA”); reuse and/or removal of 3614 of 4370 military buildings (including reopening 500+ units for affordable workforce housing); transfer of 10,013 of 17,652 habitat acres for permanent preservation; construction of \$66.5M worth of new transportation infrastructure (including \$40M in grant funding); storm water outfall removal (including securing \$6M in grant funding); and continued and ongoing support for the veterans community leading to the Central Coast Veterans Cemetery, and the nation’s first Joint Department of Defense (“DOD”)/Veterans Administration (“VA”) Veterans Clinic. Also, in concert with former Fort Ord jurisdictions, progress toward the above noted BRP goals to date includes: 15,717 population; 5652 jobs; 5575 homes (1384 new + 4191 reused); and 691k sf commercial. These accomplishments provide the strong foundation and equitable basis for realizing new economic development gains.

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

- **Build upon regional economic strengths** (Agriculture, Tourism, Higher Education/ Research, Military Missions)
- **Pursue new & retain existing businesses/enterprises.**
- **Engage internal & external stakeholders** (i.e. FORA Jurisdictions, California State University Monterey Bay (“CSUMB”), University of California Santa Cruz (“UCSC”), Monterey Bay Economic Partnership (“MBEP”), Monterey County Business Council (“MCBC”), Monterey Peninsula Chamber of Commerce (“MPCC”), and other.
- **Develop and maintain information resources.**
- **Report success metrics.**

Per ongoing Board direction and following the strategy outlined above, staff continues to make progress on a number of key projects. The following notes summarize and highlight progress since the June 8, 2018 Economic Development Quarterly Update:

- **UCMBEST West Campus Auction.** The UCSC opened an auction for its 49.6-acre University of California, Monterey Bay Education Science & Technology (“UCMBEST”) West Campus in early May. The property is directly adjacent to the Marina Municipal Airport and other planned commercial development and conservation sites. The auction deadline was July 17, 2018. A successful bidder was secured and they are now working with the University in an extended Due Diligence phase, expected to conclude in escrow closure in late September. Questions about the property can be directed to Mahoney & Associates and/or Steve Matarazzo, UCMBEST Planning Director. More information about the auction including links to site background information is available online at <http://ordforward.org/ucmbest-west-campus-auction/>.
- **Opportunity Zones.** 9 Census Blocks in Monterey County were included in the 879 tracts nominated by Governor Brown for inclusion as Federal Opportunity Zones (8 in North County/Peninsula and 1 in South County). Track #14102 on the south/southeast edge of the City of Marina (northern edge of the former Fort Ord) is among them. This tract includes the Marina Airport, UCMBEST, and Dunes on Monterey Bay Specific Plan Area. Downtown Seaside has 2 large tracts, and the City of Salinas has 5. These blocks, now included in the Department of Treasury designated Qualified Opportunity Zones under Internal Revenue Code (IRC) Section 1400Z-1(b)(1)(B). While the nuances of the Federal tax policy on Opportunity Zones are still being finalized we expect these zones to provide new investment incentives to catalyze long desired infrastructure and urban development. Regular updates on this item including links to other resources are maintained online at: <http://ordforward.org/opportunity-zones/>.
- **Monterey Bay Drone, Automation, Robotics, Technology (DART).** The Monterey Bay UASIPP team learned in early May that our proposal was not selected among the initial 10 sites chosen by the Department of Transportation. While this is a disappointment, the process of responding to the FAA call for proposal resulted in the establishment of healthy public-private partnerships to advance the drone, automation and robotics industries in the Monterey Bay Region. The coalition will continue working with our public and private sector partners to best position the Monterey Bay region for future opportunities. To this end we have initiated conversations about advancing FAA approvals for drone testing and development - leveraging the Marina Airport and UCMBEST campus, and have begun planning a Monterey Bay Drone, Automation, & Robotics (DART) Symposium in March 2019. Follow news and updates on this item at: <http://ordforward.org/uasipp-marina-airport/>.
- **Business Recruitment/Retention.** FORA staff continues responding to and broadly referring inquiries from businesses/contacts interested in location or relocation and reuse of former Fort Ord real estate. These efforts contribute to both recruitment of new and retention of existing regional businesses. Developer engagement in recent months includes interest in affordable housing, hospitality, and light industrial/commercial projects. Staff continues supporting airport related development interest at Marina Municipal Airport and UCMBEST. Of particular note is the recently announced location of Joby Aviation at the Marina Airport. This cutting-edge company will bring long sought after engineering and advanced manufacturing jobs to the City and region. Staff is also actively engaged with business recruitment efforts through the Central Coast Marketing Team

("CCMT") including continued development and management of <https://centralcoastmt.org/>. This new website provides a useful web resource to support business location decisions and integrates OppSites software as an opportunity site marketing resource. Efforts are underway to prepare/package site marketing content, and strategies in collaboration with partners. Staff continues working with relevant jurisdiction staff and elected officials where appropriate to advance new and emerging opportunities.

- **Start-up Challenge Monterey Bay/California State University Monterey Bay ("CSUMB") Collaboration.** FORA continues to support expansion of regional entrepreneurship through collaboration with CSUMB on a broad Start-up Monterey Bay initiative including high quality events throughout the year. A regional entrepreneurship events calendar is now available and maintained regularly at <https://startupmontereybay.com/events/>. The annual cycle of entrepreneurship events culminating in the Startup Challenge Monterey Bay kicks-off this year with the Startup Hackathon, Nov 2-4, 2018. Startup Weekend Monterey Bay is scheduled for January 25, 2019 and the Startup Challenge process kicks into gear directly thereafter. The Startup Challenge culminates in the Otter Tank competition at CSUMB Salinas City Center in May 2019. More information about the Startup Challenge can be found online here: <https://startupmontereybay.com/startup-challenge-monterey-bay/>.

Other collaborations with CSUMB faculty and staff include: Contribution toward planning the January 10 & 11 2019 Sustainable Hospitality Development Summit at the Portola Hotel & Spa in Monterey, including development of a new Monterey Bay Eco-recreation and Tourism Region website (<http://mbetr.org/>). Along with sharing event information, this website will provide a hub for the efforts of regional educational, business, and government officials in increasing the viability/profitability of sustainable hospitality/eco-recreation tourism in the Monterey Bay region; and continuing collaboration with planning and economic development initiatives including R&D Business park, recreation, and residential resources. The sustained growth in relationships and mutually beneficial projects and initiatives highlights value generated from working relationships with CSUMB faculty/staff.

- **Community Engagement/Jurisdiction Support.**

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

Working with media contractor to produce Economic Development Opportunities video featuring representatives of our developer, education, business and conservation communities. This video is the 2nd in a planned 4 part series to provide easily digestible and shareable content telling the story of education centered reuse, community lead conservation and economic opportunities on the former Fort Ord. The completed video is available online at <https://ordforward.org>.

FORA ED staff continue supporting City of Seaside Campus Town planning in developer/consultant informational meetings, in on-going cross-jurisdictional land use optimization discussions, and in providing affordable housing information and resources to development teams. Staff continues working closely with the City of Marina Airport Manager and Economic Development team to continue advancing long term development interests in and around the Marina Airport.

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

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

Looking Forward

The following events and initiatives will be in focus for the FORA economic development team in the months ahead: Drone, Automation, Robotics Technology (DART) Initiative; Business Recruitment/Retention; Jurisdiction Support; Affordable Housing Initiative Support; Monterey Bay Ecotourism Region (MBETR) initiative; Sustainable Hospitality Development Summit, Monterey January; Transition planning community outreach and engagement.

FISCAL IMPACT:

Reviewed by FORA Controller _____

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

COORDINATION:

Administrative and Executive Committees

Prepared by _____ Approved by _____
 Josh Metz Michael A. Houlemard, Jr.

FORT ORD REUSE AUTHORITY BOARD REPORT	
CONSENT AGENDA	
Subject:	Public Correspondence to the Board
Meeting Date:	September 28, 2018
Agenda Number:	7f
	INFORMATION/ACTION

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

DRAFT

FORT ORD REUSE AUTHORITY BOARD REPORT	
BUSINESS ITEMS	
Subject:	Consistency Determination: City of Seaside Zoning Code – 2d Vote
Meeting Date:	September 28, 2018
Agenda Number:	8a
INFORMATION/ACTION	

RECOMMENDATION(S):

Take a 2nd vote to approve Resolution 18-XX, certifying Seaside Zoning Code consistency with the Fort Ord Base Reuse Plan.

BACKGROUND:

At its August 10, 2018 meeting, the FORA Board voted on a motion to approve Resolution 18-XX ([Attachment A](#)), certifying Seaside Zoning Code consistency with the Fort Ord Base Reuse Plan (BRP). The vote was not unanimous. According to FORA’s rules, the motion must return for a second vote.

The City of Seaside (Seaside) submitted its Zoning Code for consistency determination on Thursday, July 26, 2018. The cover letter is [Attachment B](#), with hyperlinks to each of the listed items (1 – 13) in their consistency determination submittal package.

The Seaside Zoning Code is a Legislative Land Use Decision (LLUD) requiring Board certification. With its submittal, Seaside requested a LLUD review of the Seaside Zoning Code in accordance with section 8.02.010 of the FORA Master Resolution. Under state law, (as codified in FORA’s Master Resolution) LLUDs (plan level documents such as General Plans, Zoning Codes, General Plans, Redevelopment Plans, etc.) must be scheduled for FORA Board review for consideration of certification under strict timeframes.

The FORA Planners Working Group reviewed this item on July 30, 2018 and the FORA Administrative Committee reviewed this item on August 1, 2018, each recommending that the Board certify the Seaside Zoning Code as consistent with the BRP.

DISCUSSION:

Seaside staff will be available to provide additional information to the FORA Board on August 10, 2018. In all consistency determinations, the following additional considerations are made.

Rationale for consistency determinations. FORA staff finds that there are several defensible rationales for making an affirmative consistency determination. In general, it is noted that the BRP is a framework for development, not a precise plan to be copied verbatim. However, the resource constrained BRP, section 3.11.5 of FORA’s Development and Resource Management Plan, sets thresholds that may not be exceeded without other actions, most notably 6,160 new residential housing units and a finite water allocation. A brief summary of staff consistency determination review is **Attachment C**. In keeping with the FORA Master Resolution’s particular rationales for consistency analysis, staff has reviewed the Seaside Zoning Code according to the following:

**LEGISLATIVE LAND USE DECISION CONSISTENCY FROM SECTIONS 8.02.010
AND 8.02.020 OF THE FORA MASTER RESOLUTION**

(a) In the review, evaluation, and determination of consistency regarding legislative land use decisions, the Authority Board shall disapprove any legislative land use decision for which there is substantial evidence support by the record, that:

(1) Provides a land use designation that allows more intense land uses than the uses permitted in the Reuse Plan for the affected territory;

The 2004 Seaside General Plan was updated on August 5, 2004 and found to be consistent with the BRP by FORA on December 10, 2004. The FORA Board report identified and discussed differences between the 2004 Seaside General Plan Land Use Map and BRP Land Use Plan Concept. Some of these differences were due to Army and Seaside property exchange negotiations. The FORA Board made findings that the differences on the City's Land Use Map did not, on balance, change the cumulative effects of the BRP, did not result in any site-specific effects, did not result in conflicts with BRP policies and programs, and did not lead to population or water demand in excess of the BRP and Development Resources Management Plan. The Seaside Zoning Code implements the 2004 Seaside General Plan and, likewise, would not allow more intense land uses than the uses permitted in the BRP.

(2) Provides for a development more dense than the density of uses permitted in the Reuse Plan for the affected territory;

The 2004 Seaside General Plan included residential land use designations that did not exactly mirror BRP land use designations. As an example, Seaside's high density residential designation allows up to 25 dwelling units per acre, while the BRP high density residential designation allows up to 20 units per acre. The FORA Board certified the 2004 Seaside General Plan as consistent with the BRP and made findings in support of their action. The Seaside Zoning Code implements the 2004 Seaside General Plan and, in the same way, would not on balance provide for a development denser than permitted in the BRP.

(3) Is not in substantial conformance with applicable programs specified in the Reuse Plan and Section 8.02.020 of this Master Resolution;

The Seaside Zoning Code is in substantial conformance with applicable programs.

(4) Provides uses which conflict or are incompatible with uses permitted or allowed in the Reuse Plan for the affected property or which conflict or are incompatible with open space, recreational, or habitat management areas within the jurisdiction of the Authority;

The Seaside Zoning Code is compatible with open space, recreational, and habitat management areas.

(5) Does not require or otherwise provide for the financing and/or installation, construction, and maintenance of all infrastructure necessary to provide adequate public services to the property covered by the legislative land use decision;

Seaside development subject to the Seaside Zoning Code will pay its fair share of the basewide costs through the FORA Community Facilities District special tax and property taxes that will accrue to FORA.

(6) Does not require or otherwise provide for implementation of the Fort Ord Habitat Management Plan;

The Fort Ord Habitat Management Plan (HMP) designates certain parcels for "Development," in order to allow economic recovery through development while promoting preservation, enhancement, and restoration of special status plant and animal species in designated habitats.

The Seaside Zoning Code only affects lands that are located within areas designated for “Development with no Restrictions” under the HMP. Lands designated as “Development” have no management restrictions placed upon them as a result of the HMP. The Seaside Zoning Code would not conflict with implementation of the Fort Ord HMP.

Additional Considerations

(7) Is not consistent with the Highway 1 Design Corridor Design Guidelines and the Regional Urban Design Guidelines;

The Seaside Zoning Code would not modify Highway 1 Design Corridor Design Guidelines. Seaside completed a Regional Urban Design Guidelines (RUDG) checklist that showed, in some instances, how RUDG measures would be implemented through the Seaside Zoning Code. FORA Master Resolution Section 8.01.020(g) provides that the Board can only refuse to certify the Seaside Zoning Code if it demonstrates that the Seaside Zoning Code does not conform with the 2004 Seaside General Plan, certified as consistent with the BRP in 2004.

(8) Is not consistent with the jobs/housing balance requirements developed and approved by the Authority Board as provided in Section 8.02.020(t) of this Master Resolution; and

The Seaside Zoning Code implements the 2004 Seaside General Plan which provides for a jobs/housing balance. This is consistent with the jobs/housing balance approved by the FORA Board.

(9) Is not consistent with FORA’s prevailing wage policy, section 3.03.090 of the FORA Master Resolution.

The Seaside Zoning Code does not modify prevailing wage requirements for future development entitlements within Seaside’s former Fort Ord jurisdiction.

FISCAL IMPACT:

Reviewed by FORA Controller _____

This action is regulatory in nature and should have no direct fiscal, administrative, or operational impact. In addition to points already dealt with in this report, it is clarified that the developments expected to be engaged in reuse subject to the Seaside Zoning Code are covered by the Community Facilities District or other agreement that ensure a fair share payment of appropriate future special taxes/fees to mitigate for impacts delineated in the Reuse Plan and accompanying Environmental Impact Report. In the FORA-Seaside Implementation Agreement, Seaside has agreed to provisions for payment of all required fees for future developments in the former Fort Ord under its jurisdiction.

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

COORDINATION:

Seaside, Authority Counsel, Planners Working Group, Administrative and Executive Committees.

Prepared by _____
Jonathan Brinkmann

Approved by _____
Michael A. Houlemard, Jr.

FORT ORD REUSE AUTHORITY BOARD REPORT

BUSINESS ITEMS

Subject:	Building Removal Program – 2 nd Vote	
Meeting Date:	September 28, 2018	INFORMATION/ACTION
Agenda Number:	8b	

RECOMMENDATION:

Take a 2nd vote to complete remaining base wide building removal.

BACKGROUND/DISCUSSION:

At its August 10, 2018 meeting, the FORA Board voted on a motion to seek every effort to obtain a response from the Department of Finance as to the feasibility of bonding FORA property tax and to authorize the Executive Officer to solicit and execute service contracts for a financial advisor and bond counsel to explore the feasibility of bonding FORA property tax to complete remaining base-wide building removal, not to exceed \$75,000.

During six meetings, the Administrative Committee analyzed and discussed a potential program to remove the remaining abandoned Army buildings left after FORA completes its CIP building removal obligations. Staff presented information, including a preliminary cost estimate for building removal, a potential financing plan, and a draft cost-benefit analysis. Below is a table showing the preliminary building removal cost estimate.

Preliminary Building Removal Cost Estimate:

DESCRIPTION	PRELIMINARY COST ESTIMATE
Seaside Surplus II (10 Buildings)	(\$10 M)
Marina Cypress Knolls	(\$14 M)
TAMC, MST	(\$6 M)
Marina City Park in Dunes Specific Plan	(\$10 M)
County Ammo Supply Point (bunkers remain)	(\$2 M)
Overhead (operations, oversight) (5 years)	(\$4.8 M)
TOTAL COST ESTIMATE	(\$46.8 M)

Potential Financing Plan:

DESCRIPTION	COSTS & REVENUE SOURCES
Building Removal Cost Estimate	(\$46.8 M)
FORA Property Tax Bond FY 18/19	<u>\$31 M</u>
Remaining Building Removal Cost Estimate	(\$15.8 M)

FORA Land Sales Proceeds in FY 19/20	<u>\$21.2 M</u>
LAND SALES REMAINING TO FUND CIP	<u>\$5.4 M</u>

Discussions with the FORA Administrative Committee have enhanced general understanding of the building removal issue and sparked ideas for creating financing solutions. The abandoned buildings have been an eye-sore to residents, students, workers, and visitors in our community since the early 1990's. The buildings have inhibited development of the urbanized Army footprint because of the high costs and hazardous substances liabilities to remove the structures. They also pose a constant public health risk and require continued maintenance to bar entry. As the Administrative Committee explored a potential financing plan, it became clear that more questions have arisen that would require special expertise. FORA's property tax appears to be a potential revenue source that could spring-board action to take down buildings. However, staff needs financial and legal expertise to explore whether FORA could feasibly issue debt on its existing property tax revenue stream. For these reasons, staff and Administrative Committee members recommend that the Board authorize the Executive Officer to solicit and execute contracts for a financial advisor and bond counsel to explore the feasibility of bonding FORA property tax to complete remaining base-wide building removal, not to exceed \$75,000.

FISCAL IMPACT:

Reviewed by the FORA Controller_____

Staff time for the Administrative Committee is included in the approved annual budget. This action would result in an increase in consultant services by \$75,000, which would be incorporated into the FORA mid-year budget update.

COORDINATION:

Administrative Committee

Prepared by _____ Approved by _____
 Jonathan Brinkmann Michael A. Houlemard, Jr.

Placeholder for Item 8c

**University of California Santa Cruz
Chancellor's Update**

This item will be included in the final Board packet.

Placeholder for Item 8d

Regional Urban Water Augmentation Project

This item will be included in the final Board packet.

Placeholder for Item 8e

Transition Planning Process Update

This item will be included in the final Board packet.

- END -

**DRAFT
BOARD PACKET**