



FORT ORD REUSE AUTHORITY
BASE REUSE PLAN POST-REASSESSMENT ADVISORY COMMITTEE
MEETING MINUTES
9:00 a.m., Wednesday, May 11, 2016 | FORA Conference Room
920 2nd Avenue, Suite A, Marina, CA 93933

1. CALL TO ORDER

Chair Jane Parker called the meeting to order at 9:01 a.m. The following were present:

Committee Members:

Andre Lewis, CSUMB
Gail Morton, City of Marina
Steve Matarazzo, UCSC
Jane Parker, Supervisor County of Monterey
Ralph Rubio, Mayor City of Seaside

FORA Staff:

Jonathan Brinkmann
Steve Endsley
Ted Lopez
Josh Metz
Mary Israel
Peter Said
Michael A. Houlemard, Jr.

Other Attendees:

Wendy Elliot, Dunes on Monterey Bay
Craig Malin, City of Seaside
Kristi Markey, Office of Supervisor Parker
Bob Schaffer, member of the public

2. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Principal Planner Jonathan Brinkmann announced that Executive Officer Michael Houlemard is not able to attend until roughly 10:30 a.m. due to a meeting conflict.

3. APPROVAL OF MEETING MINUTES

a. March 9, 2016 Minutes

MOTION: Gail Morton moved, seconded by Ralph Rubio, to approve the April 6, 2016 PRAC Committee minutes.

MOTION PASSED UNANIMOUSLY.

4. PUBLIC COMMENT PERIOD

None.

5. BUSINESS ITEMS

a. FORA Executive Committee May 4, 2016 PRAC Report

Mr. Brinkmann delivered an update from the May 4, 2016 Executive Committee meeting, where members discussed the role of the PRAC and asked staff to return with a new report at its June 1, 2016 meeting with recommendations on completing and assigning PRAC topics to other FORA committees or the Transition Task Force. He outlined the staff memo to the Executive Committee, which was in the Agenda Packet.

PRAC members stated their concern with duplicated expenditure of staff resources. Some agreed that there are three topics of interest that they do not want to see suspended from FORA committee/task force attention: Building Removal strategy, Trails establishment follow-up, and affordable housing in terms of the permitting process and regulations. Committee member Ralph Rubio added that the remaining issues that are CEQA obligations are water, roads and habitat management and that FORA work on all three is currently being driven from other committees and the Transition Task Force. FORA cannot drive affordable housing, he said, because, beyond consistency determinations on jurisdiction projects, FORA has no achievable task. Gail Morton offered another perspective, saying that the role of the PRAC is to review the Base Reuse Plan Reassessment Report Cat. IV to make a clear-cut plan to 2050. Assistant Executive Officer Steve Endsley offered that groundwork of fees for housing developments was done by staff for the PRAC, next would be a feasibility analysis on changing the per-unit charges in favor of multifamily housing. He suggested the task might be assigned to Economic and Planning Systems, Inc. (EPS) through a contract amendment. Wendy Elliot offered the Dunes on Monterey Bay market study on housing demand as a supplemental report.

(Andre Lewis arrived at 9:17 a.m.)

Ms. Morton asked how the trail map got incorporated into FORA Planning. Economic Development Coordinator Josh Metz explained that the RUDG absorbed the Trails Concept and the only FORA work on trails will be through the RUDG checklist as part of consistency determinations of trail-associated projects.

b. Building Removal Funding Strategies

Mr. Brinkmann presented the background on the Building Removal obligations of FORA and the jurisdictions. The PRAC discussed next steps. PRAC members expressed that FORA can be pivotal in helping to solve non-FORA and post-FORA building removal funding problems. Ms. Parker and Ms. Morton requested that FORA investigate how much the toxic cleanup alone would be per building, and if FORA could find funding to pay for that alone, leaving jurisdictions the less expensive tear-down. Also, Ms. Parker asked staff to estimate which areas of blight are the greatest burden on economic development.

(Michael Houlemard arrived at 10:20 a.m.)

PRAC members discussed policy implications and feasibility of FORA assuming a larger building removal responsibility on former Fort Ord. Members discussed the possibility of FORA assuming hazardous material removal that may be in addition to FORA's current building removal obligations.

6. ITEMS FROM COMMITTEE MEMBERS

None.

7. ADJOURNMENT

Meeting was adjourned at 10:55 a.m.