



FORT ORD REUSE AUTHORITY

920 2nd Avenue, Suite A, Marina, CA 93933

Phone: (831) 883-3672 | Fax: (831) 883-3675 | www.fora.org

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 ([pg. 1-4](#))

ACTION

- b. Environmental Services Cooperative Agreement Quarterly Update ([pg. 5-7](#))

INFORMATION

- c. Prevailing Wage Status Report ([pg. 8-11](#))

INFORMATION

8. BUSINESS ITEMS

- a. 2nd Vote: Approval of FORA FY 2015-16 Capital Improvement Program Revisions ([pg. 12-14](#))

ACTION

- b. Transportation Agency for Monterey County-FORA 2016 Fee Reallocation Study Update Agreement ([pg. 15-30](#))

ACTION

- c. Marina Coast Water District ([pg. 31-34](#))

- i. FY 2015-16 Ord Community Budget Report

INFORMATION

- ii. Recycled Water Planning Update

INFORMATION

- d. Economic Development 100-Day Plan Presentation ([pg. 35-36](#))

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 (pg. 37) | INFORMATION |
| b. Habitat Conservation Plan Update (pg. 38) | INFORMATION |
| c. Administrative Committee (pg. 39) | INFORMATION |
| d. Post Reassessment Advisory Committee (pg. 40-42) | INFORMATION |
| e. Regional Urban Design Guidelines Task Force (pg. 43-44) | INFORMATION |
| f. Veterans Issues Advisory Committee (pg. 45-49) | INFORMATION |
| g. Travel Report (pg. 50-56) | INFORMATION |
| h. Public Correspondence to the Board (pg. 57) | 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 OF DIRECTORS REGULAR MEETING MINUTES

Friday, June 12, 2015 at 2:00 p.m.

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

1. CALL TO ORDER

Mayor Edelen called the meeting to order at 2:00 p.m.

2. PLEDGE OF ALLEGIANCE

Mayor Pendergrass led the Pledge of Allegiance.

3. ROLL CALL

Voting Members Present: (*alternates)(AR: entered after roll call)

Mayor Edelen (City of Del Rey Oaks)	Councilmember Pacheco (City of Seaside)
Councilmember Lutes (City of Salinas)	Supervisor Parker (County of Monterey)
Councilmember Haffa (City of Monterey)	Mayor Pendergrass (City of Sand City)
Councilmember Lucius (City of Pacific Grove)	Supervisor Potter (County of Monterey) AR
Councilmember Morton (City of Marina)	Mayor Rubio (City of Seaside) AR

Absent: Chair/Mayor Pro-Tem O'Connell (City of Marina), Mayor Pro-Tem Beach (City of Carmel-by-the-Sea), Supervisor Phillips (County of Monterey)

Ex-officio (Non-Voting) Board Members Present: Eduardo Ochoa (California State University, Monterey Bay), Vicki Nakamura AR (Monterey Peninsula College), PK Diffenbaugh AR (Monterey Peninsula Unified School District), Lisa Rheinheimer* (Monterey-Salinas Transit), COL Fellingner AR (US Army), Lyle Shurtleff (Fort Ord BRAC Office), and Director Le (Marina Coast Water District).

4. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE

a. Staff Recruitment Updates

Executive Officer Houlemard announced that Senior Planner Josh Metz had been selected to serve in a new role as FORA Economic Development Coordinator. Mr. Houlemard provided a brief status report on the recruitment efforts to seek a Transportation Planner and Senior/Associate Planner to replace Mr. Metz, as well as the effort to replace outgoing Deputy Clerk/Executive Assistant Lena Spilman. Mr. Houlemard thanked the County of Monterey, CSU Monterey Bay, and others for assisting in the recruitment efforts.

5. CONSENT AGENDA

Mayor Edelen announced that, per staff's request, agenda items 5b and 5c be removed from the consent agenda and placed under business items to permit all Preston Park related items to be considered together. No objections were received.

- Approve May 8, 2015 Board Meeting Minutes
- Approve Preston Park Settlement Agreement Amendment
- Authorize Preston Park Loan Extension
- Special District Risk Management Authority Board of Directors Election

MOTION: Supervisor Parker moved, seconded by Councilmember Lucius, to approve the remaining consent agenda items (items 5a and 5d), as presented.

MOTION APPROVED UNANIMOUSLY

Vice-Chair Rubio entered at 2:04 pm and assumed chairmanship of the meeting.

6. BUSINESS ITEMS

a. Marina Coast Water District (MCWD) FY 2015-16 Ord Community Budget

i. Review Legal Analysis

ii. New Motion Consistent with FORA-MCWD Facilities Agreement *and/or*

iii. 2nd Vote: Adopt Revised MCWD FY 2015/16 Ord Community Budget

iv. Review FORA Water Augmentation Project Planning Authority

Mr. Houlemard introduced the item and reviewed direction received from the Board in May. He reported that FORA had attended meetings with the Monterey Regional Water Pollution Control Agency and MCWD, with another schedule for the following week. Assistant Executive Officer Steve Endsley reviewed the recommendations/options included in the staff report and discussed the Board's obligations under the FOR A-MCWD Facilities Agreement. Mr. Endsley responded to questions from the Board and the Board received comments from members of the public.

Supervisor Potter entered at 2:18 pm.

MOTION: Mayor Edelen moved, seconded by Councilmember Haffa, to:

Consistent with section 7.2.1 of the Fort Ord Reuse Authority (FORA)-Marina Coast Water District (MCWD) Water/Wastewater Facilities Agreement (Facilities Agreement), disagree with MCWD FY 2015/16 Ord Community Budget based on the following findings:

1. **identify 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. **state 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. **specify 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; **and/or**

Supervisor Potter stated that he would like to see MCWD abandon efforts to recover costs of the failed regional plan. Supervisor Parker asked clarifying questions about the motion. Councilmember Lucius stated that the proposed 9% rate increase was too burdensome to rate payers and suggested that MCWD could rebalance their budget through adjusted increases to capital improvement projects. Councilmember Morton stated that the proposed \$470,000 for desalination project design work was also unduly burdensome to current rate payers. Vice-Chair Rubio stated that Councilmember Lucius' and Morton's comments would be taken as additional staff direction.

VOTE: unanimous

b. Approval of FY 2015-16 Preston Park Operating and Capital Improvement Program Budgets
Approve Preston Park Settlement Agreement Amendment
Authorize Preston Park Loan Extension

Mr. Houlemard presented the items, noting that items 9c and 9d had been moved from the consent agenda. He provided background for the item and explained that this water intrusion work, that had been planned for some time, would need to be completed before Marina could move forward with financing for the Preston Park complex. He discussed the relationship between the agenda items, but noted that three separate actions would be required.

Staff explained that receipt of bids for the water intrusion work required a recalculation of the budget, which did not permit the entire budget to be distributed with the packet.

MOTION: Mayor Edelen moved, seconded by Supervisor Potter, to approve the FY 2015-16 Preston Park Operating and Capital Improvement Budgets, as presented.

MOTION PASSED UNANIMOUSLY

Mr. Houlemard explained that the Preston Park Settlement Agreement amendment had been unavailable for inclusion in the Board packet because the necessity of a settlement agreement amendment was dependent upon the outcome of meetings between the City of Marina and its potential lender late that week. He directed the Board and public to a brief staff report that was provided at the meeting.

MOTION: Mayor Edelen moved, seconded by Councilmember Morton, to Authorize Authority Counsel to prepare and the Executive Officer to execute an amendment to the Preston Park Settlement Agreement and the Purchase and Sale Agreement to reflect escrow closing on or before September 15, 2015.

MOTION PASSED UNANIMOUSLY

Mr. Houlemard stated that Rabobank had requested the Board approve the Preston Park loan extension by resolution, a draft of which had been distributed at the meeting.

MOTION: Mayor Edelen moved, seconded by Supervisor Parker, to Adopt a Resolution Authorizing the Executive Officer to Negotiate and Enter into an Extension of the Existing \$19,000,000 Loan with Rabobank for the Preston Park Housing complex.

MOTION PASSED UNANIMOUSLY

c. Approval of FORA FY 2015-16 Capital Improvement Program Revisions
Principal Planner Jonathan Garcia provided a brief presentation on the item.

MOTION: Supervisor Potter moved, seconded by Mayor Edelen, to approve the FORA FY 2015/16 Capital Improvement Program revisions, as presented in attachment A to staff report for agenda item 6c.

MOTION RECEIVED MAJORITY APPROVAL (MUST RETURN FOR A 2ND VOTE): Ayes: Edelen, Haffa, Lucius, Lutes, Pacheco, Parker, Pendergrass, Potter, Rubio. Noes: Morton. Absent: Beach, O'Connell, Phillips. Abstentions: None.

d. California State University Monterey Bay (CSUMB) Master Planning Process Presentation

Mr. Houlemard made brief comments and introduced CSUMB President Eduardo Ochoa. Dr. Ochoa provided CSUMB updates and introduced Chris Placco, Associate Vice President of Campus Planning and Development. Mr. Placco reviewed the Master Plan update process and introduced CSUMB consultant Barbara Maloney, Page/BMS Design Group, who discussed the need for the update, the work plan and schedule, and the University's primary objectives moving forward. Ms. Maloney stated that CSUMB planned to report the results of the process to the FORA Board in late summer/early fall. Ms. Mahoney responded to questions from the Board and the Board received comments from members of the public. Vice-Mayor Rubio deemed the report received.

7. PUBLIC COMMENT PERIOD

The Board received comments from members of the public.

8. EXECUTIVE OFFICER'S REPORT

a. Outstanding Receivables

No report was provided on this item.

b. Habitat Conservation Plan Update

No report was provided on this item.

c. Administrative Committee

No report was provided on this item.

d. Finance Committee

No report was provided on this item.

e. Regional Urban Design Guidelines Task Force

Mr. Houlemard stated that staff anticipated providing the "where do the guidelines apply" map to the Board at their next meeting.

f. Travel Report

Mr. Houlemard stated that the Mayor Edelen planned to join several FORA staff members on the annual State Legislative Mission to Sacramento June 15th-16th to hold meetings with the California Departments of Toxic Substances Control, Fish and Wildlife, Veterans Affairs, and Industrial Relations. Will also check in with Assembly members Stone and Alejo and Secretary Caballero. Meeting topics would include the Veterans Cemetery, the Habitat Conservation Plan, prevailing wage enforcement and affordable housing. Mr. Houlemard also noted that Councilmembers Morton and Lucius would join him in Washington DC June 21st- 24th for the Association of Defense Communities National Summit to explore topics relating to the future of defense communities and installations. He stated that he would be moderating a panel Sunday afternoon on the use of charrettes for public participation in planning, development, and installation management.

g. Public Correspondence to the Board

No report was provided on this item.

9. ITEMS FROM MEMBERS

None.

10. ADJOURNMENT

Vice-Chair Rubio presented Mr. Houlemard with a certificate of adjournment in memory of Gwendolyn Theresa Houlemard. A moment of silence was observed in her honor at the meeting adjourned at 3:30 pm in Mrs. Houlemard's memory.

FORT ORD REUSE AUTHORITY BOARD REPORT

CONSENT AGENDA

Subject:	Environmental Services Cooperative Agreement Quarterly Update	
Meeting Date:	July 10, 2015	INFORMATION
Agenda Number:	7b	

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 into 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 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 and demobilization expenses; 2) state and federal regulatory questions about protectiveness of previous actions for sensitive uses; and 3) the local jurisdiction, community and FORA's desire to reduce, to the extent possible, risk to individuals accessing the property.

Under the ESCA grant contract with the 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	Revised Allocations	Accrued through March 2015
FORA PLL Self-Insurance/Policy Purchase	\$ 916,056	\$ 916,056
Reimburse Regulators & Quality Assurance	3,280,655	2,523,489
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	71,744,760
FORA Administrative Fees	4,837,001	3,251,382
Total	\$97,728,609	\$85,013,031
	Remaining	\$12,715,578

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 and decisions. They will issue written confirmation that CERCLA MEC remediation work is complete (known as 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, California State University Monterey Bay (CSUMB) Off-Campus Munitions Response Area (MRA)	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, EPA signed the Record of Decision (ROD) for the ESCA Group 3 properties located in: County of Monterey (at Laguna Seca), 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 CSUMB after

regulatory confirmation of completion. The ROD records the EPA, DTSC 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 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 Workshops have been provided for Administrative Committee member questions and document comment preparation in May and June. Another workshop will be held July 15, 2015. 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.

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

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

CONSENT AGENDA

Subject: Prevailing Wage Status Report

Meeting Date: July 10, 2015

Agenda Number: 7c

INFORMATION

RECOMMENDATION(S):

Receive prevailing wage status report.

BACKGROUND/DISCUSSION:

At its March 13, 2015 meeting, the FORA Board authorized the Executive Officer to request a determination from the Department of Industrial (DIR) regarding SB854 and its application to Fort Ord Reuse Authority (FORA) projects. However, several Board members requested that staff not wait for DIR's determination and return with a plan for a FORA prevailing wage compliance program. Other Board members expressed concern that FORA would re-establish a prevailing wage compliance program under FORA when it was the responsibility of the individual jurisdictions to ensure compliance.

Since the March 13, 2015 FORA Board meeting, Legislative Consultant John Arriaga contacted agency staff in Sacramento regarding FORA's inquiry. DIR staff requested a list of questions from FORA, which FORA subsequently included in its letter requesting a determination on whether or not FORA is subject to SB 854 requirements (**Attachment A**).

At the April 10, 2015 FORA Board meeting staff reported its research about the costs to FORA of performing the prevailing wage compliance. After reviewing the options FORA staff was directed to pursue **Option C**, which was to seek a SB 854 determination from the DIR. A meeting was scheduled with the Deputy Commissioner of the DIR during the June, 2015 FORA Sacramento Legislative Mission but due to last minute scheduling changes the meeting did not occur.

On June 26, 2015 a telephonic meeting took place with Deputy Commissioner Eric Rood and a DIR Counsel. While acknowledging recent FORA's attempts to contact DIR they requested resubmission of FORA's questions regarding FORA's Prevailing Wage Compliance under SB854 to DIR Legal Counsel. They did recommend that all FORA Jurisdictions construction solicitation documents contain language that all bidders must be registered with DIR.

FISCAL IMPACT:

Reviewed by FORA Controller 

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

COORDINATION:

Legal Counsel, Administrative and Executive Committees

Prepared by 

Robert J. Norris, Jr.

Approved by 

Michael A. Houlemard, Jr.



FORT ORD REUSE AUTHORITY

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Attachment A to Item 7c
FORA Board Meeting, 07/10/15

March 26, 2015

Eric Rood
Assistant State Labor Commissioner
Department of Industrial Relations
160 Promenade, Suite 300
Sacramento, CA 95825

RE: Request to determine SB 854 applicability to Fort Ord.

Dear Mr. Rood,

This letter seeks your clarification regarding provisions of SB 854 that apply to construction projects on the Fort Ord. It is the Fort Ord Reuse Authority's (FORA's) opinion that SB 854, as codified in various sections of California State Code, does apply to Fort Ord. We seek your agreement and determination as the new law provides that the Commissioner may determine the applicability of SB 854 to other projects.

I thank you for taking time this week to speak to John Arriaga, FORA's legislative consultant. I attach the same questions sent to you by Jonathan Garcia and Robert Norris on March 25, 2015. On this note, I have been directed by the FORA Board to make a formal request for a determination from the Department of Industrial Relations (DIR) regarding applicability of SB 854 to Fort Ord. This issue is of great importance to our local community, County and City elected officials, Assembly Member Mark Stone, and State Senator Bill Monning, all of whom sit on the FORA Board.

Historically, the issue of adopting a prevailing wage requirement as a base-wide policy surfaced in the California legislature during debates around the creation of FORA. While the FORA enabling legislation did not include provisions for prevailing wages, the initial FORA Board meeting explored the policy question in the exchanges about adoption of a procurement code. In fact, the FORA Board's first action in setting prevailing wage policy occurred on July 14, 1995, with the adoption of Ordinance No. 95-01. This Ordinance established FORA's Procurement Code, which required prevailing wages to be paid to all workers employed on FORA's construction contracts.

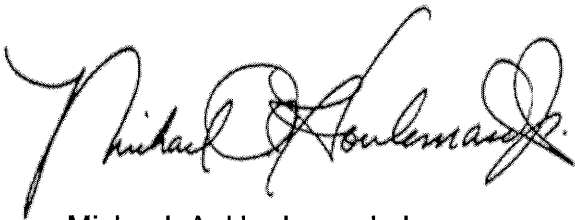
The FORA Board adopted its Master Resolution on March 14, 1997. Article 3.03.090 of the Master Resolution requires that prevailing wage be paid for all first generation projects occurring on parcels subject to the Base Reuse Plan. This originally public land (US Army) is conveyed to FORA, from FORA to the jurisdictions, and from the jurisdictions to a third-party developer. Through the Master Resolution, the FORA Board's policy has been that

prevailing wages are paid as this land is developed. The FORA policy seeks to generate fair wages similar to the legislative intent of SB 854.

The FORA Master Resolution is available through the FORA website at the following address: <http://www.fora.org/Reports/MasterResolution.pdf>

FORA appreciates your urgent attention to this matter, as several public works projects are underway at the former Fort Ord and several more will commence construction in the coming fiscal year. We will contact you early next week to discuss any questions you might have.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael A. Houlemard, Jr.", with a large, stylized initial "M" and a decorative flourish at the end.

Michael. A. Houlemard, Jr.
Executive Officer

Enclosures: SB 854 Questions

Cc: FORA Board of Directors



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SB 854 Questions – Public Works

1. In review of the recently enacted SB 854, Fort Ord Reuse Authority (FORA) staff noted that SB 854 encompasses public works projects, as specified, to be paid the general prevailing wage rate, as determined by the Director of Department of Industrial Relations (DIR). In reviewing the FORA Master Resolution prevailing wage provisions (Section 3.03.090), First Generation Construction on the former Fort Ord is required to pay not less than the general prevailing rate of wages as determined by the Director of DIR. In the opinion of FORA staff and Authority Counsel, FORA's prevailing wage provisions constitute a public works project now subject to SB 854. Does DIR agree with this determination?
2. Does FORA need to follow a formal process for DIR to consider whether or not FORA is subject to SB 854?
3. If yes, to whom should FORA address its request for a determination?
4. If subject to SB 854, FORA staff would continue to monitor prevailing wage compliance on former Fort Ord. How would FORA staff access online prevailing wage compliance information in the future?
5. Is there a certification requirement for 3rd party compliance monitors?
6. Does DIR charge public agencies to perform monitoring? If so, what are the rates?
7. What is the timeline for responding to complaints?

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 Fort Ord Reuse Authority (FORA) Fiscal Year (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 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:

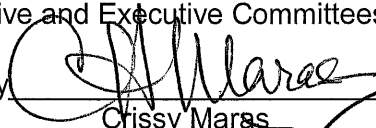
Reviewed by FORA Controller 

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


COORDINATION:

Administrative and Executive Committees

Prepared by


Crissy Maras

Reviewed by


Steve Endsley

Approved by


Michael A. Houlemard, Jr.

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
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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
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	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
Other Costs & Contingency (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		842,466	1,817,835	(10,241,319)	(15,942,364)	2,699,772	(24,733,388)	
Beginning Balance		-	842,466	2,660,301	(7,581,017)	(23,523,382)	(20,823,609)	
Ending Balance CFD & Other		842,466	2,660,301	(7,581,017)	(23,523,382)	(20,823,609)	(45,556,998)	(45,556,997)
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
Other Costs & Contingency (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	18,329,557	(18,084,500)	567,606	7,810,287	14,908,759	9,829,367	12,829,326	
Beginning Balance	-	18,329,557	245,057	812,662	8,622,949	23,531,708	33,361,074	
Ending Balance Land Sales & Other	18,329,557	245,057	812,662	8,622,949	23,531,708	33,361,074	46,190,400	46,190,400
TOTAL ENDING BALANCE-ALL PROJECTS		1,087,523	3,472,964	1,041,932	8,326	12,537,465	633,402	633,403

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 to select a consultant for the project. The project schedule shows completion of the final report by April 2016.

FISCAL IMPACT:

Reviewed by FORA Controller 

The \$127,000 contract expense is funded through FORA Community Facilities District Special Tax collections and it is included in the approved FORA budget.

COORDINATION:

TAMC, Authority Counsel, Administrative and Executive Committees.

Prepared by 
Jonathan Garcia

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
Executive Director

Michael Houlemard
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
FORA Fee Study Update
Scope of Work, Budget and Deliverables

Attachment 2

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 Four board-level agenda reports and presentations</i>
B.2 Agency Governing Body Input (5)	89	\$8,966	
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. Administrative draft report, draft report, and final report.</i>
E.2 Prepare final impact fee schedule	32	\$3,846	
E.3 Prepare Final Report	56	\$6,731	
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

ID	Task Mode	Task Name	Duration	Start	Finish	Gantt Chart											
						April 21	July 1	September 11	November 21	February 1	April 11	5/3	6/7	7/12	8/16	9/20	10/25
72		FORA Fee Study Update	360 days	Mon 12/22/14	Fri 5/6/16	0%											
73		Project Scoping and Approvals	360 days	Mon 12/22/14	Fri 5/6/16	0%											
79		TAMC Board Approves MOU / Cost Sharing Agreement & RFI	1 day	Wed 6/24/15	Wed 6/24/15	6/24											
80		RFP Process	44 days	Thu 6/25/15	Tue 8/25/15	0%											
81		TAMC Board Approves Consultant Selection	1 day	Wed 8/26/15	Wed 8/26/15	8/26											
82		Consultant Kick-Off Meeting	1 day	Wed 9/2/15	Wed 9/2/15	9/2											
83		Draft CFD to TAMC Board	1 day	Wed 2/24/16	Wed 2/24/16	2/24											
84		Draft CFD to FORA Board	1 day	Fri 3/4/16	Fri 3/4/16	3/4											
85		Final CFD and Report to TAMC Board	1 day	Wed 4/27/16	Wed 4/27/16	4/27											
86		Final CFD and Report to FORA Board	1 day	Fri 5/6/16	Fri 5/6/16	5/6											
87		TAMC Project Management	176 days	Wed 8/5/15	Wed 4/6/16	0%											
88		Monthly Team Meetings	156 days	Wed 9/2/15	Wed 4/6/16	0%											
97		Oversee Modeling Work	111 days	Wed 9/2/15	Wed 2/3/16	0%											
98		Oversee Meeting Prep / Facilitation / Report Prep	156 days	Wed 9/2/15	Wed 4/6/16	0%											
99		FORA Admin Committee Updates	176 days	Wed 8/5/15	Wed 4/6/16	0%											
105		Project Funding Analysis	21 days	Wed 11/4/15	Wed 12/2/15	0%											
106		CUpdate Project Cost Information	21 days	Wed 11/4/15	Wed 12/2/15	0%											
107		Project Fund Matching	21 days	Wed 11/4/15	Wed 12/2/15	0%											
108		Consultant Travel Forecast Modeling	111 days	Wed 9/2/15	Wed 2/3/16	0%											
109		Land Use Assumptions	46 days	Wed 9/2/15	Wed 11/4/15	0%											
110		Re-validate Model	46 days	Wed 9/2/15	Wed 11/4/15	0%											
111		Deficiency Analysis	46 days	Wed 9/2/15	Wed 11/4/15	0%											
112		Improvement Project Selection and Update Costs	21 days	Wed 11/4/15	Wed 12/2/15	0%											
113		Nexus Evaluation	46 days	Wed 12/2/15	Wed 2/3/16	0%											
114		Consultant Report Preparation	66 days	Wed 1/6/16	Wed 4/6/16	0%											
115		Prepare draft Community Facilities District Fee Schedule	21 days	Wed 2/3/16	Wed 3/2/16	0%											
116		Prepare final Community Facilities District Fee Schedule	26 days	Wed 3/2/16	Wed 4/6/16	0%											
117		Prepare Final Report	66 days	Wed 1/6/16	Wed 4/6/16	0%											

Critical	Manual Task	External Tasks
Critical Split	Start-only	External Milestone
Critical Progress	Finish-only	Inactive Task
Task	Duration-only	Inactive Milestone
Split	Baseline	Inactive Summary
Task Progress	Baseline Split	Deadline

FORT ORD REUSE AUTHORITY BOARD REPORT

BUSINESS ITEMS

Subject: Marina Coast Water District

Meeting Date: July 10, 2015

Agenda Number: 8c

INFORMATION

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 (**Attachment A**). The MCWD Board considered the Ord Community Budget on June 15, 2015. The MCWD Board has not yet taken an official action concerning FORA's response letter. The MCWD Board's next scheduled meeting is July 6, 2015. According to section 7.1.3.3 of the FORA-MCWD Water/Wastewater Facilities Agreement, MCWD is expected to take Board action on FORA's response letter within four weeks (July 15, 2015). 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 

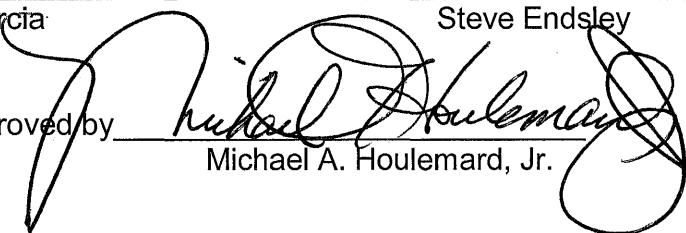
Staff time for this item is included in the approved FORA budget.

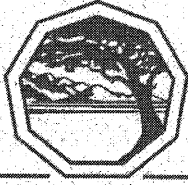
COORDINATION:

MCWD, MRWPCA, Administrative and Executive Committees.

Prepared by 
Jonathan Garcia

Reviewed by 
Steve Endsley

Approved by 
Michael A. Houlemard, Jr.



June 17, 2015

Bill Kocher, Interim General Manager
Marina Coast Water District
11 Reservation Road
Marina, CA 93933

RE: Response to Marina Coast Water District FY 2015-16 Proposed Ord Community Budget

Dear Mr. Kocher:

This letter fulfills the Fort Ord Reuse Authority's (FORA's) obligation under section 7.2.1. of the FORA-Marina Coast Water District (MCWD) Facilities Agreement to respond to the proposed Ord Community Budget within three months of submittal. At its June 12, 2015 meeting, the FORA Board of Directors unanimously approved the following response:

"FORA disagrees with the MCWD FY 15/16 Ord Community Budget as currently proposed. FORA's response includes the following findings:

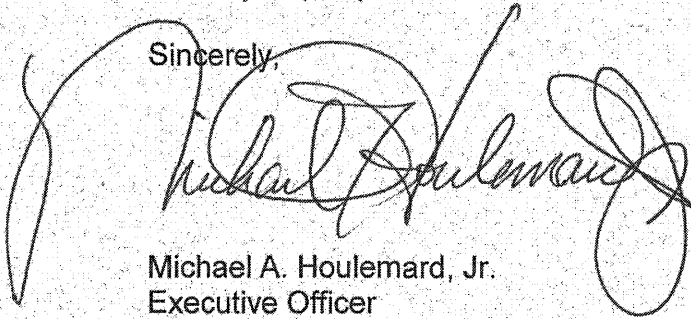
- 1) **FORA identifies disputed elements** as: \$470,000 Capital Reserve line item (25b-2) for 10% design of the Regional Urban Water Augmentation Project (RUWAP) desalination project and the 9% rate increase for FY 2015/16;
- 2) **FORA states reasons for the dispute** as: RUWAP desalination project 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 specifies 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."

During this meeting, individual FORA Board members also expressed concern that the proposed 9% rate increase and the \$470,000 for 10% design of the RUWAP desalination project (line item 25b-2) may be unduly burdensome to ratepayers.

The denial of the RUWAP desalination project and rate increase may be resubmitted with appropriate answers to the questions posed by the FORA Board. FORA is very interested in continuing to work with MCWD and MRWPCA on the RUWAP, provided that planning for that project includes the broader scope specified in the Board's action.

Please indicate how MCWD intends to proceed. We will do our best to expedite this item through the committee and Board processes. If you have any questions or concerns regarding this matter, please feel free to contact Assistant Executive Officer Steve Endsley at (831) 883-3672.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read "Michael A. Houlemard, Jr.", is written over the word "Sincerely,".

Michael A. Houlemard, Jr.
Executive Officer

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 (ED) 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 leveraging/connecting former Fort Ord real estate with opportunities arising from institutional/organizational partnerships, emerging businesses, and new communities to enhance economic development / job creation 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, such as California State University Monterey Bay (CSUMB), Monterey Bay Economic Partnership (MBEP), and Monterey County Business Council (MCBC). 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 MCBC/California Forward Critical Conversation, Black Business Expo, MBEP Workforce Development discussion, Steinbeck Innovation/Forbes AgTech Summit, California Association of Local Economic Development, and International Economic Development Council. 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 ED 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 

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

COORDINATION:

Administrative and Executive Committees

Prepared by


Josh Metz

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 June 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 is deferred to September pending completion of an outstanding capital project required by Marina's lender to be completed - prior to funding.

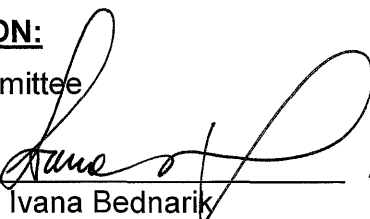
FISCAL IMPACT:

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.

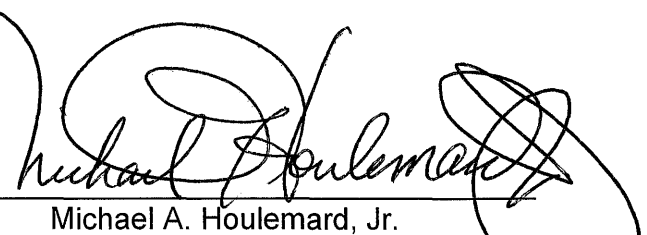
COORDINATION:

Executive Committee

Prepared by


Ivana Bednarik

Approved by


Michael A. Houlemard, Jr.

FORT ORD REUSE AUTHORITY BOARD REPORT

EXECUTIVE OFFICER'S REPORT

Subject: Habitat Conservation Plan Update

Meeting Date: July 10, 2015

Agenda Number: 10b

INFORMATION

RECOMMENDATION(S):

Receive a Habitat Conservation Plan (HCP) and State of California 2081 Incidental Take Permit (2081 permit) preparation process status report.

BACKGROUND/DISCUSSION:


Item 9b from March 13, 2015 included additional background on this item and is available at the following website: <http://www.fora.org/Board/2015/Package/031315BrdPacket.pdf>

The Fort Ord Reuse Authority (FORA), with the support of its member jurisdictions and ICF International (formerly Jones & Stokes), FORA's HCP consultant, is on a path to receive approval of a completed basewide HCP and 2081 permit in 2015, concluding with US Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW) issuing federal and state Incidental Take Permits.

ICF completed the screen check draft HCP on March 2, 2015, and FORA disseminated the draft to permittees, CDFW, and USFWS. For the review schedule, FORA requested comments from permittees within 60 days and comments from wildlife agencies within 90 days. Once comments are received, FORA and ICF will schedule meetings to address comments before preparing the Public Draft HCP. FORA held a meeting on June 11, 2015 with permittees to review their comments on the draft Joint Powers Authority and Implementing Agreements. FORA is scheduling additional meetings with permittees over the next month to review legal and financial comments and questions.

FORA requested that USFWS and CDFW provide sufficient staff resources to complete concurrent reviews of both the Draft HCP and its Draft EIR/EIS. FORA is Lead Agency to the EIR document, while USFWS is Lead Agency to the EIS. Through recent conversations, wildlife agencies have stated that they will not have sufficient staff resources to complete concurrent reviews of the documents. FORA representatives met with CDFW Chief Deputy Director Kevin Hunting on June 16, 2015 to discuss review schedules and CDFW staff resources. Mr. Hunting said that his department would act to provide sufficient CDFW staff resources and maintain review schedules.

FISCAL IMPACT:

Reviewed by FORA Controller 
Staff time is included in the approved annual budget.

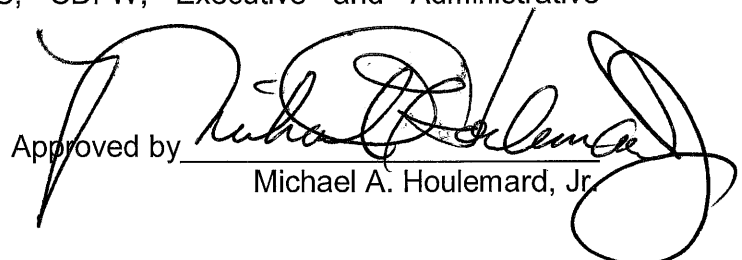
COORDINATION:

ICF, Denise Duffy and Associates, USFWS, CDFW, Executive and Administrative Committees

Prepared by


Jonathan Garcia

Approved by


Michael A. Houlemard, Jr.

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 minutes for these meetings have yet to be approved by the Committee and will be presented to the Board in August.

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



Rosalyn Charles

Approved by


Michael A. Houlemard, Jr.

FORT ORD REUSE AUTHORITY BOARD REPORT

EXECUTIVE OFFICER'S REPORT

Subject: Post Reassessment Advisory Committee

Meeting Date: July 10, 2015

Agenda Number: 10d

INFORMATION

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 FORA Controller 

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

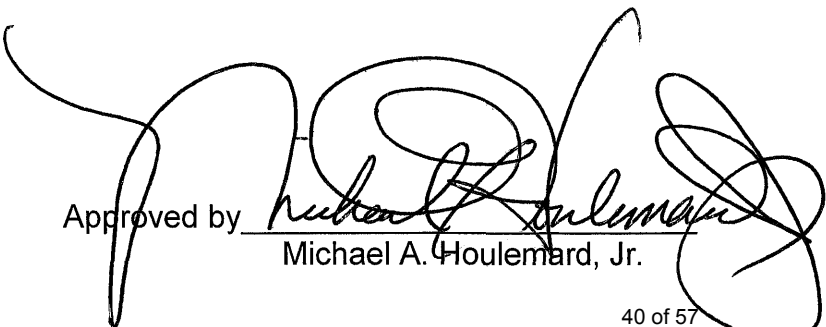
COORDINATION:

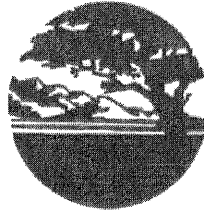
PRAC, California State University Monterey Bay, Transportation Agency for Monterey County, Bureau of Land Management, Administrative and Executive Committees.

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

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
Jane Haines, member of the public

Staff

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

2. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Josh Metz provided a brief report and presentation about his attendance at the International Trails Symposium in Portland, OR. A digital copy of his PRAC presentation can be found at: <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 April 20, 2015 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 FORA Controller 

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

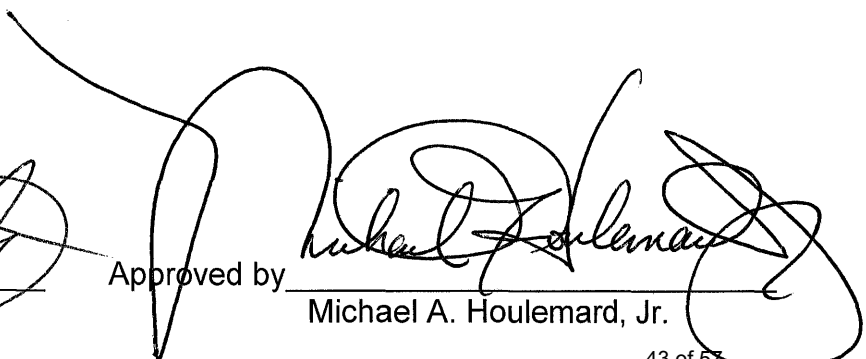
COORDINATION:

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:

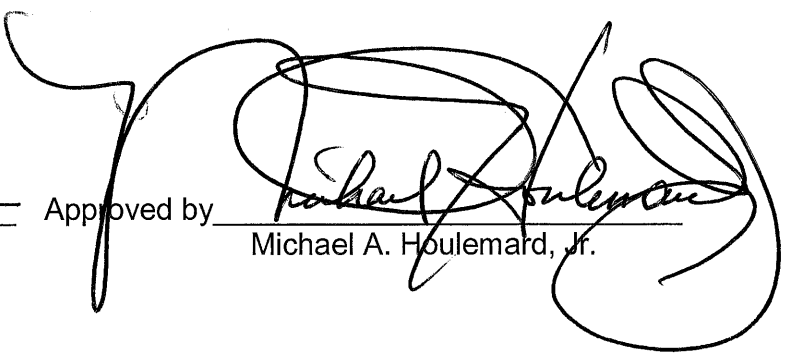
Reviewed by FORA Controller 

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.

FORT ORD REUSE AUTHORITY BOARD REPORT

EXECUTIVE OFFICER'S REPORT

Subject: Travel Report

Meeting Date: July 10, 2015

Agenda Number: 10g

INFORMATION

RECOMMENDATION(S):

Receive a travel report from the Executive Officer, Councilmember Morton and Councilmember Lucius.

BACKGROUND/DISCUSSION:

The Executive Officer regularly submits reports to the Executive Committee on FORA staff/Board travel. The Committee reviews and approves requests, and the travel information is reported to the Board as an informational item.

COMPLETED TRAVEL

2015 Annual State Legislative Mission

Destination: Sacramento, CA

Date: June 15-16, 2015

Travelers/s: Michael Houlemard, Mayor Edelen, Steve Endsley and Jonathan Garcia
A State Legislative Mission was necessary to meet with the California Departments of Veterans Affairs (CDVA), Fish and Wildlife (CDFW), and Toxic Substances Control (DTSC), and the individual legislative offices on a number of developing issues related to the Environmental Services Cooperative Agreement, the California Central Coast Veterans Cemetery, the Habitat Conservation Plan, and related matters. The Executive Committee approved this trip on April 1, 2015, and Mayor Edelen joined the delegation.

- The FORA delegation met with CDVA officials to outline concerns about the design parameters for the memorial wall and timing for the expansion of the cemetery. CDVA noted that the timing of the expansion should be tied to opening of the initial construction and expressed their willingness to coordinate the design/timing of the memorial wall with the local veterans community (through FORA if that was agreed).
- FORA representatives met with CDFW Chief Deputy Director Keving Hunting to seek assurance that the impending retirement of a key CDFW employee would not delay CDFW responses. Mr. Hunting promised to outline a path forward to sustain the current schedule.
- DTSC leadership agreed to work closely with FORA staff to process the remaining paperwork and fieldwork confirmations needed to move property transfers ahead in a timely fashion.

Annual Association of Defense Communities (ADC) National Summit

Destination: Washington, DC

Date: June 21-24, 2015

Traveler/s: Michael Houlemard, Councilmember Lucius, Councilmember Morton

This year's National Summit was titled "At a Crossroads: The Future of Defense Communities and Installations." As a sustaining member, FORA attended the event's Leadership Reception with Department of Defense/Congressional officials and the Congressional Breakfast. Conference sessions covered a wide range of topics, and Executive Officer Houlemard participated as a speaker/moderator in 3 sessions relating to best practices in public involvement/community engagement.

The ADC annual summit typically focuses on the more national issues confronting communities that are adjacent or near active or closed military installations. In most cases the predominant issues are about the relationships that must be sustained between military branches and local community leadership. This year, ADC identified the crossroads for communities and installations — a juncture that has been defined by the past decade of budget battles and indecision. Summit speakers noted that the path forward is full of challenges and unknowns — including impact of sequestration and continued deadlock, resulting in a "death by a thousand cuts and the hollowing out of our bases." On the other hand is BRAC — a painful process that doesn't address all issues, but noted by Congressman Farr as a better option than the current status quo. ADC has advocated for a different path, one defined by partnership and collaboration, to forge a joint vision of the future. This Summit was an opportunity for folks all over the country to share experiences, learn of alternate solutions to similar issues, and to network with colleague communities. This year, Executive Officer Houlemard participated in or presented on three substantive panels and was joined by two Board members.

*Attached are reports from Councilmember Lucius and Councilmember Morton on their conference experience (**Attachments A & B**).*

UPCOMING TRAVEL

International Economic Development Council Annual Conference (IEDC)

Destination: Anchorage, AK

Date: Oct. 3-7, 2015

Traveler/s: Michael Houlemard and Josh Metz

IEDC is a non-profit, non-partisan membership organization serving economic developers. With more than 4,500 members, it is the largest organization of its kind. IEDC members are employed in a wide variety of settings including local, state, provincial and federal governments, public-private partnerships, chambers of commerce, universities and a variety of other institutions. The 2015 Annual Conference takes place October 4th-7th, but participants would arrive one day prior (3rd) in order to attend morning sessions on October 4th. The theme of this Conference is "Foundational Transformations: Creating Future Growth & Prosperity." As such, it will explore topics relating to relationships and communication, infrastructure development and public financing, encouraging a robust private sector, and building effective economic development organizations and affiliates.

California Special Districts Association (CSDA) Board Clerk/Secretary Conference

Destination: South Lake Tahoe, CA

Date: Oct. 18-20, 2015

Traveler/s: Maria Buell (potentially 1 additional staff member)

Ms. Buell will complete the CSDA Board Clerk Certificate Program and another current staff certificate holder may attend to participate in the Advanced Certificate Holders Program. The Program focuses heavily on advanced Public Records Act, Ralph M. Brown Act, and Roberts Rules of Order training. Previous year's sessions have also included implementation of plain language guidelines, public outreach strategy, Fair Political Practices Commission compliance, and board member orientation procedures. This conference provides an excellent opportunity to coordinate with public agencies from across the state.

Association of Defense Communities (ADC) Base Redevelopment Summit

Destination: San Antonio, TX

Date: Oct. 21-23, 2015

Traveler/s: Michael Houlemard and 2 staff/Board members

The Forum is designed for current local redevelopment authorities, legacy base closure projects, and non-military reuse projects that are complex and large in scale and generally focuses on advancing economic opportunity through community-driven redevelopment. Due to the fact that ADC has not yet released Summit information, staff has not yet presented this item to the Executive Committee for travel authorization. This item is likely to be agendaized for August Committee approval. Additional details will be provided to the Board in the coming months.

FISCAL IMPACT:

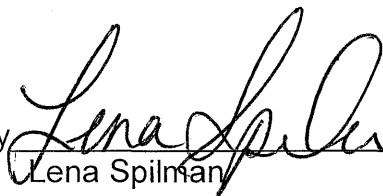
Reviewed by FORA Controller 

Travel expenses are paid/reimbursed according to the FORA Travel policy.

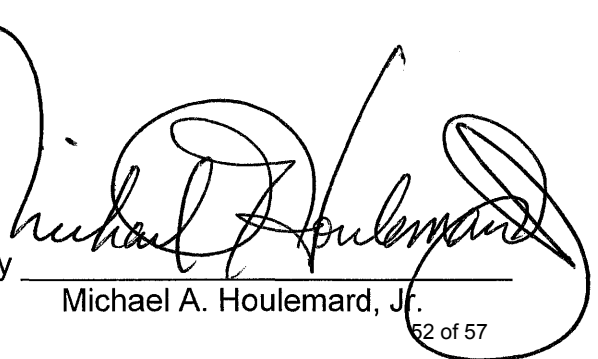
COORDINATION:

Executive Committee

Prepared by


Lena Spilman

Approved by


Michael A. Houlemard, Jr.

Subject: Travel Report
Meeting Date: July 10, 2015
Agenda Number: 10g (INFORMATION)
Submitted by: Councilmember Lucius

RECOMMENDATION

Receive a travel report from Board Member Lucius.

DISCUSSION

On June 22-23, 2015, the Executive Officer, and Board members Lucius and Morton attended an Association of Defense Communities Conference in Washington DC. The purpose of the conference was to discuss the process of Base Realignment and Closure (BRAC). This topic has been in our local newspapers recently and Monterey has hired a consultant to conduct a SWOT analysis (strengths, weaknesses, opportunities, threats) regarding the potential review of NPS and DLI and their impact on the local community, as well as how a potential base closure would impact the redevelopment of the former Ft. Ord. As a result of this conference, I have a better understanding of BRAC legislation and the decision making process. This report is simply to share this information with the board members and the community.

Background: In response to the political difficulty experienced by the Defense Department in closing Cold War military bases, in 1987, Rep Dick Armey proposed a bi-partisan, independent commission to review military bases and make recommendations regarding realignment and/or closure. Since 1988, there have been five BRAC rounds (1988, 1991, 1993, 1995, 2005) and California has been one of the hardest hit states with significant losses of naval yards, depot, and, of course, Fort Ord. While the next BRAC round has not been authorized by Congress, the reality is that the Department is already undertaking a series of cuts to units and military strength in response to declining defense budgets. Making these cuts outside the BRAC process is not good for communities as the BRAC law provides a comprehensive set of processes to help communities cope with the law. It is likely the next round of BRAC will be enabled by legislation guiding the process in 2017, with BRAC recommendations provided to the independent Commission in 2019. The recommendations will be guided in part by the 2018 Quadrennial Defense Review and military strategy.

Key considerations for reviewing a base for closure or realignment include the impact of that installation on joint warfighting readiness, training, economic impact to the community, and savings to DOD if the base were moved or closed. If a local base is on the BRAC list, each community impacted will be visited by the commission. There will be forums for public input and all documentation will be available to the public.

Importantly for us is how to keep DLI and NPS off the BRAC list. Public input and letters from public officials should highlight the constraints associated with redevelopment to include: lack of water, lack of transportation infrastructure, and lack of affordable housing. Also highlight that both DLI and NPS support joint missions and both are innovative and transformational in order to make military personnel more adaptable to future challenges. Additionally, the military is one of California's top five economic drivers (brings \$1.4 billion to Monterey County).

Currently there are four criteria to determine a base's military value and an additional four for cost savings and impacts to the community. We need to make the case for why these installations should continue in Monterey and how the students, faculty, and staff contribute to the community. The best way to do this is to continue to improve the efficiency of the bases while also improving their effectiveness - their military value. We need to integrate the curriculum of our academic missions into regional Universities to gain an immediate increase in military value at a fraction of the cost. We need to establish through legislation the ability of our military to market their excess academic capabilities to outside entities. For example, we need to think about how NPS and DLI contribute to national, state, and local needs (coordination with area universities, coast guard, county library, municipal airport, local services contracts). Additionally, military bases will be judged holistically including the availability of child care, the rating of the local school districts, and employment for spouses.

For more information, visit www.brac.gov to see all of the documentation and processes from the 2005 BRAC.

Subject: Travel Report
Meeting Date: July 10, 2015
Agenda Number: 10g (INFORMATION)
Submitted by: Councilmember Morton

RECOMMENDATION

Receive a travel report from Board Member Morton

DISCUSSION

On June 21-24, 2015, the Executive Officer, and Board members Morton and Lucius participated in an Association of Defense Communities National Summit in Washington DC. FORA is a sustaining member of this organization and Executive Officer Houlemard was a presenter on several of the panels during the four-day conference. Panelists addressed potential future Base Realignment and Closure (BRAC) procedures; privatization and reuse of military bases; and public and military partnerships for enhancement/expansion of use of military assets (e.g., enhanced-use leasing). The conference provided an informative series of sessions focused on redevelopment of military facilities.

The County of Monterey and its peninsula jurisdictions are expecting DLI and/or the NPS to be included on the list of facilities recommended for closure. Attendance at this conference provided a better understanding of the selection criteria and review process for base closures.

This topic has been in our local newspapers recently and as a proactive measure the City of Monterey has hired a consultant to conduct a SWOT analysis (strengths, weaknesses, opportunities, threats) regarding the potential review of NPS and DLI and their impact on the local community, as well as how a potential base closure would impact the redevelopment of the former Ft. Ord. This report is simply to share this information with the board members and the community.

Background: In response to the political difficulty experienced by the Defense Department in closing Cold War military bases, in 1987, Rep Dick Arney proposed a bi-partisan, independent commission to review military bases and make recommendations regarding realignment and/or closure. Since 1988, there have been five BRAC rounds (1988, 1991, 1993, 1995, 2005) and California has been one of the hardest hit states with significant losses of naval yards, depot, and, of course, Fort Ord. While the next BRAC round has not been authorized by Congress, the reality is that the Department is already undertaking a series of cuts to units and military strength in response to declining defense budgets. Making these cuts outside the BRAC process is not good for communities as the BRAC law provides a comprehensive set of processes to help communities cope with the law. It is likely the next round of BRAC will be enabled by legislation guiding the process in 2017, with BRAC recommendations provided to the independent Commission in 2019.

The recommendations will be guided in part by the 2018 Quadrennial Defense Review and military strategy.

Key considerations for reviewing a base for closure or realignment include the impact of that installation on joint warfighting readiness, training, economic impact to the community, and savings to DOD if the base were moved or closed. If a local base is on the BRAC list, each community impacted will be visited by the commission. There will be forums for public input and all documentation will be available to the public.

Importantly for us is how to keep DLI and NPS off the BRAC list. Public input and letters from public officials should highlight the constraints associated with redevelopment to include: lack of water, lack of transportation infrastructure, and lack of affordable housing. Also highlight that both DLI and NPS support joint missions and both are innovative and transformational in order to make military personnel more adaptable to future challenges. Additionally, the military is one of California's top five economic drivers (brings \$1.4 billion to Monterey County).

Currently there are four criteria to determine a base's military value and an additional four for cost savings and impacts to the community. We need to make the case for why these installations should continue in Monterey and how the students, faculty, and staff contribute to the community. The best way to do this is to continue to improve the efficiency of the bases while also improving their effectiveness - their military value. We need to integrate the curriculum of our academic missions into regional Universities to gain an immediate increase in military value at a fraction of the cost. We need to establish through legislation the ability of our military to market their excess academic capabilities to outside entities. For example, we need to think about how NPS and DLI contribute to national, state, and local needs (coordination with area universities, coast guard, county library, municipal airport, local services contracts). Additionally, military bases will be judged holistically including the availability of child care, the rating of the local school districts, and employment for spouses.

It is to be noted that the City of Monterey has developed a nationally recognized and respected partnership model wherein the city provides services to the two military establishments with a significant profit to its general fund and reduced costs for both the Army and Navy.

The content of the seminar provided a clearer understanding of the processes and challenges in the acquisition of Fort Ord lands from the Army.

For more information, visit www.brac.gov to see all of the documentation and processes from the 2005 BRAC.

FORT ORD REUSE AUTHORITY BOARD REPORT

EXECUTIVE OFFICER'S REPORT

Subject:	Public Correspondence to the Board	
Meeting Date:	July 10, 2015	INFORMATION
Agenda Number:	10h	

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