



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

3:00 p.m., Thursday, March 27, 2014 | FORA Conference Room  
920 2<sup>nd</sup> Avenue, Suite A, Marina CA 93933

**1. CALL TO ORDER**

Co-chair Houlemard called the meeting to order at 3:07 p.m. The following were present:

Committee Members:

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

Others Present:

Jane Haines  
Patrick Breen, MCWD  
Bob Schaffer  
Wendy Elliot, MCP  
Chuck Lande, Marina Heights  
Doug Yount, ADE  
Jim Fletcher, East Garrison  
Kathleen Lee, Sup. Potter

FORA Staff:

Michael Houlemard  
Steve Endsley  
Jim Arnold  
Crissy Maras  
Jonathan Garcia

**2. PLEDGE OF ALLEGIANCE**

John Dunn led the Pledge of Allegiance.

**3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE**

Co-chair Houlemard noted that some FORA staff members and FORA chair Edelen had recently attended meetings in Sacramento to discuss issues related to the California Central Coast Veterans Cemetery and the Habitat Conservation Program. He added that he would be recommending adding a new Economic Development position to address a need to link educational, agricultural and environmental jobs.

**4. PUBLIC COMMENT PERIOD**

Jane Haines, a member of the public, provided printed copies of an email she sent to FORA staff regarding how the Monterey Downs Horse Park is projected in the FY 2013/14 Capital Improvement Program (CIP). Mr. Dunn agreed to work with his staff to ensure Seaside's projects would be accurately reflected in the upcoming FY 2014/15 CIP.

**5. MARCH 14, 2014 BOARD MEETING FOLLOW UP**

Follow-up from the March 14, 2014 Board meeting included the 6-6 tie vote on the Monterey County consistency determination which was subsequently remanded back to the County.

**6. NEW BUSINESS**

**a. FY 2014/2015 Capital Improvement Program Workshop**

**i. Final Development Forecasts**

**ii. Revenue Projections**

1. CFD Special Tax
2. Land Sales
3. Property Taxes

**iii. CIP Obligations**

1. Transportation/Transit
2. Water Augmentation
3. Habitat Management

4. **Storm Drainage**
5. **Fire Rolling Stock**
6. **Property Management/Caretaker Costs**
7. **Other Costs & Contingency**
8. **Building Removal**

**iv. CIP Review – Phase III Study**

Senior Planner Jonathan Garcia reviewed a presentation which included land use jurisdictions' final development forecasts/revenue projections and an overview of FORA's remaining CIP obligations. He highlighted a graphic which demonstrated FORA Community Facilities District (CFD) fee forecasts comparison: 2013/14 Approved CIP vs. Projections, wherein it was noted that the jurisdictions had projected FORA would collect \$11.1M in CFD fees in 2013/14; \$1.2M was actually collected. Another graphic showed \$6.3M in 2013/14 projected Land Sales Revenue vs. \$1.1M in actual collections. Mr. Garcia noted that FORA would begin differentiating between entitled and planned projects when describing future CFD fee and land sales collection.

At this point, EPS staff David Zehnder and Ellen Martin reviewed four main updates to their CIP Phase III review work and noted the importance of realistic, accurate development projections: 1) EPS is reviewing the unit costs and contingencies on remaining on and off-site transportation projects; 2) Reviewing the Marina Coast Water District (MCWD) voluntary contribution in the FORA CIP to determine if it would be more accurately reflected in MCWD's CIP since it is not a Base Reuse Plan California Environmental Quality Act FORA obligation. Removing this contribution from FORA's CIP would reduce the development fee; 3) Which was the more predictable automatic inflator, the San Francisco or 20-City construction cost index; and 4) The HCP contingency and pay-out rate.

EPS estimates the Phase III study will be complete in May. A draft presentation will be made to the FORA Board prior to FORA presentation of the draft re-programmed FY 14/15 CIP.

**7. ITEMS FROM MEMBERS**

None.

**8. ADJOURNMENT**

Co-Chair Houlemard adjourned the meeting at 4:50 p.m.