



# FORT ORD REUSE AUTHORITY

## ADMINISTRATIVE COMMITTEE REGULAR MEETING MINUTES

8:15 a.m., Wednesday, September 2, 2015 | FORA Conference Room  
920 2<sup>nd</sup> Avenue, Suite A, Marina CA 93933

### 1. **CALL TO ORDER**

Co-chair Michael Houlemard called the meeting to order at 8:20 a.m. The following were present:

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

**Layne Long, City of Marina\***

Melanie Beretti, Monterey County

**John Dunn, City of Seaside\***

Tim O'Halbran, City of Seaside

**Elizabeth Caraker, City of Monterey\***

Vicki Nakamura, MPC

Anya Spear, CSUMB

Chris Placco, CSUMB

Steve Matarazzo, UCSC

Kathleen Lee, Dist 5-County

Mike Zeller, TAMC

Peter Le, MCWD

Wendy Elliott, MC

Lyle Shurtleff, BRAC

Lisa Rheinheimer, MST

Andy Sterbenz, Schaaf & Wheeler

Patrick Breen, MCWD

Don Hoffer, MCP

Bob Schaffer

**FORA Staff:**

Michael Houlemard

Steve Endsley

Robert Norris

Jonathan Garcia

Stan Cook

Ted Lopez

Peter Said

Josh Metz

Crissy Maras

Maria Buell

### 2. **PLEDGE OF ALLEGIANCE**

Pledge of allegiance led by Steve Matarazzo.

### 3. **ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE**

Lisa Reinheimer, from Monterey Salinas Transit, announced City of Monterey's approval of Trolley. Chris Placco, California State University Monterey Bay, announced a September 8th charrette at Building 12 (Student Center) and welcomed public participation.

### 4. **PUBLIC COMMENT PERIOD**

None.

### 5. **APPROVAL OF MEETING MINUTES**

**a. August 5, 2015 Minutes**

**MOTION:** Chris Placco moved, seconded by Steve Matarazzo to approve the August 5, 2015 Administrative Committee minutes.

**MOTION PASSED UNANIMOUSLY**

### 6. **SEPTEMBER 11, 2015 BOARD MEETING- AGENDA REVIEW**

Michael Houlemard reviewed the draft Board agenda packet with Committee members. He also introduced Assistant Planner, Ted Lopez. Mr. Houlemard announced FORA to begin recruitment for a new position soon.

### 7. **BUSINESS ITEMS**

Mr. Houlemard stated the Categories 1-2 and Category 3 on information basis only. Jonathan Garcia and Josh Metz discussed the Staff report and responded to comments/questions from the Committee and members of the public regarding modifications to the document.

Item 6b, Mr. Houlemard introduced this item. Steve Endsley discussed the progress of discussions with Agencies and that this item will be presented to Board.

Item 6c. An update will be provided by Steve Endsley about the dispute resolution process followed, the dispute was settled under dispute rules based on Agreement.

Item 6d. FORA Prevailing Wage efforts with DIR per Board direction's.

Item 6e. Building Removal: Staff is moving ahead with first phases of bldg. removal work with CSUMB. Mr. Houlemard said that under Item 8a, close of escrow is scheduled for 9/15.

No comments from public received.

7a. Base Reuse Plan (BRP) Post-Reassessment Progress Update

- i. DRAFT Regional Urban Design Guidelines (RUDG) Update
- ii. BRP Reassessment Report: Categories 1 & 2 Progress Update
- iii. BRP Reassessment Report: Category 3 Status Update

Principal Planner, Jonathan Garcia, introduced this item and discussed it via a Power point presentation.

No comments from public received.

b. Water Augmentation Project Planning Process – Status Report on Meetings between Monterey Regional Water Pollution Control Agency, Marina Coast Water District (MCWD) and FORA.

Steve Endsley presented this item and responded to comments/questions from the Committee and members of the public regarding modifications to the document.

Steve Matarazzo asked if County does not intend to develop as much property as allowed would this be added to the supplement supply. Steve Endsley responded that if County does not do something, it does not mean somebody else will not do something else; an entity not doing a project, does not mean it will not get done. Mr. Houlemard reiterated that CIP is what will be done with each jurisdiction (as each has its own interests); but some projects have morphed into something else now; financially, if we take stuff off the table, it makes it more expensive for those that are left. Steve Endsley stated that drought factors need to be mentioned.

John Dunn said this conversation is necessary for this board and important to all agencies and public to understand. He suggested a 1-2 pages write up to include most recent update at end and periodically distribute to all 3 boards. Mr. Dunn also suggested Mr. Houlemard meet with Herald and other news boards because public has .0005 knowledge of this situation.

Mr. Houlemard said that Administrative Committee members are encouraged to submit their suggestions on other creative ways to move this forward to Steve Endsley.

No comments from public received.

c. Marina Coast Water District- Water and Wastewater Facilities Agreement Dispute Resolution – Update

Steve Endsley provided a brief summary of report and responded to comments/questions from the Committee and members of the public regarding modifications to the document. Accomplishment due to MCWD agreeing and also the attempt to protect rate payers and cooperation with all entities involved.

No comments from public received.

d. Fort Ord Reuse Authority Prevailing Wage Program

Robert Norris responded to comments/questions from the Committee and members of the public regarding modifications to the document.

Mr. Norris said he received communications from Labor Council and filings as to whether prevailing wages were paid at Preston Park which FORA has responded to. Enforcement might be an issue to address with Board. Mr. Houlemard spoke about how each city (Monterey/Seaside/Marina) have asked various types of questions regarding this.

Steve Matarazzo asked if DIR shows no cooperation, are our legislators helping out? Mr. Houlemard said Senator Monning's office agreed to help but they have not received a response.

e. Fort Ord Reuse Authority Building Removal Update

Stan Cook presented this item to Committee and responded to their comments/questions. He added that Staff met with City of Seaside to over some of these items.

Don Hoffer asked about cost of demolition pertaining to the actual cash v. actual costs. Mr. Houlemard responded Staff would meet with him and provide this information. He added that \$2MM was left with removal of stockades.

Chris Placco said that lead levels have changed and resulted in changing the total cost.

**8. ITEMS FROM MEMBERS**

Layne long said City Council continued review of proposed amendment to projects within Specific Plan areas designated "Retail/Service" on the General Plan Land Policy and will be heard in October. No additional comments from Members.

**9. ADJOURNMENT**

Meeting was adjourned at 9:33 a.m.