



FORT ORD REUSE AUTHORITY

REGULAR MEETING

FORT ORD REUSE AUTHORITY (FORA) ADMINISTRATIVE COMMITTEE

Wednesday, February 15, 2017 at 8:30 a.m.

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

AGENDA

1. CALL TO ORDER/ESTABLISHMENT OF QUORUM

2. PLEDGE OF ALLEGIANCE

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

4. PUBLIC COMMENT PERIOD

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

5. APPROVAL OF MEETING MINUTES

ACTION

a. February 1, 2017 Meeting Minutes

6. FEBRUARY 10, 2017 BOARD MEETING AGENDA FOLLOW-UP

INFORMATION/ACTION

7. BUSINESS ITEMS

Business items are for Committee discussion, debate, direction to staff, and/or action. Comments from the public are not to exceed 3 minutes or as otherwise determined by the Chair.

a. Capital Improvement Program (CIP)

i. Confirm Development Forecast

ii. Transportation Priority Ranking Survey

iii. FY 2017-2018 CIP Schedule

ACTION

INFORMATION

b. Groundwater Sustainability

INFORMATION/ACTION

8. ITEMS FROM MEMBERS

INFORMATION

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

9. ADJOURNMENT

NEXT MEETING: March 1, 2017

Persons seeking disability related accommodations should contact the Deputy Clerk at (831) 883-3672 48 hours prior to the meeting. Agenda materials are available on the FORA website at www.fora.org.



FORT ORD REUSE AUTHORITY
ADMINISTRATIVE COMMITTEE REGULAR MEETING MINUTES
8:30 a.m., Wednesday, February 1, 2017 | FORA Conference Room
920 2nd Avenue, Suite A, Marina, CA 93933

1. CALL TO ORDER/ESTABLISHMENT OF QUORUM

Executive Officer, Michael Houlemard called the meeting to order at 8:32 a.m.

The following members were present:

AR = After Roll Call; * = voting member

Layne Long* (City of Marina)
Craig Malin* (City of Seaside)
Elizabeth Caraker* (City of Monterey)
Melanie Beretti* (Monterey County)

Kathleen Ventimiglia (CSUMB)
Steve Matarazzo (UCMBEST)
Lisa Rheinheimer (MST)
Mike Zeller (TAMC)

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Layne Long.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

There were no acknowledgements, announcements or correspondence from the Committee or public.

4. PUBLIC COMMENT PERIOD

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

There were no verbal comments received from the public.

5. APPROVAL OF MEETING MINUTES

ACTION

a. January 18, 2017 Regular Meeting Minutes

MOTION: On motion by Committee member Long and second by Committee member Nakamura and carried by the following vote, the Administrative Committee moved to approve the regular meeting minutes for January 18, 2017.

MOTION PASSED UNANIMOUSLY

6. FEBRUARY 10, 2017 BOARD MEETING AGENDA REVIEW

Jonathan Brinkmann, Principal Planner provided an overview of the items on the agenda for the February 10, 2017 Board meeting.

There were no verbal comments from the public.

7. BUSINESS ITEMS

INFORMATION

- a. Capital Improvement Program (CIP)
 - i. Development Forecast Requests
 - ii. Caretaker Costs Reimbursement Policy
 - iii. FY 2017-2018 CIP Schedule

Mr. Brinkmann reviewed the Capital Improvement Program items and confirmed that all jurisdictional development forecast were submitted. Peter Said, Project Manager, distributed the FY 2017-2018 Development Forecast spreadsheet and reviewed its contents with the Committee and public. Staff responded to questions raised about the spreadsheet information. Mr. Said advised the Committee that they would receive an electronic copy of the spreadsheet accompanied by the Road Priority Ranking Survey. Mr. Houlemard thanked the jurisdictions for submitting their development forecasts.

Mr. Brinkmann advised the Committee that the cities of Del Rey Oaks, Marina, and Seaside provided their caretaker costs, and also provided information about further action being taken to secure additional funding. Mr. Brinkmann also reviewed the FY 2017-2018 CIP schedule.

Public comment was received on the items and staff responded to questions.

This item was information only.

- b. Transportation Agency of Monterey County (TAMC)/FORA Fee Reallocation Study

Mike Zeller, Principal Transportation Planner for the Transportation Agency of Monterey County reviewed the status of the reallocation study. Kimley-Horn & Associates are scheduled to provide a presentation to the Committee at the February 15, 2017 meeting.

8. ITEMS FROM MEMBERS

Mr. Houlemard announced that he would not be present at the February 15, 2017 Administrative Committee meeting. Mr. Long also indicated he may be absent at the next Administrative Committee meeting and would follow up with staff to confirm his attendance.

9. ADJOURNMENT at 9:26 a.m.

FY 2016/17 through Post-FORA Development Forecasts

Residential Annual Land Use Construction (*dwelling units*)

Land Use Location & Description	Jurisdiction	Built To Date	FORECAST YEAR			Post FORA								Forecast + Built
			2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	
NEW RESIDENTIAL			**6,160 unit cap on new residential until 18,000 new jobs on Fort Ord per BRP 3.11.5.4 (b) 2) & 3.11.5.4 (c)											
<u>Marina</u>														
Seahaven (Entitled)	MAR	-	-	-	-	66	90	90	90	90	90	90	196	802
Dunes (Entitled)	MAR	301	90	90	90	90	90	90	90	90	90	90	36	1,237
Cypress Knolls (Planned)	MAR	-	-	-	-	-	-	-	-	-	-	-	-	-
TAMC (Planned)	MAR	-	-	-	60	70	70	-	-	-	-	-	-	200
Marina Subtotal		301	90	90	150	226	250	180	180	180	180	180	232	2,239
<u>Seaside</u>														
Seaside Resort (Entitled)	SEA	3	4	12	36	36	34	-	-	-	-	-	-	125
Seaside (Planned)	SEA	-	-	-	50	50	50	100	200	300	300	300	45	1,395
Seaside Subtotal		3	4	12	86	86	84	100	200	300	300	300	45	1,520
<u>Other</u>														
East Garrison I (Entitled)	MCO	528	140	120	100	100	130	130	130	92	-	-	-	1,470
Del Rey Oaks (Planned)	DRO	-	-	-	-	20	60	60	60	60	120	120	191	691
UC (Planned)	UC	-	-	-	110	110	20	-	-	-	-	-	-	240
Other Residential (Planned)	Various	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Subtotal		528	-	-	110	130	80	60	60	60	120	120	191	2,401
TOTAL NEW RESIDENTIAL		832	94	102	346	442	414	340	440	540	600	600	468	6160**
EXISTING/REPLACEMENT RESIDENTIAL														
Preston Park (Entitled)	MAR	352	-	-	-	-	-	-	-	-	-	-	-	352
Seahaven (Entitled)	MAR	20	24	90	90	24	-	-	-	-	-	-	-	248
Abrams B (Entitled)	MAR	192	-	-	-	-	-	-	-	-	-	-	-	192
MOCO Housing Authority (Entitled)	MAR	56	-	-	-	-	-	-	-	-	-	-	-	56
Shelter Outreach Plus (Entitled)	MAR	39	-	-	-	-	-	-	-	-	-	-	-	39
VTC (Entitled)	MAR	13	-	-	-	-	-	-	-	-	-	-	-	13
Interim Inc (Entitled)	MAR	11	-	-	-	-	-	-	-	-	-	-	-	11
Sunbay (Entitled)	SEA	297	-	-	-	-	-	-	-	-	-	-	-	297
Bayview (Entitled)	SEA	225	-	-	-	-	-	-	-	-	-	-	-	225
Seaside Highlands (Entitled)	SEA	380	-	-	-	-	-	-	-	-	-	-	-	380
TOTAL EXISTING/REPLACE		1,585	24	90	90	24	-	1,813						
CSUMB (Planned)														
DRAFT 02/10/17		2,417	118	192	436	466	414	340	440	540	600	600	468	7,973

TABLE 6

FY 2016/17 through Post-FORA Development Forecasts

Non-Residential Annual Land Use Construction (*building square feet or hotel rooms per year*)

Land Use Location & Description	Jurisdiction	Built To Date	FORECAST YEAR			Post FORA								Forecast + Built
			2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	
NON-RESIDENTIAL														
<i>Office</i>														
<i>List SF Forecasted</i>														
Del Rey Oaks (Planned)	DRO	-	400,000	-	-	-	-	-	-	-	-	-	-	400,000
Monterey (Planned)	MRY	-	-	-	180,524	240,000	301,000	-	-	-	-	-	-	721,524
East Garrison I (Entitled)	MCO	-	-	-	-	-	-	-	-	-	-	-	-	-
Imjin Office Park (Entitled)	MAR	28,000	-	-	-	-	-	-	-	-	-	-	-	28,000
Dunes (Entitled)	MAR	203,000	-	66,000	50,000	50,000	50,000	50,000	-	-	-	-	-	469,000
Cypress Knolls (Planned)	MAR	-	-	-	-	-	-	-	-	-	-	-	-	-
Interim Inc. (Entitled)	MAR	14,000	-	-	-	-	-	-	-	-	-	-	-	14,000
Marina (Planned)	MAR	-	-	-	-	-	-	-	-	-	-	-	-	-
TAMC (Planned)	MAR	-	-	-	-	-	-	-	-	-	-	-	-	-
Seaside (Planned)	SEA	14,900	-	-	-	50,000	100,000	5,000	-	-	-	-	-	169,900
UC (Planned)	UC	-	60,000	80,000	180,000	180,000	180,000	-	-	-	-	-	-	680,000
Total Office		246,900	555,500	341,500	510,024	559,500	780,500	55,000	-	-	-	-	-	2,482,424
<i>Industrial</i>														
Monterey (Planned)	MRY	-	-	-	72,000	72,000	72,275	-	-	-	-	-	-	216,275
Marina CY (Entitled)	MAR	12,300	-	-	-	-	-	-	-	-	-	-	-	12,300
Dunes (Entitled)	MAR	-	-	-	-	-	-	-	-	-	-	-	-	-
Cypress Knolls (Planned)	MAR	-	-	-	-	-	-	-	-	-	-	-	-	-
Marina Airport (Entitled)	MAR	250,000	-	-	-	-	-	-	-	-	-	-	-	250,000
TAMC (Planned)	MAR	-	-	-	-	-	-	-	-	-	-	-	-	-
Seaside (Planned)	SEA	-	-	-	-	50,000	50,000	50,000	-	-	-	-	-	150,000
UC (Planned)	UC	38,000	20,000	20,000	20,000	20,000	20,000	-	-	-	-	-	-	138,000
Total Industrial		300,300	56,000	67,500	288,820	92,000	92,275	50,000	-	-	-	-	-	766,575
<i>Retail</i>														
Del Rey Oaks (Planned)	DRO	-	-	-	-	-	-	-	-	-	-	-	-	-
East Garrison I (Entitled)	MCO	-	-	-	10,000	12,000	12,000	-	-	-	-	-	-	34,000
Cypress Knolls (Planned)	MAR	-	-	-	-	-	-	-	-	-	-	-	-	-
Dunes (Entitled)	MAR	418,000	-	30,000	24,000	12,000	20,000	-	-	-	-	-	-	504,000
TAMC (Planned)	MAR	-	-	-	-	-	-	-	-	-	-	-	-	-
Seaside Resort (Entitled)	SEA	-	-	-	-	-	10,000	-	-	-	-	-	-	10,000
Seaside (Planned)	SEA	-	-	-	10,000	10,000	10,000	10,000	-	-	-	-	-	40,000
UC (Planned)	UC	-	-	62,500	82,500	82,500	82,500	-	-	-	-	-	-	310,000
Total Retail		418,000	-	92,500	126,500	116,500	134,500	10,000	-	-	-	-	-	898,000
DRAFT 02/10/17		965,200	611,500	501,500	925,344	768,000	1,007,275	-	-	-	-	-	-	4,146,999
HOTEL ROOMS														
<i>Hotel (rooms)</i>														
<i>List # of Rooms Forecasted</i>														
Del Rey Oaks (Planned)	DRO	-	-	-	-	-	-	550	-	-	-	-	-	550
Dunes (Entitled)	MAR	108	106	-	-	-	-	-	-	-	-	-	-	214
Dunes (Entitled)	MAR	-	-	-	-	394	-	-	-	-	-	-	-	394
Seaside Resort (Entitled)	SEA	-	-	-	-	-	330	-	-	-	-	-	-	330
Seaside Resort TS (Entitled)	SEA	-	-	68	-	-	-	-	-	-	-	-	-	68
Seaside (Planned)	SEA	-	-	-	-	150	150	150	-	-	-	-	-	450
UC (Planned)	UC	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		108	106	68	-	544	480	150	550	-	-	-	-	2,006