



FORT ORD REUSE AUTHORITY

REGULAR MEETING

FORT ORD REUSE AUTHORITY (FORA) ADMINISTRATIVE COMMITTEE

Wednesday, September 18, 2019 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. September 4, 2019 Meeting Minutes

6. SEPTEMBER 13, 2019 BOARD MEETING FOLLOW-UP

- 2018 Transition Plan: Implementing Agreements

7. BUSINESS ITEMS

INFORMATION/ACTION

- a. Building Removal/Financing: Legal Documents
 - i. Review issuance documentation and options.
 - ii. Consider recommendation to the Board regarding adoption of a Successor Entity and bond revenue allocation methodology.

- b. 2018 Transition Plan: Transportation Study
 - i. Review Transportation Study results.
 - ii. Consider network completion options.

8. ITEMS FROM MEMBERS

INFORMATION

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

9. ADJOURNMENT

NEXT MEETING: Wednesday, October 2, 2019 at 8:30 a.m.

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 MEETING MINUTES
8:30 a.m., Wednesday September 4, 2019 | FORA Conference Room
920nd Avenue, Suite A, Marina, CA 93933

1. CALL TO ORDER

Co-Chair Dino Pick called the meeting to order at 8:32 a.m.

The following members were present:

Jonathan Brinkmann (LAFCO)	Dino Pick* (City of Del Rey Oaks)
Matt Mogensen (City of Marina)	Melanie Beretti* (County of Monterey)
Patrick Breen (MCWD)	Craig Malin* (City of Seaside)
Hans Uslar* (City of Monterey)	Vicki Nakamura (MPC)
Todd Muck (TAMC)	Matthew McCluney (MPC)
Nicole Hollingsworth (17 th State Senate District)	Layne Long* (City of Marina)
Steve Matarazo (UCSC)	Michelle Overmeyer (MST)
Anya Spear (CSUMB)	Elizabeth Caraker (City of Monterey)
Doug Yount (Shea Homes)	Gail Morton (City of Marina)
	*Voting member

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Seaside City Manager Craig Malin.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE

Executive Officer Michael Houlemard announced that SB 189 was withheld at the Assembly Appropriations Committee. He congratulated the cities of Seaside and Marina on successful opposition to the bill from a minority position.

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.

5. APPROVAL OF MEETING MINUTES

ACTION

a. August 15, 2019 Special Meeting Minutes

MOTION: On motion by Committee member Malin second by Committee member Uslar and carried by the following unanimous vote, the Administrative Committee moved to approve the August 15, 2019 special meeting minutes.

MOTION PASSED UNANIMOUSLY

6. BUSINESS ITEMS**INFORMATION/ACTION**

**Chair Michael A. Houlemard, Jr. noted there have been a several question regarding recent events that occurred over the last week that would affect the Building Removal and Transportation Study items. In addition, there have been a few requests to have this on the Agenda sooner. Co-Chair Dino Pick asked if any members of the Committee had an objection to hearing Item 6c first. No objections were received.*

c. 2018 Transition Plan: Implementing Agreements Progress Report

Executive Officer Michael A. Houlemard, Jr. noted the extension of FORA that was proposed by Senator Monning, agreed to by members of the Senate and Assembly, was moved to suspense two weeks ago and left on suspense last Friday. This means the proposed extension through Senate Bill 189 will not move to the floor nor will it be signed by the Governor.

Regional Government Services (“RGS”) Consultant Kendall Flint participated via teleconference providing an update on the status of the Transition Implementing Agreements (“TPIA”) progress. Mrs. Flint will be updating the master TPIA to reflect the FORA dissolution date of June 30, 2020, and distributing them for review. The additional TPIA’s are being “fast-tracked”* and Mrs. Flint plans to connect with the member agencies to discuss the financial impact of the transition, as well as any requirements of the Local Agency Formation Commission of Monterey County. Mrs. Flint and Senior Program Manager Stan Cook are continuing to work through the Environmental Services Cooperative Agreement (“ESCA”) Implementing agreement as it is not affected by SB 189.

Mr. Cook provided a presentation detailing the ESCA Implementation and Management Long Term Obligations Program. Mr. Cook reviewed the purpose of Land Use Control (“LUC”) explaining it is to maintain public safety by establishing digging/excavation ordinances, deed restrictions, and annual LUC remedy maintenance and monitoring. LUC non-compliance may result in jurisdictional liability and worker/community risk. Mr. Cook explained that LUC provides the following benefits for the jurisdictions; 1) enforces ongoing public safety; 2) fulfills the LUC requirements necessary for deeds, Cultural Resource Permits, and Records of Decision; 3) assists the jurisdictions in maintaining land value through a well-defined program; 4) provides an ongoing track record for regulators that may be used by land owners to support a request for removal of LUC restrictions in the future; 5) efficiently applies a limited financial contribution from the Army; 6) minimizes staff impact and staff costs. Mr. Cook outlined the steps to assigning a Successor-in-Interest and encouraged the Committee to discuss the frequency, attendees, and location of these meetings. Staff and Mr. Cook responded to questions and comments from the Committee and the public.

**Member Beretti stated for the record that in order to maintain the proposed TPIA timeline, the County of Monterey must begin preparing as early in Q1 as possible.*

a. Building Removal/Financing Preparatory Work

Senior Project Manager Peter Said introduced the item noting he is seeking a recommendation from the Committee as to the successor entity and project area prioritization. NHA Advisors Principal Mark Northcross provided a presentation outlining the key roles in the bond issuance process, how the bond cash flow will work, the basic legal documents for the bond issuance; 1) authorizing Resolution by the FORA Board; 2) indenture of Trust; and 3) official statement. Mr. Northcross explained that the official bond amount will not be known until the time of the bond sale. He requested that the jurisdictions reach a consensus on several items as to building removal project prioritization: allocation of net bond proceeds, surplus or shortfall in net proceeds, not allowing any amendments of final allocation of bond

proceeds, the successor entity, the financing schedule, and an agreement between FORA and the Monterey County Regional Fire District on mitigation of adverse financial impacts. Mr. Northcross reviewed the next steps and the suggested schedule. FORA Staff, Mr. Northcross, and Brian Forbath responded to questions and comments from the Committee and Public.

b. 2018 Transition Plan: Transportation Study

Mr. Said advised the Committee that the 2018 Transition Plan called for a transportation study showing the inclusion of the FORA lead agency on-site roads and comparing the inclusion of the on-site roads to the removal of the FORA lead agency roads on the remaining regional and on-site local roads to ascertain the impact on the Ord Community and the last year of the FORA Capital Improvement Program ("CIP"). Mr. Said noted for the Committee which roads FORA is the lead agency for, including South Boundary and Gigling Roads improvements and the NE/SW Connector. Mr. Said reviewed the five (5) proposed scenarios and the impact of each scenario. Mr. Said advised the Committee that the Kimbley-Horn team updated the land use assumptions based on the 2019-20 jurisdictions development forecast through 2040, using the 2018 AMBAG Regional Transportation Demand Model, coordination with Transportation Agency of Monterey County, and does not include development in the Parker Flats area. 65 segments were analyzed and the areas that are considered deficient were highlighted. Scenario one through three show the network as functioning sufficiently in 2040, however Reservation Road from Davis Road to Watkins Gate will be deficient by 2040. Scenario four, without a connector, will impact several roads, and scenario five suggests two lanes for Gigling Road is sufficient for all scenarios and may be oversized at four lanes. Mr. Said advised the Committee that with the data being presented, a recommendation will need to be made to the Board. The Committee expressed the desire for additional time to review the study, and postpone a recommendation until the next scheduled Administrative Committee meeting on September 18, 2019. Staff responded to question and comments from the Committee and Public.

7. SEPTEMBER 13, 2019 DRAFT BOARD MEETING AGENDA REVIEW

- a. Consider rescheduling September 13, 2019 Board Meeting to accommodate action items.
- b. Consider setting a bond program/transition study Board Workshop

Mr. Houlemard advised the Committee the items that are on the agenda for the September 13, 2019 Board meeting are information only. It had originally been anticipated that it would be an information/action agenda, providing the required information had been received from the consultants to bring forward for Board review and action.

MOTION: On motion by Committee member Beretti second by Committee member Malin and carried by the following vote, the Administrative Committee moved to make a recommendation to the Executive Committee to postpone the September 13, 2019 meeting and hold a Special Meeting/ Workshop prior to the next regularly scheduled October 11, 2019 Board meeting.

8. ITEMS FROM MEMBERS

There were no items from members.

9. ADJOURNMENT at: 10:42 a.m.

Minutes Prepared By:
Heidi Lizarbe
Deputy Clerk