



**FORT ORD REUSE AUTHORITY**  
**BASE REUSE PLAN POST-REASSESSMENT ADVISORY COMMITTEE (PRAC)**  
**MEETING MINUTES**

9:00 a.m., Monday, April 20, 2015 | FORA Conference Room  
920 2<sup>nd</sup> Avenue, Suite A, Marina, CA 93933

**1. CALL TO ORDER**

Fort Ord Reuse Authority (FORA) PRAC Chair Victoria Beach called the meeting of a whole to order at 9:10 pm. The following people were in attendance:

**Committee Members**

Victoria Beach (Chair), City of Carmel  
Allan Haffa, City of Monterey  
Andre Lewis, CSUMB

**Staff**

Steve Endsley, FORA  
Jonathan Garcia, FORA  
Josh Metz, FORA  
Crissy Maras, FORA

**Other Attendees**

Tom Moore, MCWD  
Steve Matarazzo, UCSC  
Tim O'Halloran, City of Seaside  
Phyllis Meurer, member of the public  
Bob Schaffer, member of the public  
Jaine Haines, member of the public  
Kristie Markey, Supervisor Parker

**2. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE**

None.

**3. APPROVAL OF MEETING MINUTES**

a. March 26, 2015 Post Reassessment Advisory Committee Minutes

MOTION: Allan Haffa moved, seconded by Andre Lewis, to approve the March 26, 2015 meeting minutes, with changes requested by Chair Beach and Tom Moore.

MOTION PASSED: Unanimous.

**4. PUBLIC COMMENT PERIOD**

None.

**5. BUSINESS ITEMS**

a.) FORA Trails Working Group update

FORA staff has taken steps to convene a staff-level working group meeting by the end of this month. The group will first meet to identify the general blueprint – where cross-jurisdictional trails meet up – and then begin to identify areas of disagreement. This will allow the group to move towards a gap analysis, as recommended at a previous PRAC meeting by Laura Thompson. Members discussed current and future trailhead and National Monument access, and planning by the jurisdictions, developers, or others, to maintain access points. The working group will look at trailhead options and make progress reports to the PRAC.

b.) Economic Development Update

i. FORA Prevailing Wage Policy

FORA Senior Planner Jonathan Garcia reported that the FORA Board recently authorized a \$55K contribution to the CSUMB small business start-up center. Additionally, in an effort not to duplicate efforts, the eventual new hire for the FORA Economic Coordinator position would coordinate with the Monterey Bay Business Council and the Monterey Bay Economic Development Partnership to share information and identify how to best meet the regional needs to attract employers.

The FORA Master Resolution section defining Prevailing Wage (PW) was provided to members. Members discussed the recent ongoing issues regarding PW on the former Fort Ord, including using the proper area to define the rate, if is there a residential rate available, total pay versus take-home pay, how much PW impacts the price of a home, and how the Master Resolution defines First Generation Construction. The committee directed staff to research the questions with the Department of Industrial Relations, and return to a future meeting with additional information.

The Committee took item 5e out of order, as it pertained to the PW discussion.

e.) The PRAC charge was provided to members. The PRAC could discuss PW under Category IV items 'Reversal of Loss of Middle Class Jobs and Housing Opportunities' and 'Constraints and Uncertainties for Development on Fort Ord.' The issue of Supply and Demand was identified – paying higher wages to afford more expensively built homes versus paying typical area wages and building more affordable housing options. The committee requested additional information on the upfront costs and entitlement processes that are a detriment to development and how the current mix of jobs/housing balance responds to the need for higher wage jobs and housing affordability.

c.) Blight Removal Update

A \$320K Economic Development Administration grant proposal for a building removal business plan received initial positive feedback during the FORA legislative mission to Washington DC. Additionally, FORA submitted a \$3M I-Bank loan which is currently being reviewed and interest rates negotiated.

d.) Regional Urban Design Guidelines update

Victor Dover provided an RUDG update at the April FORA Board meeting and expects to provide the draft document within a week. Internal review will occur prior to task force review before going to the FORA Board in June. An RUDG task force meeting scheduled for 4/23 will include a presentation from the developer component of the consultant team.

**6. ITEMS FROM MEMBERS**

Chair Beach commented on her recent meeting with the Monterey Downs developers regarding their adherence to the RUDG in their designs and was encouraged that they seemed flexible.

**7. ADJOURNMENT**

The next meeting of the PRAC will be scheduled with a Doodle Poll sometime between 5/20 – 5/22. The meeting was adjourned at approximately 11:05 a.m.