



# Fort Ord Reuse Authority

920 2<sup>nd</sup> Avenue, Ste. A, Marina, CA 93933  
Phone: (831) 883-3672 • Fax: (831) 883-3675 • www.fora.org

**BOARD OF DIRECTORS MEETING**  
**Friday, May 11, 2012 at 3:30 p.m.**  
**910 2<sup>nd</sup> Avenue, Marina, CA 93933 (Carpenter's Union Hall)**

## AGENDA

1. **CALL TO ORDER AND ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE**
4. **PUBLIC COMMENT PERIOD:** Members of the audience wishing to address the Fort Ord Reuse Authority ("FORA") Board on matters within the jurisdiction of FORA, but not on this agenda, may do so during the Public Comment Period. Public comments are limited to a maximum of three minutes. Public comments on specific agenda items will be heard at the time the matter is under Board consideration.
5. **CONSENT AGENDA**
  - a. April 13, 2012 FORA Board Meeting Minutes ACTION
6. **OLD BUSINESS**
  - a. University of California, Santa Cruz Monterey Bay Education, Science, and Technology Center Visioning Principles Letter ACTION
  - b. Base Reuse Plan Reassessment Update
    - i. Status Update INFORMATION
    - ii. Review Modified Scope of Work with EMC Planning ACTION
  - c. California Central Coast Veterans Cemetery Update– AB 1842 INFORMATION
  - d. FORA Extension Update – AB 1614 INFORMATION
  - e. Fort Ord National Monument Update INFORMATION
7. **NEW BUSINESS**
  - a. Resolution of Appreciation for CSUMB President Dianne Harrison ACTION
  - b. FY 12-13 Capital Improvement Program Review INFORMATION
  - c. FORA FY 12-13 Preliminary Budget (Action in June) INFORMATION
8. **EXECUTIVE OFFICER'S REPORT**
  - a. Outstanding Receivables INFORMATION
  - b. Administrative Committee INFORMATION
  - c. Finance Committee INFORMATION
  - d. Legislative Committee INFORMATION/ACTION
  - e. Water/Wastewater Oversight Committee INFORMATION
  - f. Habitat Conservation Plan INFORMATION
  - g. Executive Officer's Travel INFORMATION

**9. ITEMS FROM MEMBERS**

**10. CLOSED SESSION**

**Public Comment – Closed Session Items**

- a. Conference with Legal Counsel - Existing Litigation (Gov Code 54956.9) – 2 Cases
  - i. Keep Fort Ord Wild v. Fort Ord Reuse Authority, Case Number: M116438
  - ii. Keep Fort Ord Wild v. Fort Ord Reuse Authority, Case Number: M114961
  
- b. Public Employee Performance Evaluation – Executive Officer (Gov Code 54957)

**11. ANNOUNCEMENT OF ACTION TAKEN IN CLOSED SESSION**

**12. ADJOURNMENT**

**NEXT MEETING JUNE 8, 2012**



# Fort Ord Reuse Authority

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## BOARD OF DIRECTORS BOARD MEETING

Friday, April 13, 2012 at 3:30 p.m.

910 2<sup>nd</sup> Ave, Marina (Carpenter's Union Hall)

### Minutes

#### 1. CALL TO ORDER AND ROLL CALL

Chair Potter called the Board Meeting to order at 3:30 p.m.

#### Voting Members Present:

Chair/Supervisor Potter (County of Monterey)  
1<sup>st</sup> Vice Chair Mayor Edelen (City of Del Rey Oaks)  
Mayor McCloud (City of Carmel by the Sea)  
Mayor ProTem O'Connell (City of Marina)  
Mayor Donahue (City of Salinas)  
Nick Chiulos (County of Monterey)

Councilmember Selfridge (City of Monterey)  
Supervisor Parker (Monterey County)  
Mayor Pendergrass (City of Sand City)  
Mayor Bachofner (City of Seaside)  
Councilmember Oglesby (City of Seaside)  
Councilmember Alan Cohen (City of Pacific Grove)

#### Absent:

Supervisor Calcagno (Monterey County) Councilmember Brown (City of Marina)  
Mayor ProTem Kampe (City of Pacific Grove)

#### Ex-Officio Members Present:

Alec Arago (17<sup>th</sup> Congressional District) @ 3:40 p.m.  
Cristal Clark (15<sup>th</sup> State Senate District)  
Nicole Charles (27<sup>th</sup> State Assembly District)  
Vicki Nakamura (MPC)  
Debbie Hale (Transportation Agency of Monterey County)  
Gail Youngblood (Fort Ord BRAC Office)  
Dan Albert, Jr. (Monterey Peninsula Unified

Graham Bice (University of California)  
Howard Gustafson (Marina Coast Water District)  
Hunter Harvath (Monterey-Salinas Transit District) @ 3:40 p.m.  
Pamela von Ness (United States Army) @ 3:56 p.m.  
Kevin Saunders (CSUMB) School District

#### 2. PLEDGE OF ALLEGIANCE

Mayor McCloud led the Pledge of Allegiance.

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

Executive Officer Michael Houlemard encouraged members of the public to complete a Public Comment Form in order to assist with the accuracy of the minutes, noting that completion was voluntary. He announced that the meeting was being recorded by Access Monterey Peninsula (AMP) Media and was tentatively scheduled to broadcast on the Seaside and Marina local government channels (channel 25) at 9:00 pm on April, 16, 2012. Copies of the DVD would be available at the FORA office.

##### a. Resolution Recognizing the Outstanding Public Service of Mayor Sue McCloud

Chair Potter read the resolution into the record. Mayor McCloud thanked all noted the professionalism of the whole FORA organization.

**MOTION: Mayor Bachofner moved, seconded by Councilmember Oglesby, and the motion passed unanimously to adopt the resolution recognizing the outstanding public service of Mayor Sue McCloud.**

#### 4. PUBLIC COMMENT

Ron Chesshire stated he had provided an EPS study to Mr. Houlemard regarding the economic impact of delayed military base reuse in California. He discussed the population data for the central coast.

Summer, a freshman at Marina High School, stated that further development on the former Fort Ord would increase the safety of the area surrounding her high school. She urged FORA to sell more land in order to promote development and create jobs.

Eleanor, local resident, stated that she hoped there would be sufficient job opportunities to allow her granddaughter to stay in the area after graduating from high school. She urged FORA to continue their efforts to rebuild Fort Ord and expressed appreciation for their work.

Chair Potter noted that the appropriate place to discuss the future of Fort Ord development would be under Item 6a.

Tom Moore stated that the Sierra Club sub-committee had been meeting with FORA for the previous six months. He expressed appreciation for the fact that the Board meeting was being televised and urged FORA to find a way to televise all future Board and Committee meetings.

#### 5. CONSENT AGENDA

- a. **March 9, 2012 FORA Board Meeting Minutes**
- b. **Commitment of Grant Matching Funds Toward Transportation Agency for Monterey County's Multi-Modal Corridor Planning Grant**

Howard Gustafson noted that he, not Ken Nishi, had been present at the April 13, 2012 meeting and asked that the minutes be amended to reflect that. Mr. Houlemard asked that the day on the top of the minutes be changed from Wednesday to Friday.

**MOTION: Mayor Bachofner moved, seconded by Mayor Edelen, and the motion passed to approve the consent agenda as amended.**

Abstain: Alan Cohen (not present at the March 9, 2012 meeting)

#### 6. OLD BUSINESS

##### a. **Base Reuse Plan Reassessment- Update**

###### i. **Contract Status Report**

Assistant Executive Officer Steve Endsley provided a brief overview regarding the status of the contract with EMC Planning Group.

###### ii. **Kick Off Presentation by EMC Planning**

Michael Groves, EMC Planning Group, presented. He emphasized that the Base Reuse Plan reassessment would be a team effort between FORA staff, the land use jurisdictions, the Board, local agencies, and the public. He introduced members of the EMC Planning Group (EMC) team, reviewed the purpose of the reassessment and the proposed scope of work, and provided a timeline for completion of the various phases of work.

David Zehnder, Economic and Planning Systems (EPS), stated that the market study, considered phase 1 of the reassessment, would analyze the competitive demand and supply of different sectors of the market. EPS would then evaluate that information in relation to FORA's critical obligations on the former Fort Ord.

Michael Groves stated that public outreach was the other major component to phase 1 of the reassessment, which would be achieved in part through a series of community workshops. These workshops would be co-hosted by FORA and held in different venues throughout the surrounding jurisdictions. He emphasized the need to provide accurate and consistent information at all workshops to ensure that everyone received the same information and understanding of the issues. Phase 2 of the reassessment was a scoping report, which was a summary of the market study and all information collected through the public workshop process. Once completed, the scoping report would be presented to Board for review and direction. Initial comments and direction received from the Board would be incorporated into the reassessment document (phase 3). Phase 4 was analysis and follow-up on the Board's review of the draft reassessment report, resulting in the finalized reassessment document. He reviewed the proposed schedule for completion of the various phases, noting that they would need to adhere to a very tight schedule in order to complete the reassessment by the January 2013 deadline.

Mayor Pro-Tem O'Connell asked whether the draft reassessment document would undergo a public review period, in which the community would have time to make comments and offer input on the document. Mr. Groves stated that they had not yet established how that aspect of the process would work, but that opportunities would exist to facilitate public comment on the draft document before the final document was prepared.

Supervisor Parker inquired as to whether the reassessment would document and summarize amendments made to the BRP over time through the consistency determination process. Mr. Groves replied that changes to the BRP were documented in the staff reports written for consistency determinations presented to the Board. He noted that they would report on those amendments as a part of the Reassessment process.

Councilmember Oglesby agreed with Mayor Pro-Tem O'Connell that the public should have a chance to comment on the draft reassessment document. He inquired as to basis of the decision regarding how the community workshops were split between the different jurisdictions. Mr. Groves explained that the rationale behind the proposal for Seaside, Del Rey Oaks, and Monterey to co-host a joint workshop was one of limited financial resources and time, but also related to the close geographical proximity of the three jurisdictions.

Debbie Hale discussed the need for updated population forecasts and commented that coordination between the CIP and the land use analysis would be critical in determining how much money was available for capital improvements.

LeVonne Stone, Fort Ord Environmental Justice Network, emphasized the need for the reassessment process to consider impacts to the local community, and to address the interests of job seeking underserved.

Tom Moore remarked that the staff report for the item had mischaracterized requests made by the Sierra Club. He felt that the former Fort Ord already had far too many entitled, but unbuilt, housing units for the market to bear and that there were not enough jobs to support the approved units.

Nancy Amadeo, City of Marina resident, expressed her interest in how the workshops would be conducted and emphasized the need to include all affected communities.

Luanna Conley, Citizens for a Sustainable Marina and Keep Fort Ord Wild, stated that there was now a new set of stakeholders. She urged the Board to expand the public outreach to be more inclusive than presently proposed and to include a mechanism for public input on the draft reassessment document, once completed.

Veronica Morales introduced herself as a representative of Hispanic businesses on the peninsula, and Seaside in particular. She voiced support AB 1614 and the extension of FORA, in order to allow FORA more time to aide in the community's economic recovery from the closure of Fort Ord.

Amy White, Executive Director of Landwatch Monterey County, stated that Landwatch believed that the BRP required a full update. She stated that the assumptions of 1997 were no longer applicable and that housing on the former Fort Ord needed to be completely reassessed. She commented that the current proposal for community involvement in the BRP Reassessment process was front-loaded, with no input after the drafting of the document. She added that she would support a full update in 2013 or 2014.

Daryl Choates, City of Seaside resident and former Councilmember, stated that a lot of work went into the formation of FORA and the development of the BRP. Many diverse groups were brought in to work together, sometimes for the first time. He urged FORA to continue in their work on the current path.

A member of the public introduced herself as a 51 year resident of the City of Marina and stated she was sad to see the empty buildings and barracks that still remained on the former Fort Ord. She urged FORA to focus on development and job creation so that the area's youth would not be forced to leave the community in search of opportunities.

Jodie Hansen, President and CEO of the Monterey Bay Chamber of Commerce, agreed with the previous two speakers. She expressed concern regarding groups that seemed opposed to almost any commercial and residential development and explained that from the beginning, it was decided that Fort Ord would be used to the benefit of all members of the community. The BRP was designed to balance preservation, development, and education. She asked the Board to maintain that tradition.

Bob Schaffer stated that FORA did not create jobs, developers created jobs. What FORA could do was to create an atmosphere in which developer's wanted to do business, which he felt FORA had done.

A member of the public introduced himself as a resident of the City of Salinas since 1974 and stated that he had been present during the discussion about what would happen to Fort Ord after closure. He had been impressed with the inclusivity of the process and the decision that Fort Ord should be considered an asset to the entire community.

Ron Chesshire, Monterey Santa Cruz Building and Construction Trades Council, provided an economic history of the central coast region. He stated that there was a need for opportunities for the area's youth.

Carlos Ramos, read prepared statements from the Seaside Sand City Chamber of Commerce, the Latino Environmental Justice Advocates, and others, which he offered to the Deputy Clerk as part of the official record. He further noted the need to sustain job creation activities.

A member of the public introduced herself as a native of Monterey County and stated she had witnessed a real need for jobs and economic stimulus in the community.

Ralph Rubio, Carpenter's Union, stated that FORA had kept many of their promises. He asked that as the Board moves forward with the reassessment of the BRP, not to reassess their promise to the create jobs.

Sergio Sanchez, Councilmember for the City of Salinas, stated that many of the people who worked on the peninsula lived in Salinas. He noted that Salinas residents who worked here would be happy to move closer to their jobs. He indicated his support for FORA extension.

Mr. Groves stated that FORA had made it very clear to them that the BRP Reassessment process had to include all affected groups. He indicated they were attempting to complete the project within a very limited timeframe, but were still open to suggestions. There would be opportunities for public input at the end of the reassessment process, but they preferred to hold the workshops at the beginning. The Board was likely to review the reassessment document several times toward the end of 2012.

Mr. Houlemard acknowledged the requests made by members of the public for additional public input and stated that staff might be able to work with EMC to increase the number of workshops, by readjusting the budget and adding some resources.

Mayor Bachofner suggested that the Board consider televising all meetings at which the Reassessment was discussed and that they be held during the evenings or on the weekends.

Supervisor Parker stated that she would like to see the reassessment include a thorough analysis of water, traffic, and housing allocations.

Councilmember Oglesby indicated that all groups should have an equal opportunity to participate and equal access to the consultants. He urged the consultants to consider the demographics relating to youth of working age. He expressed dissatisfaction with the fact that the City of Seaside had not been assigned an individual workshop.

Mayor McCloud stated that FORA's current governance model promoted support and understanding between the various stakeholders. She emphasized the need to retain this model and allow each stakeholder a seat at the table.

**MOTION: Mayor Edelen moved, seconded by Supervisor Parker, and the motion passed unanimously to accept the report as presented.**

**b. California Central Coast Veterans Cemetery – Support AB 1842**

Mr. Houlemard provided an overview of AB 1842, noting that the bill was scheduled to be heard by the Assembly Veterans Affairs committee on April 24, 2012. Mayor Bachofner asked to receive information regarding where to send letters of support. Mr. Houlemard replied that Principal Analyst Robert Norris would provide that information.

Jack Stewart, Vice Chairman of the Citizens Advisory Committee for the Central Coast Veterans Cemetery Foundation, stated that they had been working to get a veterans cemetery project going for 15 years, during which time they had receive continuous support from FORA. He urged attendance and public input at their monthly meetings.

Ralph Villar, 1<sup>st</sup> District representative to the Citizens Advisory Committee for the Central Coast Veterans Cemetery Foundation represent, thanked the Board for their efforts in moving the project forward. He stated that he had started his career at Fort Ord in 1948 and that he planned to be buried there. He asked FORA to continue their support for the veterans cemetery project.

Janet Parks, President of the Central Coast Veterans Cemetery Foundation, stated that there was currently no place in the region to lay veterans to rest or to honor their service. She explained that the veterans cemetery would memorialize their service to our country. She thanked the FORA Board for their assistance.

Greg Moreno, recently retired marine, expressed his gratitude to FORA for their participation in the project. He stated that it was important for veterans to have a place to be buried close to their home.

Daryl Choates stated that he was the son of a veteran and that his proudest moment in public service was when the City of Seaside gifted the land for the veterans cemetery. He emphasized the importance of completing the project.

**MOTION: Mayor Edelen moved, seconded by Mayor McCloud, and the motion passed unanimously to accept the report.**

**c. Preston Park Disposition – Updated Appraisal**

Mr. Houlemard stated that the Board had previously directed staff to move ahead with the disposition of the Preston Park Housing Complex. Part of that process was to obtain an updated appraisal, which was received by staff the previous week. Staff had provided a summary of the updated appraisal. The appraisal indicated that the underlying value of property had slightly increased from the last appraisal, completed a little more than two years prior. Staff planned to move forward with the selection of a broker to complete the disposition process.

**MOTION: Mayor Edelen, seconded by Mayor McCloud, and the motion passed unanimously to accept the report.**

**d. FORA Extension Update – AB 1614**

Mr. Houlemard announced that the legislation had passed through the Assembly Local Government Committee and the floor of the Assembly, where it received a 55-15 vote. The bill was now headed to the Senate Rules Committee and would likely be scheduled for a hearing in the Senate in late May or early June.

**MOTION: Mayor Edelen moved, seconded by Mayor McCloud, and the motion passed unanimously to accept the report.**

**7. NEW BUSINESS**

**a. UC MBEST Request for Resumption of Interim Agricultural Water Use**

Mr. Houlemard stated that staff had received a letter earlier in the day that brought up some questions regarding the process associated with the interim agricultural water use for UC MBEST. As such, UCSC had requested that the item be continued to a future Board meeting.

**MOTION: Mayor Edelen moved, seconded by Councilmember Selfridge, and the motion passed unanimously to pull the item for consideration at a future meeting.**

**8. EXECUTIVE OFFICER'S REPORT**

- a. Outstanding Receivables**
- b. Administrative Committee Report**
- c. Finance Committee Report**
- d. Habitat Conservation Plan**
- d. Executive Officer's Travel Report**

Mr. Houlemard noted that two staff members and the Chair would soon depart for the 2012 Annual FORA Legislative Mission and reviewed several of the meeting planned for the trip. He stated that he had nothing more to add to any of the items on the Executive Officer's Report.



**MOTION: Mayor Edelen moved, seconded by Mayor McCloud, and the motion passed unanimously to receive the reports.**

**9. ITEMS FROM MEMBERS**

Alec Arrago expressed his appreciation to the City of Seaside staff for their help in determining a location for the recently announced veterans clinic. He noted that at some point early in the process, they hoped to invite representatives from the Palo Alto VA hospital to attend a FORA Board meeting. He stated it would be a joint clinic between the Department of Veterans Affairs and the Department of Defense and discussed the challenges associated with integration of the two systems.

Nancy Selfridge discussed her recent visit to the City of Monterey's sister city Lankaran, Azerbaijan with Monterey Agricultural Commissioner Eric Lauritzen.

**10. CLOSED SESSION – the Board adjourned into closed session at 5:15 p.m.**

**Public Comment – Closed Session Items**

Steve Bloomer, Councilmember for the City of Seaside, asked the Board to remember their mission and to be aware that many people were depending upon them to make the right decision.

- a. Conference with Legal Counsel - Existing Litigation (Gov Code 54956.9) – 2 Cases
  - i. Keep Fort Ord Wild v. Fort Ord Reuse Authority, Case Number: M116438
  - ii. Keep Fort Ord Wild v. Fort Ord Reuse Authority, Case Number: M114961

**11. ANNOUNCEMENT OF ACTION TAKEN IN CLOSED SESSION:**

Authority Counsel Jerry Bowden announced that no reportable action had been taken.

**12. ADJOURNMENT:** Chair Potter adjourned the meeting at 5:45 p.m.

**FORT ORD REUSE AUTHORITY BOARD REPORT****OLD BUSINESS**

<b>Subject:</b>	University of California, Santa Cruz Monterey Bay Education, Science, and Technology Center Visioning Principles Letter	
<b>Meeting Date:</b>	May 11, 2012	<b>ACTION</b>
<b>Agenda Number:</b>	6a	

**RECOMMENDATION:**

Authorize the Chair of the Board to execute the University of California ("UC"), Santa Cruz ("SC") Monterey Bay Education, Science, and Technology ("MBEST") Center Stakeholders Visioning Group Principles Letter (**Attachment A**).

**BACKGROUND/DISCUSSION:**

In March 2010, UCSC Chancellor George Blumenthal discussed the need to examine the development plan for UC's former Fort Ord parcels. A focused visioning process was designed to provide the framework for coming to a collaborative regional vision and to identify principles for future development of UC MBEST lands. Over the last ten months, a Visioning Group, comprised of representatives from UCSC, the Fort Ord Reuse Authority ("FORA"), City of Marina, California State University Monterey Bay, Monterey Peninsula College, County of Monterey, and other higher education institutions and stakeholders throughout the Monterey Peninsula, met to evaluate UC's long-term use of approximately 430 acres of former Fort Ord land. UC hired a consultant (Urban Design Associates), to help guide the visioning process. FORA paid for a portion of the consultant cost.

The MBEST Visioning Stakeholders group met on February 24, 2012 to discuss the results of their visioning exercise and to receive the UCSC/Consultants' Final Report. At this meeting, the MBEST Visioning Stakeholders Group agreed to develop a Principles Letter that would reinforce the recommendations made in the Final Report and reaffirm each stakeholder's commitment to regional collaboration. The proposed Principles Letter has been provided to each stakeholder and is attached for Board consideration.

**FISCAL IMPACT:**

Reviewed by FORA Controller 

Staff time for this item is included in the approved FY 11-12 budget.

**COORDINATION:**

UC MBEST Center Staff, Visioning Stakeholders Group, Administrative, and Executive Committees.

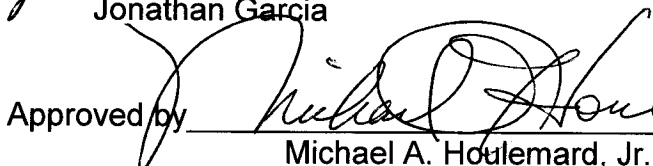
Prepared by

  
Jonathan Garcia

Reviewed by

  
Steve Endsley

Approved by

  
Michael A. Houlemard, Jr.

May 11, 2012

Chancellor Blumenthal  
University of California, Santa Cruz  
1156 High Street  
Santa Cruz, CA

Re: Support for Implementing UC MBEST Center Vision

Dear Chancellor Blumenthal:

Reuse of the former Fort Ord offers both challenges and opportunities for the Monterey Bay region. A key reuse element is the University of California ("UC") Monterey Bay Education, Science, and Technology Center ("MBEST Center"). The original MBEST Center vision called for establishing a 437-acre R&D Center. Now, after 15 years of development experience and a changing market, UC is repositioning UC MBEST to be an R&D Center of approximately 70 acres. In partnership with the Fort Ord Reuse Authority, UC convened a stakeholder group to update the MBEST Center vision and to explore ideas for moving forward with job creation and revenue generation on remaining developable UC land at the former Fort Ord.

The MBEST Center visioning process engaged leadership of regional institutions of higher education, local jurisdictions, the Fort Ord Reuse Authority, and the 17<sup>th</sup> Congressional District. After several months of meetings the final report, dated November 29, 2011, was issued, summarizing the salient points of the visioning process, which include the following:

1. UC will retain and continue to manage the 605-acre Fort Ord Natural Reserve as protected habitat while the MBEST Center footprint will be focused on the 70-acre Central North campus.
2. Other developable UC-owned lands at the former Fort Ord will be available for job-generating uses consistent with the Fort Ord Base Reuse Plan that are compatible with the UC MBEST Center.
3. UC will continue to seek research-related and educationally oriented uses on adjacent developable lands.
4. UC Santa Cruz will invite local higher education institutions to establish an advisory group to help guide the MBEST Center and to expand the range of potential research activities.
5. UCSC and CSUMB will collaborate on a path forward for UC's Eighth Street Parcel.
6. UC Santa Cruz will partner with the City of Marina to complete entitlements on the Central North Campus to better position the MBEST Center to respond to R&D opportunities.

The following stakeholders support UC in its efforts to implement this updated MBEST Center vision and commit to working collaboratively with UC to bring this important effort to fruition.

1. \_\_\_\_\_  
Sam Farr, Congressman  
17<sup>th</sup> Congressional District
2. \_\_\_\_\_  
Dave Potter, Chairman  
FORA Board
3. \_\_\_\_\_  
Dianne Harrison, President  
California State University  
Monterey Bay
4. \_\_\_\_\_  
Doug Garrison, President  
Monterey Peninsula College
5. \_\_\_\_\_  
Jane Parker, District 4 Supervisor  
Monterey County
6. \_\_\_\_\_  
Sunder Ramaswamy  
President  
Monterey Institute of  
International Studies
7. \_\_\_\_\_  
Bruce Delgado, Mayor  
City of Marina

The Defense Language Institute and the Naval Postgraduate School have a significant and continuing interest in the progress of the MBEST Center's movement forward under the revised vision.

8. \_\_\_\_\_  
Dan Oliver, President  
Naval Postgraduate School
9. \_\_\_\_\_  
Daniel Pick, Colonel  
Defense Language Institute

## FORT ORD REUSE AUTHORITY BOARD REPORT

### OLD BUSINESS

<b>Subject:</b>	Base Reuse Plan Reassessment update	
<b>Meeting Date:</b>	May 11, 2012	<b>INFORMATION/ACTION</b>
<b>Agenda Number:</b>	6b	

#### RECOMMENDATION(S):

- i. Receive a status report
- ii. Approve a Base Reuse Plan Reassessment scope of work modification (**Attachment A**), no change in contract budget for Fiscal year 2011-2012

#### BACKGROUND/DISCUSSION:

The Fort Ord Reuse Authority's (FORA's) master resolution requires the Base Reuse Plan (BRP) reassessment to be completed by January 1, 2013. The reassessment schedule (**Attachment B**) shows an approximate overall anticipated timeline for completing the process. On March 9, 2012 the Board selected a consultant team led by EMC Planning Group, Inc. to perform the reassessment.

**Kickoff presentation:** On April 18 EMC made a presentation to the Board and discussed their approach to the steps in the reassessment. A wide range of community members and interest groups were present at the meeting, offering varying comments and suggestions about the reassessment scope and process. Several Board members voiced concerns regarding the adequacy of the reassessment's public outreach program, and asked that additional outreach to all impacted stakeholders be undertaken. Executive Officer Houlemard noted the importance of public outreach, including the need to elevate engaging the underserved and unemployed/ underemployed segments of the region. During the meeting, Mr. Houlemard commented on the potential for additional resources to address this need as expressed by members of the Board.

**Status Report:** In order to increase the inclusiveness of the public outreach program, EMC is proposing the following changes:

1. **Add a community workshop in the City of Seaside** in the same late May to early June timeframe as the other four previously planned community workshops. The single combined workshop that was previously planned for the Cities of Seaside, Monterey, and Del Rey Oaks would be separated into two workshops, with Seaside co-hosting a workshop with FORA. Monterey and Del Rey Oaks, along with FORA, would continue to co-host the other workshop. The other three previously planned community workshops, co-hosted by Monterey County, City of Marina, and the Sierra Club, would remain in the program.
2. **Add a Targeted Stakeholder Outreach component** to augment the public workshops in the scoping/information-gathering phase of the reassessment. The purpose is to expand contacts with representatives of various community groups that are comprised of or interface with underserved, underemployed, Spanish speaking communities, underrepresented ethnic and interest groups, and various other individuals and groups.
3. **Add a dedicated reassessment workshop component to each of two regular FORA Board meetings** (August 10 and October 12, 2012). This format would provide additional opportunities for the Board, as well as the community, to have an ongoing dialogue with EMC and FORA staff regarding the progress of the reassessment. FORA staff anticipates providing a monthly reassessment status update throughout the duration of the project. Each Board meeting includes an opportunity for the Board and the public to ask questions or provide input. Adding a workshop component to two Board meetings will improve the process by providing a more structured context with adequate time for a substantial presentation and public dialogue. The timing of the

second Board workshop, closer to the preparation of the final reassessment report, will further the goal of providing significant opportunities for public input throughout the reassessment process.

**Action Item (#1 and 2, above):** Each of the public outreach components described above will incur costs that were not included in EMC's contract. However, no additional funding for the reassessment remains available in the current fiscal year (FY) 2011-12 budget. Therefore, because the additional community workshop in Seaside and the enhanced targeted stakeholder outreach (#1 and 2, above) are proposed to take place during the current fiscal year, the existing contract must be adjusted in order to accommodate these new tasks. In their modified scope of work, EMC is proposing to substitute the dedicated Seaside workshop and the targeted stakeholder outreach into their existing contract by deferring the final work product from their current scope of work, and allocating a similar dollar amount to enhanced outreach efforts. This substitution is compatible with the established reassessment program schedule, in that the draft reassessment document is not due to be prepared until Fall 2012, in FY12-13, and will be added back into the FY12-13 budget that the Board will consider in June.

**Information item: Additional community workshops and other supplemental budget.** The two additional workshops proposed for future Board meetings (#3, above) would take place in August and October, 2012, during Fiscal Year 2012-13. The proposed additional Board meeting workshops enhance the public outreach component of the reassessment and provide enhanced economic information. However, no funding currently exists for these workshops. The concept of the two supplemental workshops held in the context of Board Meetings is being presented now as an informational item, for consideration as an amendment to the current contract, should additional funding become available in FY 2012-13.

In addition to the two Board workshops, and as was noted in the April Board report for the reassessment, EMC has developed a list of other proposed supplemental tasks and deliverables, and associated budget. The supplemental scope provides in-depth analysis of subject areas such as the feasibility of "incentivizing" development on previously developed areas of the base, review of FORA's Consistency Determination process, targeted job creation, and analysis of financial and market impacts of the recent economic downturn. This supplemental work would result in additional areas of analysis and documentation, improving the overall utility of the reassessment as a basis for future policy decisions. Staff presented a draft supplemental scope and budget to Administrative, Finance, and Executive Committees on June 2, 2012. Staff is currently reviewing the proposed supplemental scope of work in order to develop task-specific recommendations regarding the most cost-effective uses of supplemental budget. Staff anticipates bringing the supplemental scope and budget for the Board's consideration and action on those items in June when the FY12-13 budget is discussed.

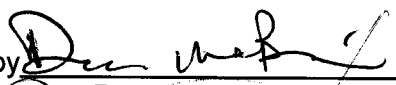
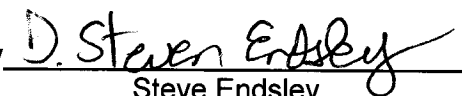
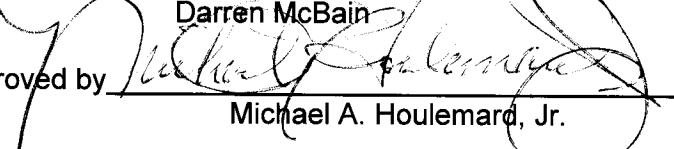
**FISCAL IMPACT:**

Reviewed by FORA Controller 

Anticipated staff time and consultant costs for the reassessment are included in the approved FY 11-12 budget. Depending on the outcome of the reassessment, the Board may wish to consider amending portions of the BRP. Amending the BRP would trigger a requirement to complete the corresponding level of CEQA analysis and clearance before adopting the revisions. The ability to carry out these potential future tasks of BRP revision and CEQA clearance is dependent on future Board direction and the availability of funding. Funding for the subsequent tasks will be provided in the FY 12-13 budget, but potential costs are unknown until the reassessment is completed.

**COORDINATION:**

Administrative Committee, Executive Committee, Finance Committee, and Authority Counsel.

Prepared by  Darren McBain  
Reviewed by  Steve Endsley  
Approved by  Michael A. Houlemard, Jr.

# REVISED FORT ORD REUSE PLAN REASSESSMENT SCOPE OF WORK

## EXECUTIVE SUMMARY

The scope of work consists of three major tasks: Task 1.0 Administration, Meetings, and Coordination; Task 2.0 Research and Scoping; and Task 3.0 Summary Scoping Report. Task 4.0 Reassessment Document, is described in a separate Supplemental Reassessment Scope of Work document. Tasks 1.0 through 3.0 are summarized as follows:

**Task 1.0 Management, Administration, Meetings, and Coordination** includes management of the overall reassessment process, attendance at a variety of meetings. Meetings include Administrative Committee, Executive Committee, and the Board; and additional meetings with staff and with other groups as directed by staff. This task also includes administrative duties, such as communications and managing the schedule and budget.

**Task 2.0 Research and Scoping** is the information gathering stage of the project. The market study and public outreach will take place under this task.

Community outreach will consist of five public workshops. Four of the workshops will be co-hosted by local jurisdictions and FORA with the fifth to be co-hosted by one or more individual stakeholder groups and FORA. A range of outreach activities targeted to individual community stakeholder groups is also planned. The scope of the outreach effort has been informed by input received since the reassessment process was initiated.

The market study will include research into regional jobs, population, and development outlook; emerging trends, real estate performance, vertical development feasibility, competitive position, and real estate demand. An update to the Financial and Capitol Improvement Program will be provided.

This task also includes background research and development of information on the status of base reuse plan implementation. Maps and tables will be produced to identify baseline conditions that existed at the time the base reuse plan was adopted and that identify how those baseline conditions have changed given development activities to date. Land use changes, housing, employment, resources allocation and status (i.e. water), and remaining availability of land for development will be key status variables to be examined.

**Task 3.0 Summary Scoping Report** will present the findings of the input and research effort for consideration by the Board. Based on the information in the Summary Scoping Report, the Board will provide direction for Reassessment Report preparation.

## **TASK 1.0        ADMINISTRATION, MEETINGS, AND COORDINATION**

### ***1.1    Scope and Contract Finalization***

Prepare a final scope of work and budget, execute a contract for services with FORA, and execute contracts with subconsultants.

### ***1.2    Management and Communications***

EMC Planning Group will establish digital and hard-copy project files, manage the budget and schedule, document the project process, maintain the project record, and provide project coordination and ongoing communications with FORA's project manager and subconsultants. The project manager will document important communications in letters, memos, and/or emails. The EMC Planning Group team will be led by Michael Groves as Principal-in-Charge and co-managed by Principal Planners Ron Sisseem and Richard James. Ron Sisseem will oversee the managerial aspects (communications, meetings, sub-consultant coordination, etc.) and Richard James will oversee the product development aspects of the project. Weekly phone contacts will be made and bi-weekly bullet list progress summaries will be provided to the FORA project manager.

### ***1.3    FORA Meeting Attendance***

Attend FORA Board and Committee meetings to present reports, respond to questions, and provide process and project information. The basic budget assumes attendance by various combinations of staff at Board meetings and Committee meetings, as outlined in greater detail



below. The basic budget assumes additional meetings at the FORA offices. When possible, staff meetings will be coordinated with another scheduled meeting. EMC Planning Group will provide agenda topics for the staff meetings when appropriate; it is expected that FORA staff will prepare agendas and minutes for all meetings. The meeting budget includes preparation and travel time. Each meeting will be attended by EMC Planning Group team members as follows:

**Board Meetings.**

- Introduction/Presentation of Work Plan; Attended by Michael Groves, Ron Sissem, Richard James, and representatives of Economic Planning Systems, Denise Duffy Associates, and Ingram Group.
- Presentation of Market Report and Summary Scoping Report; Attended by Michael Groves and Ron Sissem of EMC Planning Group, and representatives of Economic Planning Systems, Denise Duffy Associates, and Ingram Group.
- Presentation of Draft Reassessment Report; Attended by Michael Groves and Ron Sissem of EMC Planning Group and a representative of Economic Planning Systems.
- Adoption of Reassessment Report; Attended by Michael Groves and Ron Sissem of EMC Planning Group and a representative of Economic Planning Systems.

**Executive Committee Meetings.**

The EMC Planning Group team will Executive Committee meetings leading up to each of the above Board meetings as well as other Executive Committee meetings as needed. These meetings will include, but are not limited to:

- Introduction; Attended by an EMC Planning Group Principal Planner.
- Presentation of Market Report and Summary Scoping Report; Attended by Michael Groves and Ron Sissem of and representatives of Economic Planning Systems, Denise Duffy Associates, and Ingram Group.
- Presentation of Draft Reassessment Report; Attended by Michael Groves and Ron Sissem of EMC Planning Group and a representative of Economic Planning Systems.
- Adoption of Reassessment Report; Attended by Michael Groves and Ron Sissem of EMC Planning Group and a representative of Economic Planning Systems.

### **Administrative Committee Meetings.**

The EMC Planning Group team will attend Administrative Committee meetings leading up to each of the above Board meetings as well as other Administrative Committee meetings as needed.

- Introduction; Attended by Michael Groves and Ron Sissem of EMC Planning Group and representatives of Denise Duffy Associates, and Ingram Group.
- Presentation of Market Report and Summary Scoping Report; Attended by Michael Groves and Ron Sissem of EMC Planning Group and representatives of Economic Planning Systems, Denise Duffy Associates, and Ingram Group.
- Presentation of Draft Reassessment Report; Attended by Michael Groves and Ron Sissem of EMC Planning Group and a representative of Economic Planning Systems.
- Adoption of Reassessment Report; Attended by Michael Groves and Ron Sissem of EMC Planning Group and a representative of Economic Planning Systems.

### **Ad Hoc Meetings.**

Michael Groves, Ron Sissem, and Richard James will attend ad hoc meetings, as identified by FORA staff.

### **Staff Meetings.**

Michael Groves and Ron Sissem of EMC Planning Group will attend staff meetings. It is anticipated that these meetings would be used to either guide development of or review comments on the draft summary scoping report and the administrative draft reassessment document. Economic Planning Systems will be available to attend one of the staff meetings.

Meeting presentations will be oral, accompanied by a slide show (as applicable) at Administrative Committee meetings and Board meetings. Printed materials will be limited to the market and scoping reports and a letter-sized handout (up to six pages) at Administrative Committee meetings and Board meetings.

Refer also to Task 2.4 Public Outreach for public workshops.

### **Deliverables for Task 1.0**

- Contracts and supporting documentation [printed]
- Project schedule

- Written communications and bi-weekly bullet list update summaries
- Administrative Committee and Board presentation handouts [letter size, up to six pages each, printed]

## **TASK 2.0 RESEARCH AND SCOPING**

### **2.1 Background Research**

Review the following documents (as applicable to each team member's role):

- Fort Ord Reuse Authority Act;
- Fort Ord Reuse Plan documents (Context and Framework, Reuse Plan Elements, Appendices, and Final Environmental Impact Report) and the 2001 digital publication of the Fort Ord Reuse Plan;
- Chapter 8 of the Master Resolution and Sierra Club settlement documents;
- Summary Overview of Financial Implications of Final Base Reuse Plan;
- Development Resource Management Plan;
- FORA Fee Reallocation Study;
- Highway 1 Design Corridor Design Guidelines;
- Storm Water Master Plan;
- Memorandum of Agreement among the U.S. Army, MRWPCA, FORA and MCWD;
- Economic Analysis of Below Market Rate Housing;
- Affordable/Workforce Housing Study;
- Alan Waltner memo regarding reassessment process;
- FORA consistency reviews and actions list or summary; and
- Other pertinent documents.

## **2.2 Fort Ord Reuse Plan Policy and Document Review**

Review Fort Ord Reuse Plan policies and programs and identify those that by way of completion or changed circumstances may be considered for modification or elimination. Compile a list of such policies and programs.

## **2.3 Consistency Determinations Review**

Review a database of projects provided by FORA staff, for which FORA Consistency Review has been completed. Identify project sites for which consistency determination may indicate that changes have been made to the land use map. Compile a list of such sites.

## **2.4 Reuse Plan Implementation Status**

The EMC Planning Group team will prepare graphics and tabular comparisons of the Fort Ord Reuse Plan under baseline conditions in 1997 with actual implementation progress to 2012. Base maps will be prepared in a GIS format. The goal is to develop and communicate data that can be used as a basis for analysis and discussion by the public and Board as part of the reassessment process. The types of implementation status graphics and data to be developed are intended to include:

- Jurisdictional boundaries updated to reflect the recent national monument designation;
- Land uses at the time of base closure;
- Status of development projects (completed, approved but un-built, proposed, etc.);
- Status of housing development over time focusing on approved and built, approved but un-built, and proposed residential development, and identification of remaining residential development capacity;
- Balance of all remaining development capacity by development type;
- Locations and current land use designations for lands designed in the Fort Ord Reuse Plan for development that have to date not been utilized for or proposed for development;
- Classification of lands as previously developed, disturbed, or undisturbed; and
- Water resource allocations, current use/allocations, and balance of remaining allocations.

Information on employment generation over time will also be provided.

## **2.5 Consistency with Local and Regional Plans**

Review policies and programs in the following local and regional plans:

- MBUAPCD Air Quality Management Plan;
- TAMC Regional Transportation Plan;
- RWQCB Water Quality Control Plan for the Central Coastal Basin;
- BLM Resource Management Plan for the Southern Diablo Mountain Range and Central Coast of California.
- General Plans for Marina, Seaside, Del Rey Oaks, and Monterey;
- California State University Monterey Bay Master Plan; and
- Monterey County 2010 General Plan and Fort Ord Master Plan.
- FORA Highway 1 Design Corridor Design Guidelines

Prepare a list of local and regional plan policies and programs for which the Fort Ord Reuse Plan's policies may be in conflict or otherwise inconsistent.

## **2.6 Technical Inputs and Analysis**

Consult with Denise Duffy and Associates, Creegan + D'Angelo, Hexagon Transportation Consultants, and ARCADIS regarding topical issues, including environmental setting, water resources, biological resources, utility infrastructure, transportation, and hazardous materials/ordnance clean-up. Denise Duffy and Associates will provide specific inputs to Economic Planning Systems for use in the market study. Hexagon Transportation Consultants, Creegan + D'Angelo, and ARCADIS will provide data and consultation support.

## **2.7 Market Study**

Economic Planning Systems will prepare a market study recognizing the complex inter-relationships surrounding the re-development and maintenance of the former military base for primarily civilian purposes. The goal of this analysis is to validate and adjust the type, amount, locations, timing, and mix of new uses and to ensure that funding resources can sustain effective reuse oversight; habitat maintenance, ordnance removal, and affordable housing obligations; and provision of adequate regional infrastructure. In addition to the management and research tasks listed earlier, the market study will include the following subtasks:

**Focused Stakeholder Interviews.** In addition to participation in the public outreach workshops (Task 2.8), Economic Planning Systems will conduct up to five meetings with parties as needed, potentially including:

- FORA engineering and planning staff;
- Educational entities (e.g., California State University, University of California);
- Service providers such as Transportation Agency for Monterey County, Marina Coast Water District, Monterey Regional Water Pollution Control Agency, and others;
- Legislative stakeholders at the local, state, and national level knowledgeable about emerging legislation pertaining to base reuse finance; and or
- Private-sector development and investment interests directly related to Fort Ord projects.

Before each stakeholder group event, Economic Planning Systems will prepare a list of pertinent economic issues and questions pertaining to the subject. Economic Planning Systems will prepare a summary of key issues and concerns expressed, with recommendations on specific research issues and concerns to be addressed in the market study. It is preferred that stakeholder interviews for the economic analysis will be grouped.

**Regional Jobs, Population, and Preliminary Development Outlook.** Compare and contrast population forecasts from several sources, evaluate the projections, and distill into a unified forecast for the Monterey Bay region. Develop housing forecasts for single-family and attached units. Forecast job growth by applying empirical relationships between job growth by sector and reliance on specific building types with reference to employment densities and floor-area ratios. Retail analysis will be supplemented with an evaluation of potential consumer expenditures versus existing and planned competitive supply. Hotel and entertainment uses will take stock of available performance data acquired from Smith Travel Research and/or other sources.

**Emerging Trends.** Qualitatively identify and discuss prospects for industries that have little track record in the region. Identify key emerging trends that may not be prevalent in historical data.

**Real Estate Performance Metrics.** Compile real estate performance data affecting prospects for residential and commercial development, including unit price points, absorption rates, vacancy rates, capitalization rates, lease rates, land prices, room rates, and other key factors affecting investor and developer activity in the region.

**Vertical Development Feasibility Profiles.** Describe principal product types likely to be identified through initial market research. For up to ten distinct product types, create static pro formas to understand the relative performance among specific types of development. This approach will begin with price points or capitalized net lease rates to establish asset value and

back out key cost elements such as fees, horizontal costs, and vertical costs to understand overall feasibility issues. Utilize this information to calibrate development outlook and understand the likely character of development as fiscal and financing issues are evaluated. Evaluate any anticipated financing gaps to understand public policy options that may be necessary to achieve feasibility.

**Competitive Position.** Evaluate the competitive position of the former Fort Ord projects relative to other regional development capacity to evaluate and confirm the level of market support, with specific emphasis placed on the rate and location of future development.

**Real Estate Demand Outlook.** Prepare conclusions of the market analysis, specifying the amount, character, and pace of residential and commercial development and identifying key future development prototypes with reference to key features, price points, and location preferences relative to major transportation facilities and other uses.

**Financial and Capitol Improvement Program Update.** Augment previous and ongoing analysis of base reuse financial strategies through the incorporation of undated market information and developments in the world of public finance in California. Incorporate and expand efforts to understand and influence the availability of tax increment and a suite of potential new or modified mechanisms that could become available. Evaluate enforceable obligations in the form of continued tax increment receipts that may be payable from individual jurisdictions to FORA and will be incorporated into the updated CIP sources and uses analysis, including testing of scenarios relating to the amount and timing of any such payments. Augment previous analysis to ensure that the prospective development program can capitalize and sustain the HCP endowment in perpetuity.

## **2.8 Community Outreach**

The community outreach program will consist of five public workshops and outreach to targeted community groups and interests.

### **Public Workshops**

Each of the five public workshops will be co-hosted by FORA and a stakeholder, and facilitated by The Ingram Group with assistance at each workshop from EMC Planning Group, Economic Planning Systems, and Denise Duffy and Associates staff. The following four public workshops are envisioned:

- FORA/City of Marina Outreach Workshop
- FORA/Cities Del Rey Oaks and Monterey Outreach Workshop

- FORA/City of Seaside Outreach Workshop
- FORA/Monterey County Outreach Workshop
- FORA/Sierra Club Outreach Workshop

The workshops will include an introductory presentation by FORA, a presentation of the reassessment effort and background work completed, and an opportunity for public input to the process. The Ingram Group, assisted by other EMC Planning Group team members, will make key contacts before and/or following the workshops, participate in a pre-workshop meeting with other team members, design the workshop program, provide input on the workshop noticing, and prepare the presentation content. Printed handouts (letter-sized up to four pages each) will be provided for up to 150 attendees at each workshop. Up to four 24x36 inch display boards will be provided, which will be used at all five workshops. The partner stakeholders, assisted by the EMC Planning Group team and FORA staff, will organize the venues in advance of the workshops, facilitate the workshops, provide hospitality, and break down the venues following the workshops.

The budget assumes that FORA staff will handle organizational logistics, including circulation of notices, contact and arrangements with co-hosts, and arrangements for venues and equipment. Each co-host will be responsible for its part in the workshop, including supplying staff and any supplemental materials for distribution.

Product deliverables will be provided to FORA in electronic format, to facilitate placement on the FORA website by FORA staff.

### **Targeted Stakeholder Outreach**

In addition to the public workshops, outreach to targeted community groups will also be conducted. The purpose is to expand contacts with representatives of various community groups that are comprised of or interface with underserved, underemployed, Spanish speaking communities, underrepresented ethnic and interest groups, and various faith-based individuals and groups. Contacts with business and social services groups that also interface with the above-noted interests and communities will also be made. These contacts and the related outreach activities are intended to provide opportunities for input on the reassessment process and outcome. Personnel from the community that are involved in the targeted outreach activities would also attend selected other reassessment process meetings and public workshops, assist in preparing appropriate outreach and language based materials, assist in and conduct informational meetings, make presentations in English and in Spanish, and provide expanded liaison with media especially with media that serves Spanish speakers.



## **Deliverables for Task 2.0**

- Market Study (technical memos and final report)
- Workshop notices/advertisements [printed]
- Workshops facilitation materials [Four 24x36-inch display boards and up to 600 printed letter-sized handouts up to 4 pages]
- Workshop minutes/notes
- Materials for targeted community outreach activities
- Targeted outreach activity minutes/notes

## **TASK 3.0 SUMMARY SCOPING REPORT**

The purpose of the Scoping Report is to integrate and report on the results of activities conducted in Tasks 1.0 and 2.0. It is intended to provide a snapshot of the information gathered to date. The information will serve as the foundation for recommendations on changes to the Fort Ord Reuse Plan that will be presented in the Reassessment Document, described in Task 4.0 of the Supplemental Reassessment Scope of Work document.

### ***3.1 Draft Report Preparation***

Based on the findings of the scoping process, prepare a draft summary scoping report. The report will include the following components:

- Summary of findings;
- Research methodologies and outreach efforts;
- Background and implementation status summary, tables, and maps;
- Bullet list of plan changes made through FORA Board Consistency Determination Actions
- Bullet list of policies and programs that may require attention;
- Bullet list of local and regional plan policy inconsistencies;
- Market study summary;
- Appendices (Market Study, habitat memos).

## **3.2 *Final Report Preparation***

Based on comments received from FORA staff, revise scoping report.

### **Deliverables for Task 3.0**

- Summary Scoping Report (draft and final)

### **Note on Deliverables**

All project deliverables are assumed to be provided in electronic format only, unless otherwise noted.

**Fort Ord Reuse Plan Reassessment Budget - Revised May 1, 2012**

Task	EMC Planning Group Inc.	Sr. Principal	Principal Planner RS	Principal Planner RJ	Associate Planner	Production	Administrative	Total Hours	Total Cost
Staff									
Billing Rate (Per Hour)		\$195.00	\$175.00	\$175.00	\$125.00	\$125.00	\$95.00		
<b>TASK 1.0 ADMINISTRATION, MEETINGS, AND COORDINATION</b>									
1.1 Scope and Contract Finalization		4.0	4.0	18.0	0.0	0.0	2.0	28.0	\$4,820.00
1.2 Management and Communications		10.0	32.0	16.0	0.0	0.0	0.0	58.0	\$10,350.00
1.3 Board Meetings (4)		20.0	20.0	4.0	3.0	16.0	4.0	59.0	\$9,295.00
1.3 Admin and Executive Committee Meetings (10)		30.0	30.0	5.0	0.0	0.0	0.0	65.0	\$11,975.00
1.3 Staff Meetings (2)		6.0	6.0	4.0	0.0	0.0	0.0	16.0	\$2,920.00
1.3 Other Meetings as Directed (3)		8.0	8.0	0.0	0.0	0.0	0.0	16.0	\$2,920.00
<b>TASK 2.0 RESEARCH AND SCOPING</b>									
2.1 Background Research		0.0	2.0	10.0	0.0	0.0	0.0	12.0	\$2,100.00
2.2 Fort Ord Reuse Plan Policy and Document Review		4.0	2.0	24.0	0.0	0.0	0.0	30.0	\$5,330.00
2.3 Consistency Determinations Review		1.0	0.0	3.0	12.0	0.0	1.0	17.0	\$2,318.00
2.4 Reuse Plan Implementation Status		1.0	0.0	5.0	24.0	10.0	1.0	41.0	\$5,415.00
2.5 Consistency with Local and Regional Plans		1.0	0.0	8.0	32.0	0.0	1.0	42.0	\$5,690.00
2.6 Technical Inputs and Analysis (coordination)		0.0	4.0	5.0	8.0	0.0	0.0	17.0	\$2,575.00
2.7 Market Study Preparation (coordination)		1.0	3.0	1.0	0.0	0.0	0.0	5.0	\$895.00
2.8 Community Outreach - Public Workshops (5)/Targeted Outreach		35.0	50.0	8.0	30.0	24.0	4.0	151.0	\$24,105.00
<b>TASK 3.0 SUMMARY SCOPING REPORT</b>									
3.1 Draft Report Preparation		4.0	2.0	20.0	45.0	3.0	3.0	77.0	\$10,915.00
3.2 Final Report Preparation		1.0	0.0	12.0	5.0	0.0	2.0	20.0	\$3,110.00
<b>Subtotal (Hours)</b>		118.0	163.0	143.0	169.0	53.0	18.0	<b>684.0</b>	<b>\$104,770.00</b>
<b>Subtotal (Cost)</b>		\$23,010.00	\$28,525.00	\$25,025.00	\$19,875.00	\$6,625.00	\$1,710.00	<b>684.0</b>	<b>\$104,770.00</b>

**Additional Costs**

Production Costs									\$4,000.00
Travel Costs									\$450.00
Postal/Deliverables									\$100.00
Miscellaneous									\$1,000.00
Administrative Overhead 10%									\$555.00
<b>Total</b>									<b>\$6,105.00</b>
<b>Subconsultant Fees</b>									
Economic Planning Systems*									\$24,700.00
The Ingram Group									\$31,000.00
Danise Duffy and Associates									\$11,750.00
ARCADIS									\$7,500.00
Hexagon Transportation Consultants									\$500.00
Creagan & D'Angelo									\$1,000.00
Subconsultant Overhead 10%									\$12,645.00
<b>Total</b>									<b>\$139,095.00</b>
<b>Total Costs</b>									<b>\$249,970.00</b>

\* The CIP task will be completed under Economic Planning Systems's standing contract with FORA and is not included in this budget.

# FORT ORD BASE REUSE PLAN REASSESSMENT SCHEDULE

Attachment B to item 6b  
FORA Board meeting, 5/11/12

<b>1</b>									
<b>2</b>									
<b>3</b>									
<b>4</b>									
<b>5</b>									
<b>6</b>									
	↑	↑	↑	↑	↑	↑	↑	↑	↑
	Jan. 2012	Apr. 2012	May-June 2012	Aug. 2012	Nov. 2012	Dec. 2012			

1. RFQ process to select BRP review consultant
2. Board Kickoff presentation
3. Public workshops (May – June)
4. Present draft initial “scoping” report (market study and public outreach summary) to Admin. Committee and FORA Board
5. Present draft Reassessment Report to Admin. Committee and FORA Board
6. Final action completed

**FORT ORD REUSE AUTHORITY BOARD REPORT****OLD BUSINESS****Subject:** California Central Coast Veterans Cemetery Update – AB 1842**Meeting Date:** May 11, 2012**Agenda Number:** 6c**INFORMATION****RECOMMENDATION:**

Receive an update on the California Central Coast Veterans Cemetery (“CCCVC”).

**BACKGROUND/DISCUSSION:**

In the past, FORA has taken a number of indirect steps to aid and support this worthy project. In 2011, the State Assembly and Senate passed AB 629. Governor Brown also signed AB 629 into law, allowing the California Department of Veterans Affairs (“CDVA”) to contract directly with FORA to conduct veterans’ cemetery design and construction, potentially reducing the Endowment Fund requirement by more than \$500,000 and expediting the project. AB 629 went into effect in January 2012.

FORA, Seaside, and County staff completed a review of FORA’s most recent estimate for conducting the cemetery design work in two phases. FORA provided this estimate to CDVA. CDVA will work with the California Department of Finance (“CDF”) with the goal of obtaining their sign-off to use FORA’s estimate instead of the California Department of General Services’ (“CDGS”) higher estimate as a basis for the endowment funding requirement needed to allow cemetery design to proceed. There is no specific deadline, but, depending on whether FORA’s or CDGS’s estimate is used by CDF, either \$508,000 or \$1,006,000 would need to be deposited into the State’s Veterans Cemetery Endowment in order for phase I design (called Preliminary Plans) to begin. Another \$882,000 to \$960,000 would be needed to begin phase II design (called Working Drawings).

At the October FORA Board meeting, Supervisor Parker requested that FORA staff address the question: Is there a means for FORA to fund the Veterans Cemetery. The FORA Board directed the Veterans Cemetery funding question to the Finance Committee for further analysis. The Finance Committee reviewed this item in February and will review the item at future meetings. FORA is also supporting AB 1842, legislation by Assemblymember Bill Monning. AB 1842 proposes to: (1) permit CDVA to enter into financial agreements to receive cash advances that will be used for triggering the initial phase of the construction project and (2) provide CDVA with the authority to repay the cash advances from reimbursements received from the U.S. Department of Veterans Affairs. On April 24, 2012, The Assembly Veterans Affairs Committee voted unanimously to approve AB 1842 which will next be heard by the Assembly Appropriations Committee.

**FISCAL IMPACT:**

Reviewed by FORA Controller 

Staff time for this item is included in the approved FY 11-12 budget.

**COORDINATION:**

City of Seaside, County of Monterey, CDVA, CDF, CDGS, Assemblymember Bill Monning's Office, Executive Committee, and Administrative Committee.

Prepared by


  
Robert J. Morris, Jr.

Approved by


  
Michael A. Houlemard, Jr.

**FORT ORD REUSE AUTHORITY BOARD REPORT****OLD BUSINESS****Subject:** FORA Extension Update – AB 1614**Meeting Date:** May 11, 2012**Agenda Number:** 6d**INFORMATION****RECOMMENDATION(S):**

Receive a progress report on Assembly Bill (AB) 1614 (Monning), extending the Fort Ord Reuse Authority (FORA) Act sunset date to June 30, 2024.

**BACKGROUND:**

FORA's enabling legislation set FORA's dissolution at one of the following events: 1) the Board determines that 80 percent of former Fort Ord territory designated for development or reuse in the Base Reuse Plan has been developed or reused in a manner consistent with the plan or 2) June 30, 2014, whichever occurs first.

In creating FORA, the State legislature created the federally required Local Reuse Authority (LRA) and charged it with addressing the unique and special reuse problems in the Fort Ord area of Monterey County. Given that 80 percent of the territory will not be reused or developed before June 30, 2014, without additional legislation, the dissolution date gives FORA approximately 25 months to complete its mission. This would be difficult given that FORA has numerous ongoing and fixed term obligations/responsibilities either derived from the Authority Act/State law or that have been authorized by the Board to complete remediation or financing demands. Since Fort Ord reuse is ongoing and most fixed-term obligations could be completed by 2024, extending FORA to that year would provide for a more orderly dissolution.

**DISCUSSION:**

At its November 18, 2012 meeting, the FORA Board approved its 2012 Legislative Agenda/Work Plan, including legislation to extend FORA's sunset date. Assembly Member Bill Monning authored AB 1614 (co-authored by Senators Blakeslee and Cannella and Assembly Member Alejo), to extend FORA's sunset date to 2024 and require the FORA Board to approve and submit a transition plan to the Monterey County Local Agency Formation Commission late in 2022.

AB 1614 passed the Assembly Local Government Committee on March 21<sup>st</sup>, 2012 (7-2 vote, see the attached press release, **Attachment A**). It also passed the Assembly Floor on March 29, 2012 (55-14 vote). On April 19, 2012, the Senate Rules Committee referred AB 1614 to the Senate Committee on Governance and Finance. As of this writing, a hearing date for this legislation has not yet been confirmed, but is anticipated in June 2012.

**FISCAL IMPACT:**Reviewed by FORA Controller 

Costs related to this item are included in the approved FY 11-12 budget.

**COORDINATION:**

Executive Committee, Legislative Committee, and State legislative offices.

Prepared by Jonathan Garcia  
Jonathan Garcia

Approved by Michael A. Houlemard, Jr.  
Michael A. Houlemard, Jr.

## Press Release

# William W. Monning

Assemblymember, Representing the 27th District

**For Immediate Release:**  
**March 21, 2012**

**Contact: Ryan Guillen**  
**(916) 319-2027**

## **Legislation to Extend FORA Passes the Assembly Local Government Committee**

**(SACRAMENTO, CA)** – Legislation authored by Assemblymember Bill Monning (D-Carmel) to extend the statutory sunset date of the Fort Ord Reuse Authority (FORA) passed out of the Assembly Committee on Local Government today on a 7-2 vote.

Assembly Bill (AB) 1614 is a bipartisan measure, coauthored by Senators Blakeslee and Cannella and Assemblymember Alejo, to maintain the current regional collaboration through FORA and continue the implementation of the recovery and reuse plan for the former military base by extending its sunset date. In addition, AB 1614 requires the FORA board to approve and submit a transition plan to the Monterey County Local Agency Formation Commission prior to the dissolution of FORA.

“While I am very pleased that AB 1614 passed out of committee, this is only the first step in a rigorous process and I look forward to continuing my conversations with all stakeholders as we confirm the need for a regional authority to oversee the ongoing base transition work on the former Fort Ord,” stated Assemblymember Monning. “By not extending FORA’s sunset date, we risk an uncertain future for the Monterey region.”

Should FORA not be extended, its function will be performed by other local agencies that are not equipped to fulfill the ongoing and fixed term obligations on Fort Ord, such as the implementation of the Habitat Conservation Plan, financing of contaminated building deconstruction, and the coordination of planning and construction of the Central Coast Veterans’ Cemetery.

“Efforts to realize the development of a Veterans’ Cemetery at the former Fort Ord have been underway for more than 17 years, and FORA is now a critical component in that effort,” stated Janet Parks, President of the Central Coast Veterans Cemetery Foundation. “If FORA goes away, the hard work by countless local veterans will have been in vain and must start over.”

Assemblymember Monning was first elected to represent the 27th Assembly District in 2008 and re-elected in 2010. The 27th Assembly District includes portions of Monterey, Santa Clara and Santa Cruz Counties. Prior to his election to the Assembly, Assemblymember Monning was a professor at the Monterey College of Law and a Professor of International Negotiation and Conflict Resolution at the Monterey Institute of International Studies.

###

## FORT ORD REUSE AUTHORITY BOARD REPORT

### OLD BUSINESS

**Subject:** Fort Ord National Monument Update

**Meeting Date:** May 11, 2012

**Agenda Number:** 6e

**INFORMATION**

#### **RECOMMENDATION:**

Receive an update on the Fort Ord National Monument.

#### **BACKGROUND/DISCUSSION:**

For the past three years, the FORA Board has diligently pursued a federal designation for BLM's lands. On November 13, 2009, the FORA Board first adopted an item in its Legislative Agenda/Work Plan to seek a National Landscape Conservation System ("NLCS") designation for the Bureau of Land Management's ("BLM's") former Fort Ord property through a National Monument or other designation. Such designation would be helpful in targeting budgetary resources from the federal government appropriate to the property's unique ecological and recreational resources. The NLCS has four categories of federally designated areas; 1) National Monuments, National Conservation Areas, and similar designations; 2) Wilderness; 3) Wild and Scenic Rivers; and 4) National Trails.

In early 2011, FORA presented the plan to receive approval of a completed base-wide HCP and 2081 permit in 2012, with the US Fish and Wildlife Service ("USFWS") and California Department of Fish and Game ("CDFG") issuing federal and state permits crucial to completion of the Base Reuse Plan. To this end, Chair/Supervisor Dave Potter, Executive Officer Michael A. Houlemard, Jr., Director of Planning and Finance (at that time) Steve Endsley, and Authority Counsel Jerry Bowden met in Sacramento with California Resources Secretary John Laird on January 24 to discuss outstanding issues.

One issue that had been discussed but not yet resolved is whether federal designation of the former Fort Ord lands in some manner might prove helpful to both BLM and FORA efforts to implement and receive budgetary support for the HCP when it is put into effect. To this end, FORA obtained information from BLM about the NLCS designations that might best fit BLM's former Fort Ord property. In February 2011, BLM made a presentation to the Board outlining the benefits and presenting examples of each designation.

On April 20, 2012, President Obama signed a declaration to designate Fort Ord a National Monument. Having the 14,650 acres permanently protected for hikers, mountain bikers, equestrian riders and outdoor enthusiasts will be a valuable asset to visitors and residents alike for generations to come and will serve as a prime example of how conservation can enhance economic development. For the 1.5 million soldiers who have come through Fort Ord, this designation will forever preserve the landscape that they trained on.

President Obama first used the Antiquities Act in November 2011 to designate the Fort Monroe National Monument, a former Army post integral to the history of slavery, the Civil War, and the U.S. military. First exercised by President Theodore Roosevelt in 1906 to designate Devils Tower National Monument in Wyoming, the authority of the Antiquities Act has been used by



16 presidents since 1906 to protect unique natural and historic features in America, such as the Grand Canyon, the Statue of Liberty, Colorado's Canyons of the Ancients, and the Papahānaumokuākea marine protected area of the Northwestern Hawaiian Islands.

This designation has received strong national support from President Obama, Secretary Salazar and Congressman Sam Farr. Secretary Salazar and Bureau of Land Management Director Bob Abbey are scheduled to return on May 19, 2012 to have a more formal community celebration of this important White House designation of the Fort Ord National Monument. The Fort Ord National Monument will be managed by the Department of the Interior's Bureau of Land Management (BLM).

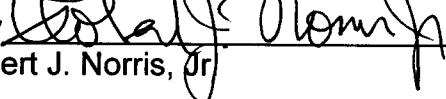
**FISCAL IMPACT:**

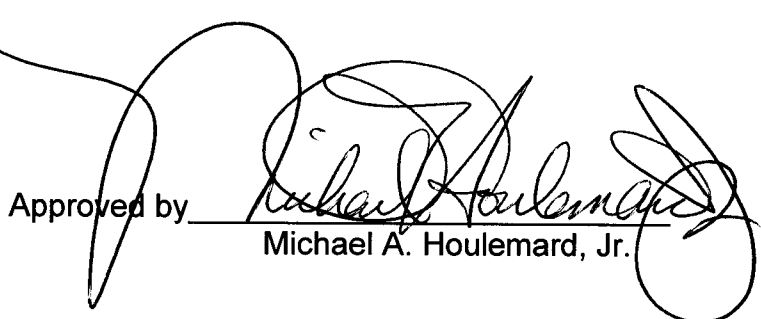
Reviewed by FORA Controller 

Staff time related to this item is included in FORA's annual budget.

**COORDINATION:**

BLM, Congressman Sam Farr's Office, Conservation Lands Foundation, former Fort Ord trail and recreation advocates, Monterey County Business Council, Executive Committee, and Administrative Committee.

Prepared by   
Robert J. Norris, Jr.

Approved by   
Michael A. Houlemard, Jr.

# FORT ORD REUSE AUTHORITY

## Resolution of Appreciation

Item 7a  
FORA Board Meeting, 5/11/2012

### President Dianne F. Harrison, PhD.

**IT IS HEREBY RESOLVED** by the Fort Ord Reuse Authority Board of Directors that:

**WHEREAS**, Dr. Dianne Harrison was appointed by the Trustees of the California State University to the post of President for the Monterey Bay (CSUMB) campus in 2006, becoming a member of the Fort Ord Reuse Authority Board that year; and

**WHEREAS**, Dr. Harrison, as CSUMB President served with intellectual distinction, extraordinary leadership, and commendable community sensitivity for seven crucial years in the development of the campus programs and academic excellence; and

**WHEREAS**, during Dr. Harrison's tenure as CSUMB President, CSUMB was noted for student growth, new campus physical improvements, strengthened regional collaborations, and resolution of past town/gown communications gaps; and

**WHEREAS**, Dr. Harrison has actively engaged and supported Monterey Bay Region educational/community/military partnerships as an advocate for higher educational collaboration and research/business partnerships as the program core of former Fort Ord reuse; and

**WHEREAS**, the Fort Ord Reuse Authority has benefited immensely from Dr. Harrison's reserved and demure style, participating in a silent quiet manner; and

**WHEREAS**, Dr. Harrison has consistently participated in suggesting regional solutions to the educational, political, socio-economic, and environmental issues facing the Monterey Bay community; and

**NOW, THEREFORE, BE IT RESOLVED** for all reasons described above, but not limited thereto, the Fort Ord Reuse Authority Board of Directors hereby expresses its sincere commendation to President Dianne Harrison;

**BE IT FUTHER RESOLVED**, on behalf of the entire Fort Ord Reuse Authority family the Board of Directors extends its gracious appreciation and deepest gratitude to Dr. Dianne Harrison for her leadership of the CSUMB campus and exemplary service to the Monterey Bay Region.

**PASSED AND ADOPTED** by the Fort Ord Reuse Authority Board of Directors this 13th day of April, 2012.

May 11, 2012

\_\_\_\_\_  
Supervisor Dave Potter, Chair

\_\_\_\_\_  
Date

Resolution 12-04

# FORT ORD REUSE AUTHORITY BOARD REPORT

## NEW BUSINESS

**Subject:** FY 12-13 Capital Improvement Program Review

**Meeting Date:** May 11, 2012

**Agenda Number:** 7b

**INFORMATION**

### RECOMMENDATION:

Receive a report on the FY 12-13 Capital Improvement Program ("CIP") reprogramming effort.

### BACKGROUND:

As an annual exercise, Fort Ord Reuse Authority ("FORA") staff works with the FORA CIP and Administrative Committees to update development forecasts and reprogram CIP budgets and projects. This process typically begins late in the calendar year with FORA staff requesting development forecast updates from the land use jurisdictions. Once received, the updates are used to forecast development fee and land sales revenue expected annually through FY 21-22. Updating the revenue projections additionally requires that annual CIP expenditures be modified to fit within the funding anticipated each year. CIP expenditures include transportation and transit projects, water augmentation, habitat management, fire-fighting enhancement, property, caretaker and contingency costs (all funded predominantly through developer fees), and building removal (funded by land sales revenue).

### DISCUSSION:

FORA staff requested updates to FY 11-12 development forecasts at Administrative and/or joint Administrative and CIP Committee meetings in February, March, and April, the forecasts were all received and confirmed in May. Staff will use the information to reprogram the CIP budgets and projects as described above in an effort to present a draft FY 12-13 CIP to the Administrative Committee in May for recommendation to the Board in June.

### FISCAL IMPACT:

Reviewed by FORA Controller 

Staff time for this item is included in the approved FY 11-12 budget.

### COORDINATION:

Administrative Committee, CIP Committee and land use jurisdiction staff

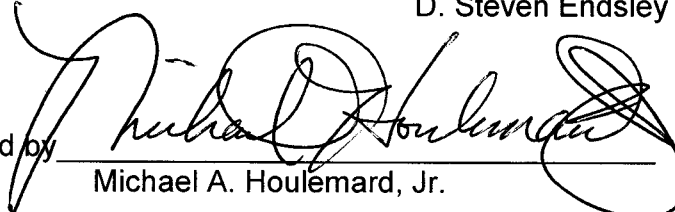
Prepared by

  
Crissy Maras

Reviewed by

  
D. Steven Endsley

Approved by

  
Michael A. Houlemard, Jr.

<b>FORT ORD REUSE AUTHORITY BOARD REPORT</b>	
<b>NEW BUSINESS</b>	
<b>Subject:</b>	FORA FY 12-13 Preliminary Budget (Action in June)
<b>Meeting Date:</b>	May 11, 2012
<b>Agenda Number:</b>	7c
	<b>INFORMATION</b>

**RECOMMENDATION:**

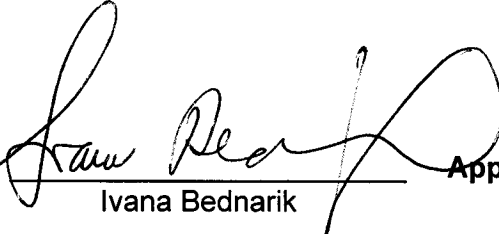
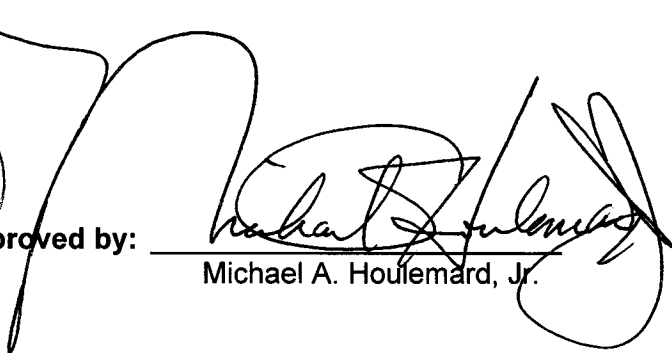
Receive this informational report regarding the Fort Ord Reuse Authority (FORA) Fiscal Year 2013 (FY 12-13) preliminary budget.

**BACKGROUND/DISCUSSION:**

The preliminary budget is presented to the Board at its June meeting, anticipating adoption before the beginning of the upcoming fiscal year. The FY 12-13 budget will be offered for consideration at the June 8 Board meeting, after being reviewed for recommendation by the FORA Finance and Executive Committees during budget meetings. The Finance Committee has held two budget meetings (please refer to item 8c, Finance Committee report) and the Executive Committee will review the budget on May 30. There are some revenue items that remain unclear as of this writing, such as property tax (former tax increment) as it is still undetermined whether and how much FORA will receive; it is also still speculative how the housing market will impact the forecast of development fee payments in the coming year for projects already entitled or if projects will move forward.

**FISCAL IMPACT:**

It is expected that the FY 12-13 budget will balance.

Prepared by:  Ivana Bednarik      Approved by:  Michael A. Houlemard, Jr.

# FORT ORD REUSE AUTHORITY BOARD REPORT

## EXECUTIVE OFFICER'S REPORT

**Subject:** Outstanding Receivables

**Meeting Date:** May 11, 2012

**Agenda Number:** 8a

**INFORMATION**

**RECOMMENDATIONS:**

Receive a Fort Ord Reuse Authority (FORA) outstanding receivables update as of April 30, 2012.

**BACKGROUND/DISCUSSION:**

FORA has several significant outstanding receivables. The Late Fee policy adopted by the FORA Board requires receivables older than 90 days be reported to the Board.

	Item Description	Amount Owed	Amount Paid	Amount Outstanding
<b>City of Del Rey Oaks</b>	PLL Loan Payment 09-10	182,874	-	182,874
	PLL Loan Payment 10-11	256,023	-	256,023
	PLL Loan Payment 11-12	256,023	-	256,023
	<i>DRO Total</i>			<b>694,920</b>
<b>City of Marina</b>	Tax Increment 08-09	108,862	108,862	-
	Tax Increment 07-08	111,246	55,623	55,623
	Preston Park Excess Revenue	230,000	230,000	-
	<i>Marina Total</i>			<b>55,623</b>
<b>City of Seaside</b>	Tax Increment 03-10	358,830	270,000	<b>88,830</b>
<b>Total Outstanding Receivables</b>				<b>\$ 839,373</b>

1. **City of Del Rey Oaks (DRO)**

- **PLL insurance annual payments:** In 2009, DRO cancelled agreement with its project developer who previously made the PLL loan payments. The FORA Board approved a payment plan for DRO and the interim use of FORA funds to pay the premium until DRO finds a new developer (who will be required by the City to bring the PLL Insurance coverage current). DRO agreed to make interest payments on the balance owed until this obligation is repaid, and they are current.

Payment status: First Vice Chair Mayor Edelen informed both the Board and Executive Committee that DRO anticipates making a substantial payment against this obligation in this FY.

2. **City of Marina (Marina)**

- **Tax increment:** In the fall of 2010, as directed by the FORA Board during the Capital Improvement Program review, FORA conducted an audit of tax increment revenue that FORA collects from Seaside, Marina and County of Monterey. The results indicated that FORA was owed property TI payments from Seaside and Marina. Both cities acknowledged the debt.

Marina retained a portion of FORA's tax increment in FY 07-08 and FY 08-09. At the July 2011 meeting, FORA Board approved an MOA with Marina for a phased (2 payments) repayment of the FY 08-09 tax increment obligation and this underpayment has been paid off in November 2011.

Regarding the FY 07-08 underpayment, after lengthy communications between FORA and Marina, the City Council and the FORA Board approved an MOA for repayment of this obligation. The MOA for a phased repayment (2 payments) was executed in January 2012.

Payment status: Marina paid the first installment on time; the second (last) installment is due June 30, 2012.

3. **City of Seaside (Seaside)**

- **Tax increment:** Please see paragraph 2 above regarding Seaside tax increment underpayment. At the February 2011 meeting, the FORA Board approved an MOA with Seaside for a phased (4 payments) repayment of this obligation.

Payment status: Seaside paid the first three installments on time. The last installment payment is due June 30, 2012.


**FISCAL IMPACT:**

FORA must expend resources or borrow funds until these receivables are collected. The majority of FORA revenues come from member/jurisdiction/agencies and developers. FORA's ability to conduct business and finance its capital obligations depends on a timely collection of these revenues.

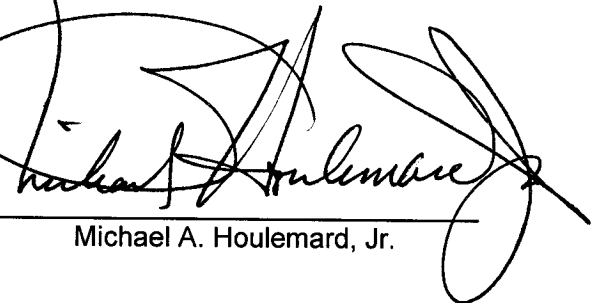
**COORDINATION:**

Finance Committee, Executive Committee

Prepared by

  
Ivana Bednarik

Approved by

  
Michael A. Houlemard, Jr.

# FORT ORD REUSE AUTHORITY BOARD REPORT

## EXECUTIVE OFFICER'S REPORT

**Subject:** Administrative Committee Report

**Meeting Date:** May 11, 2012

**Agenda Number:** 8b

**INFORMATION**

### RECOMMENDATION:

Receive a report from the Administrative Committee (AC).

### BACKGROUND/DISCUSSION:

The approved minutes from the April 4, 2012 and April 18, 2012 Administrative Committee meetings (**Attachments A and B**) are attached for your review.

### FISCAL IMPACT:

Reviewed by the FORA Controller 

Staff time for the Administrative Committee is included in the approved FY 11-12 budget.

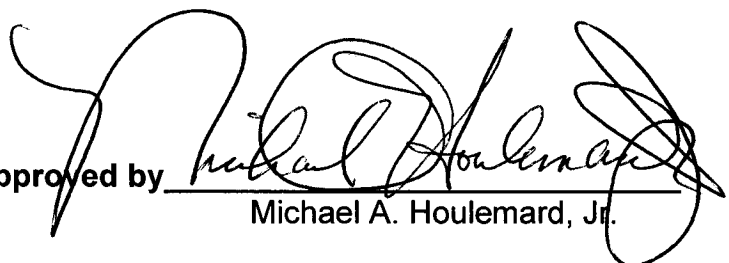
### COORDINATION:

Administrative Committee

Prepared by

  
Lena Spjiman

Approved by

  
Michael A. Houlemard, Jr.



# Fort Ord Reuse Authority

920 2<sup>nd</sup> Avenue, Suite A, Marina, CA 93933  
Phone: (831) 883-3672 • Fax: (831) 883-3675 • www.fora.org

Attachment A to Item 8b  
FORA Board Meeting, 5/11/2012

## ADMINISTRATIVE COMMITTEE MEETING

8:15 A.M. WEDNESDAY, APRIL 4, 2012

910 2<sup>nd</sup> Avenue, Marina CA 93933 (on the former Fort Ord)

### MINUTES

#### 1. CALL TO ORDER

Administrative Committee Chair Daniel Dawson called the meeting to order at 8:15 a.m. noting a quorum of voting members. The following people, as indicated by signatures on the roll sheet, were present:

Daniel Dawson, City of Del Rey Oaks\*  
Diana Ingersoll, City of Seaside\*  
Elizabeth Caraker, City of Monterey\*  
Nick Nichols, County of Monterey\*  
Doug Yount, City of Marina\*  
Rob Robinson, BRAC  
Tim O'Halloran, City of Seaside  
Kathleen Lee, Supervisor Potter's Office  
Pat Ward, Bestor Engineers, Inc.  
Greg Nakanishi, CCVC  
Carl Holm, County of Monterey RMA  
Bob Rench, CSUMB  
Candace Ingram, Ingram Group  
Bob Schaffer, MCP  
Michael Groves, EMC Planning Group  
Vicki Nakamura, MPC

Anya Spear, CSUMB  
Debby Platt, City of Marina  
Beth Palmer, Monterey Downs  
Carl Niizawa, MCWD  
Kristin Hoschouer, TAMC  
Graham Bice, UCSC

Michael Houlemard, FORA  
Steve Endsley, FORA  
Jim Arnold, FORA  
Crissy Maras, FORA  
Darren McBain, FORA  
Jonathan Garcia, FORA  
Robert Norris, FORA  
Lena Spilman, FORA

\* Voting Members

#### 2. PLEDGE OF ALLEGIANCE

Graham Bice led the Pledge of Allegiance.

#### 3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Chair Dawson congratulated Executive Officer Michael Houlemard on being the recipient of the Monterey Peninsula Chamber of Commerce Ruth Vreeland Public Official of the Year Award. Mr. Houlemard expressed his appreciation for the award and his respect for its namesake Ruth Vreeland.

#### 4. PUBLIC COMMENT PERIOD

No comments were received.



## **5. APPROVAL OF MARCH 14, 2012 MEETING MINUTES**

**MOTION:** Tim O'Halloran moved, seconded by Graham Bice, and the motion passed unanimously to approve the minutes as written.

## **6. APRIL 13, 2012 FORA BOARD MEETING REVIEW**

The Committee reviewed the April 13, 2012 Board agenda. Mr. Houlemard provided an overview of the Base Reuse Plan Reassessment process. Senior Planner Jonathan Garcia explained that several community groups had requested the reassessment incorporate components that were not included in the original reassessment plan. For that reason, staff planned to return the following month to request an additional add on amount to the previously authorized \$250,000 consultant contract. Mr. Houlemard summarized AB 1842 and announced that the Assembly Veteran Affairs Committee were scheduled to consider the bill on April 24, 2012. He stated that the updated appraisal of Preston Park had come in higher than the previous appraisal and noted that a summary of the appraisal would be included in the Board packet. Mr. Bice explained that UCSC had been approached by a strawberry farmer interested in farming on the east campus. UCSC had been granted interim agricultural water use in the past and was now making a similar request. Mr. Houlemard added that the interim water use would not interfere with any development and would generate some revenue for the Marina Coast Water District. He discussed the upcoming Annual Legislative Mission.

## **7. OLD BUSINESS**

### **a. Capital Improvement Program (CIP) Development Forecasts**

Mr. Garcia explained that FORA had received a development forecast from UCSC, but was still waiting on several other jurisdictions. The CIP development forecasts would be available for review at the next meeting.

### **b. Habitat Conservation Plan (HCP) – Update**

Mr. Garcia announced that the draft HCP had been distributed to the various wildlife agencies and permittees on Friday, March 16, 2012. Staff had requested that all comments be received within the month. Mr. Houlemard also planned to address the item while in Washington D.C for the Annual FORA Legislative Mission.

### **c. Base Reuse Plan (BRP) Reassessment – Consultant Selection Update**

Michael Groves, EMC Planning Group, reviewed the consultant kick-off presentation that EMC planned to make at the April 13, 2012 Board meeting. He briefly discussed EMC's community involvement strategy and answered questions from the Committee regarding the reassessment process.

### **d. California Redevelopment Wind Down – Update and Discussion of Assembly Hearing**

#### **i. Update and Discussion of Assembly Hearing/Meeting**

Mr. Houlemard stated he had attended a meeting organized by the Speaker of the California State Assembly to discuss the creation of real property and financial provisions for military base communities. The meeting was attended by various legislators, senior legislative staff members, and representatives from other Redevelopment Agencies across the state.

ii. **RDA Property and Tax Increment Issues**

Assistant Executive Officer Steve Endsley provided an overview of the topic and discussed the impact of redevelopment wind down on property agreements between different agencies.

e. **Proposed Veterans Cemetery Legislation – AB 1842**

Mr. Houlemard indicated that the item had already been addressed and required no further discussion.

8. **NEW BUSINESS**

None.

9. **ADJOURNMENT**

Chair Dawson adjourned the meeting at 9:25 a.m.

Minutes Prepared by Lena Spilman, Deputy Clerk

Approved by:

---

Michael A. Houlemard, Jr., Executive Officer

APPROVED



# Fort Ord Reuse Authority

920 2<sup>nd</sup> Avenue, Suite A, Marina, CA 93933

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Attachment B to Item 8b  
FORA Board Meeting, 5/11/2012

## ADMINISTRATIVE COMMITTEE MEETING

8:15 A.M. WEDNESDAY, APRIL 18, 2012

910 2<sup>nd</sup> Avenue, Marina CA 93933 (on the former Fort Ord)

### MINUTES

#### 1. CALL TO ORDER

Administrative Committee Chair Daniel Dawson called the meeting to order at 8:15 a.m. noting a quorum of voting members. The following people, as indicated by signatures on the roll sheet, were present:

Daniel Dawson, City of Del Rey Oaks\*  
Elizabeth Caraker, City of Monterey\*  
Carl Holm, County of Monterey\*  
Doug Yount, City of Marina\*  
John Dunn, City of Seaside\*  
Diana Ingersoll, City of Seaside  
Nick Nichols, County of Monterey  
Greg Nakanishi, CCVC  
Pat Ward, Bestor Engineers, Inc.  
Paul Greenway, County of Monterey DPW  
Rob Robinson, BRAC  
Bob Schaffer, MCP  
Bob Rench, CSUMB  
Graham Bice, UCSC

Patrick Breen, MCWD  
Carl Niizawa, MCWD  
Vicki Nakamura, MPC  
Anya Spear, CSUMB  
Beth Palmer, Monterey Downs  
Ron Sissem, EMC Planning Group

Michael Houlemard, FORA  
Steve Endsley, FORA  
Jim Arnold, FORA  
Crissy Maras, FORA  
Jonathan Garcia, FORA  
Robert Norris, FORA  
Lena Spilman, FORA

\* Voting Members

#### 2. PLEDGE OF ALLEGIANCE

Diana Ingersoll led the Pledge of Allegiance.

#### 3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Ms. Ingersoll introduced the City of Seaside's newly appointed Interim City Manager John Dunn.

#### 4. PUBLIC COMMENT PERIOD

No comments were received.

#### 5. APPROVAL OF APRIL 4, 2012 MEETING MINUTES

**MOTION:** Carl Holm moved, seconded by Diana Ingersoll, and the motion passed unanimously to approve the minutes as written.

**6. FOLLOW-UP FROM APRIL 13, 2012 BOARD MEETING**

The Committee reviewed the items discussed at the April 13, 2012 Board meeting. Senior Planner Jonathan Garcia stated that staff received a great deal of public input in response to the Base Reuse Plan Reassessment consultant kick-off presentation. He noted that staff was currently working on a supplemental Scope of Work document for a preliminary review by the Administrative Committee. Ron Sisssem, EMC Planning Group, stated that they were working to incorporate input received from the public regarding the number of community workshops planned for the reassessment process.

**7. OLD BUSINESS**

**a. Habitat Conservation Plan (HCP) Update**

Mr. Garcia stated that the review period for the draft HCP was ongoing. Wildlife agencies currently had less than 90 days remaining in which to review the document. He provided an overview of Senate Bill 1094, relating to HCP endowments. He explained that the bill was working its way through the State Senate legislative process.

**b. California Redevelopment Wind Down**

**i. Update and Discussion of "Base Reuse Zones"**

Assistant Executive Officer Steve Endsley discussed the upcoming trip to Sacramento, during which senior staff would attend legislative hearings for both Assembly Bill 1842 (Central Coast Veterans Cemetery – Endowment Fund) and Assembly Bill 1644 (California Military Base Reuse and Preservation Act).

Doug Yount asked that FORA staff keep the Committee apprised on the status of legislation affecting FORA.

**ii. RDA Property Issues**

The Committee briefly discussed Authority Counsel's memo on the subject.

**iii. Tax Increment**

The Committee discussed ongoing RDA property and tax increment issues.

**MOTION: Diana Ingersoll moved, seconded by Doug Yount, and the motion passed to agendize a review of the history of FORA tax increment funding dedication and a discussion of future allocation.**

**8. NEW BUSINESS**

None.

**9. ADJOURNMENT**

Chair Dawson adjourned the meeting at 8:50 a.m.

Minutes Prepared by Lena Spilman, Deputy Clerk

Approved by:

---

Michael A. Houlemard, Jr., Executive Officer

# FORT ORD REUSE AUTHORITY BOARD REPORT

## EXECUTIVE OFFICER'S REPORT

**Subject:** Finance Committee

**Meeting Date:** May 11, 2012

**Agenda Number:** 8c

**INFORMATION**

### RECOMMENDATION):

Receive a report from the Finance Committee (FC) meetings.

### BACKGROUND/DISCUSSION:

The FC met on March 28 and May 2, 2012 to discuss the preliminary FY 12-13 budget and other items. On March 28, FC members reviewed the budget format and preliminary revenue/expenditure projections for the upcoming FY and requested additional information. On May 2, the FC discussed the budget in more detail, agreed on several revenue and expenditure adjustments and unanimously decided to recommend Executive Committee and FORA Board adoption of the preliminary FY 12-13 with the noted adjustments. The FC further decided to request staff to prepare longer term funding projections during the mid-year budget review when several items such as FORA extension and property tax increment are determined. Please refer to the attached March 28 minutes for more details. The May 2 minutes will be presented to the Board in June.

### FISCAL IMPACT:

Reviewed by FORA Controller 

Staff time for this item is included in the approved FY 11-12 budget.

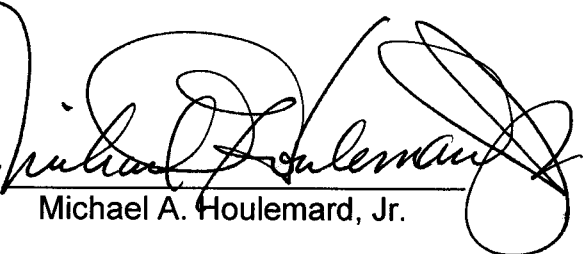
### COORDINATION:

Finance Committee

Prepared by

  
Ivana Bednarik

Approved by

  
Michael A. Houlemard, Jr.



## Fort Ord Reuse Authority

920 2<sup>nd</sup> Avenue, Suite A, Marina, CA 93933  
Phone: (831) 883-3672 • Fax: (831) 883-3675 • www.fora.org

### Finance Committee Meeting

Wednesday, March 28, 2012 at 2:00 pm

#### ACTION MINUTES

Present: Chair Sue McCloud, Members: Bill Kampe, Graham Bice, Hunter Harvath, Ian Oglesby  
Staff: Ivana Bednarik, Michael A. Houlemard, Jr., Steve Endsley, Robert Norris, Marcela Fridrich  
Guests: Brian C. Boudreau and Beth R. Palmer (Monterey Downs); Bob Schaffer (Marina Community Partners)  
Absent: Jim Ford (excused)

### AGENDA

The Finance Committee (FC) discussed the following agenda items:

- Roll Call  
A quorum was achieved at 2:10 PM.
- Acknowledgments, Correspondence, and Announcements  
Executive Officer Michael Houlemard extended appreciation on behalf of all of the staff to Chair McCloud for her outstanding 9 years of service as Chair of the FC. He noted staff appreciation for her knowledge and sense of detail. Ivana Bednarik concurred and reminded that Sue McCloud served as FC Chair since 2005 and on the committee since 2003.
- February 1, 2012 Minutes  
Approved (Motion Kampe; Second Bice, passed 5:0).
- On Line Banking Services  
At its December 14, 2011 FC meeting members reviewed and approved using electronic bill payment procedure. Since December, accounting staff implemented the new bill pay procedure. After the initial evaluation period, Ivana Bednarik recommended including additional payees to the authorized list. With ongoing payee/vendor changes, rather than asking FC members for authorization each time, staff recommended that the Executive Office and/or Controller approve extending on-line paying to new routine payees/vendors per original FC authorization. Member Oglesby asked for quarterly updates of payees/vendors list. Approved (Motion Bice; Second Oglesby, passed 5:0).
- FY 12-13 Preliminary Budget  
FC members received draft FY 12-13 Preliminary Budget charts prepared by Ivana Bednarik prior to the meeting. Michael Houlemard summarized anticipated revenues and expenditures for the upcoming FY. Ivana Bednarik explained that since FC is meeting early this year, there are placeholders for certain revenue items such as: developer fees, land sale proceeds and tax increment which should be clearer by the next meeting. Member Oglesby asked staff to provide FC members with two year budget projection. Member Harvath agreed and suggested that with the FORA sunset uncertainty he would like to see two year budget scenario showing projections including FORA sunset expenditures (Plan A) and the second scenario where FORA life is extended beyond two year period (Plan B). Members reviewed the itemized expenditures table. Robert Norris updated FC members about the FORA community information center. With the final equipment acquisition and software installation the center will be ready for public in April. Chair McCloud suggested Robert Norris contact the City of Carmel library staff to seek info regarding so called kiosk system of information. Member Oglesby asked about televised meetings expense category. FORA Board already authorized staff to televise selected Board meetings. Steve Endsley replied that it is staff intention to use this opportunity and televise the Base Reuse Plan Reassessment kick off presentation scheduled for April 13, 2012. Reflecting on increasing litigation FC members suggested revisiting the legal fee category to make sure that item is adequately funded. Steve Endsley informed members about the status of base reuse plan reassessment and the need to look at the budget again when the FY 12-13 budget is approved. FORA staff is in the process of negotiating contract terms with EMC. The preliminary budget discussions will continue to the next FC meeting.
- Next Meeting Date  
The next FC meeting was scheduled for April 25, 2012 and subsequently re-scheduled for May 2, 2012 at 2:00 pm.
- Adjournment  
Meeting adjourned at 3:30 pm.

Minutes prepared by Marcela Fridrich, Accounting Officer.

## FORT ORD REUSE AUTHORITY BOARD REPORT

### EXECUTIVE OFFICER'S REPORT

**Subject:** Legislative Committee Report

**Meeting Date:** May 11, 2012

**Agenda Number:** 8d

**INFORMATION/ACTION**

#### RECOMMENDATION:

- i. Review attached Legislative Committee minutes.
- ii. SB 1094 and AB 1827 - Consider support and inclusion in the FORA legislative agenda.

#### BACKGROUND/DISCUSSION:

The approved Legislative Committee minutes from the March 19, 2012 meeting (**Attachment A**) and the unapproved draft minutes from the April 30, 2012 meeting (**Attachment B**) are attached for your review.

Also attached for your review is the most recent version of the FORA 2012 Bill Track (**Attachment C**), which provides a summary of all current state legislation affecting FORA. This document was prepared by JEA & Associates and reviewed by the Legislative Committee at their April 30, 2012 meeting. At that meeting, the Legislative Committee unanimously approved support for SB 1094 and AB 1827 and recommended Board action to add the bills to the current legislative agenda. Facts sheets for SB 1094 and AB 1827 are attached (**Attachments D and E**).

#### FISCAL IMPACT:


Reviewed by the FORA Controller 

Staff time for the Legislative Committee is included in the approved FY 11-12 budget.

#### COORDINATION:

Legislative Committee

Prepared by

  
Lena Spilman

Approved by

  
Michael A. Houlemard, Jr.



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## LEGISLATIVE COMMITTEE MEETING

Monday, March 19, 2012 - 3:00 p.m.

FORA Conference Room  
920 2<sup>nd</sup> Street, Ste. A \* Marina, CA

Attachment A to Item 8d  
FORA Board Meeting, 5/11/2012

### Minutes

#### 1. CALL TO ORDER

Mayor Edelen called the meeting to order at 3:05 p.m., noting a quorum present.

#### ROLL CALL

The following members, and others, were present:

##### Members Present:

Supervisor Potter, County of Monterey 3:10 p.m.  
Mayor Edelen, City of Del Rey Oaks  
Mayor Pendergrass, City of Sand City  
Mayor Bachofner, City of Seaside  
Mayor-ProTem O'Connell, City of Marina

##### FORA Staff:

Michael Houlemard (via phone)  
Steve Endsley  
Robert Norris  
Lena Spilman

##### Others Present:

John Arriaga, JEA & Associates (via phone)  
Cristal Clark, 15<sup>th</sup> State Senate District  
Justin Wellner, CSUMB  
Nicole Charles, 27<sup>th</sup> State Assembly  
District

Rochelle Dornatt (via phone), 17<sup>th</sup>  
Congressional District  
Nick Chiulos, County of Monterey  
Christina Watson, TAMC

#### 2. PUBLIC COMMENT

No comments were received.

#### 3. APPROVAL OF THE OCTOBER 31, 2011 MEETING MINUTES

Mayor Pendergrass moved, seconded by Mayor Pro-Tem O'Connell, and the motion passed unanimously to approve the minutes as written.

#### 4. REPORTS FROM THE LEGISLATIVE OFFICES

##### a. 17<sup>th</sup> U.S. Congressional District

Rochelle Dornatt provided a report regarding the status of the proposed Veteran's Cemetery and Clinic and Base Realignment and Closure (BRAC).

##### b. 15<sup>th</sup> State Senate District

Cristal Clark provided a State Budget update and a brief description of bills introduced by Senator Blakeslee's for the 2012 State Legislative Session.

##### c. 27<sup>th</sup> State Assembly

Nicole Charles provided a brief overview of the bills introduced by Assemblymember Monning for the 2012 State Legislative Session, focusing primarily on AB 1614 and AB 1842, relating to a Veteran's Cemetery on the former Fort Ord and the extension of FORA. She noted that Assemblymember Monning had added an amendment to AB



1614, providing for the creation of a FORA dissolution plan. She announced that the Committee on Local Government would hear AB 1614 on March 21, 2012.

## **5. OLD BUSINESS**

### **a. Report from JEA & Associates**

- i. Bureau of Land Management**
- ii. Veteran's Cemetery – AB 1842**
- iii. FORA Extension – AB 1614**

John Arriaga stated that items i-iii had already been discussed and that he had no further comments regarding those items.

### **iv. Military Base Reuse Recovery Zones**

Michael Houlemard announced that he had attended a meeting that day organized by Assembly Speaker Pérez, in which members of the California Military Base Reuse Coalition and state legislators participated in a discussion regarding redevelopment wind down alternatives for military communities. He reported a positive reception from Assembly leadership.

### **b. Report from JEA and Associates**

#### **i. State Budget**

Mr. Arriaga stated the item had been previously addressed by Ms. Clark, and that most were waiting on the release of the May Budget revision.

#### **ii. Review of Other Proposed Legislation Affecting FORA**

Mr. Houlemard briefly reviewed the bills included in the JEA & Associates Bill Track document provided in the agenda packet. He noted that JEA & Associates had classified SB 1335 as a bill for which FORA should "consider support." The committee unanimously concurred with the classification.

#### **iii. Recommendations Regarding Legislative Support**

Mr. Arriaga stated that the Bill Track document detailed their proposed program for the year.

## **6. NEW BUSINESS**

### **a. FY 2012 FORA Legislative Session – May 11, 2012 or June 8, 2012**

Mr. Houlemard announced that FORA's Annual Legislative Session was tentatively scheduled for either May 11, 2012 or June 8, 2012. He stated that Deputy Clerk Lena Spilman would coordinate with legislative staff to determine availability.

### **b. April 15-18, 2012 Federal Legislative Mission: meetings and issues**

Mr. Houlemard stated that FORA's 2012 Annual Legislative Mission would focus on several key issues, including the ongoing effort for a National Landscape Conservation System designation for former Fort Ord habitat lands, support for the Habitat Conservation Plan, and coordination with the Transportation Agency of

Monterey County regarding their recent Transportation Investment Generating Economic Recovery (TIGER) Grant application with the U.S. Department of Transportation.

**7. ANNOUNCEMENTS/CORRESPONDENCE**

None

**8. ADJOURNMENT**

Chair Potter adjourned the meeting at 3:36 p.m.

Minutes taken and prepared by Lena Spilman, Deputy Clerk

Approved by:

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Michael A. Houlemard, Jr.

APPROVED



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## LEGISLATIVE COMMITTEE MEETING

Monday, April 30, 2012 - 1:00 p.m.  
FORA Conference Room  
920 2<sup>nd</sup> Street, Ste. A \* Marina, CA

Attachment B to Item 8d  
FORA Board Meeting, 5/11/2012

### Minutes

#### 1. CALL TO ORDER

Chair Potter called the meeting to order at 1:00 p.m., noting a quorum present.

#### ROLL CALL

The following members, and others, were present:

##### Members Present:

Supervisor Potter, County of Monterey  
Mayor Edelen, City of Del Rey Oaks  
Mayor Pendergrass, City of Sand City  
Mayor Bachofner, City of Seaside 1:06 p.m.  
Mayor-ProTem O'Connell, City of Marina

##### FORA Staff:

Michael Houlemard  
Steve Endsley  
Robert Norris  
Lena Spilman

##### Others Present:

John Arriaga, JEA & Associates (via phone)  
Robyn Boyer, JEA & Associates (via phone)  
Nicole Charles, 27<sup>th</sup> State Assembly  
District

Nick Chiulos, County of Monterey  
Annette D'Adamo, County of  
Monterey  
Justin Wellner, CSUMB

#### 2. PUBLIC COMMENT

No comments were received.

#### 3. APPROVAL OF THE MARCH 19, 2012 MEETING MINUTES

**MOTION:** Mayor Edelen moved, seconded by Mayor Pendergrass, and the motion passed unanimously to approve the minutes as written.

#### 4. REPORTS FROM THE LEGISLATIVE OFFICES

##### a. 17<sup>th</sup> U.S. Congressional District

Executive Officer Michael Houlemard announced that, although she was not able to participate, Rochelle Dornatt had submitted a written report. Mr. Houlemard distributed and discussed Ms. Dornatt's report. Chair Potter asked whether staff had received any information as to the date for the National Monument Designation Ceremony. Mr. Houlemard replied that while there had been some discussion of scheduling it for May 5, 2012, staff had not yet received confirmation. Justin Wellner stated that CSUMB was receiving inquiries regarding implications of the designation for the community and asked whether FORA planned to engage in any public outreach efforts. Mr. Houlemard stated that staff would prefer to hold the ceremony later in the month to allow time to organize such public information efforts.

##### b. 15<sup>th</sup> State Senate District

There were no representatives from the 15<sup>th</sup> State Senate District present.

**c. 27<sup>th</sup> State Assembly**

Nicole Charles provided a brief overview of the bills introduced by Assemblymember Monning for the 2012 State Legislative Session. She noted that they were currently awaiting the Governor's May revisions to the State Budget and would keep FORA informed.

**5. OLD BUSINESS**

**a. Executive Officer's Report on the 2012 Federal Legislative Mission**

Mr. Houlemard announced that FORA leadership had recently returned from the Annual Federal Legislative Mission to Washington, D.C., during which they attended meetings with Congressman Sam Farr and representatives from Senator Barbara Boxer's Office, the Bureau of Land Management, the Office of Economic Adjustment, the U.S. Army, the Association of Defense Communities, the Department of Veterans Affairs, and the Department of Housing and Urban Development. FORA had also coordinated with TAMC to participate in meetings regarding their TIGER grant application. Both Mr. Houlemard and Chair Potter described the trip as successful.

**b. FORA Legislative Agenda Items**

**i. Bureau of Land Management Designation**

Mr. Houlemard stated the item had already been discussed under item 4a.

**ii. Veteran's Cemetery – AB 1842**

Mr. Houlemard provided an overview of AB 1842, stating that it recently passed through the Assembly Veterans Affairs Committee with a unanimous vote. He remarked that it would like undergo some language adjustments.

**iii. FORA Extension – AB 1614**

Mr. Houlemard stated that AB 1614 had passed through both the Assembly Local Government Committee and the floor of the Assembly. It was likely to be heard by the Senate sometime in June. John Arriaga added that the bill would be initially heard by the Senate Governance and Finance Committee. Developers had raised some questions regarding the legislation and attempts to resolve those questions were ongoing. Mr. Houlemard informed the Committee that in response to one of the suggestions that surfaced during discussions of the bill, staff was recommending the Executive Committee consider the addition of a CSUMB representative to the Committee.

**iv. Military Base Reuse Recovery Zones**

Mr. Houlemard discussed AB 1585, AB 1644, AB 1827, AB 1828, and SB 1094, all of which related to military base reuse and recovery zones and mentioned that he had testified in support of AB 1827 and SB 1094 the week prior, based on previously established Board positions. Mr. Arriaga added that AB 1644 and 1528 did not appear to be moving forward. Chair Potter emphasized the need for advocacy on those bills which appeared to be gaining traction.

**c. Report from JEA and Associates**

**i. State Budget**

Robyn Boyer discussed the state budget, emphasizing that revenues were lower than expected, with current year income taxes \$2-3 billion below projections. She stated that the Governor was scheduled to release his budget revisions on May 11, 2012 and discussed a recent court ruling regarding the legality of withholding salaries from state legislators as penalty for failure to submit a balanced budget on time.

**ii. Review of Other Proposed Legislation Affecting FORA**

Mr. Arriaga stated that Mr. Houlemard had already discussed many of the bills on the updated bill track document.

**iii. Recommendations Regarding Legislative Support**

Mr. Arriaga noted that the updated bill track document recommended support for SB 1094 and AB 1827, positions that would require approval by the Legislative Committee and the Board.

**MOTION: Mayor Edelen moved, seconded by Mayor Pendergrass, and the motion passed unanimously to approve support for SB 1094 and AB 1827 and to recommend Board action to add the bills to the current legislative agenda.**

**d. FY 2012 FORA Legislative Session**

Deputy Clerk Lena Spilman explained that due to conflicting schedules and a busy legislative season, staff was encountering some difficulty in scheduling FORA's annual legislative session. It looked as though the session would need to take place at a special meeting sometime in June, although a specific date had not yet been determined.

**6. NEW BUSINESS**

None.

**7. ANNOUNCEMENTS/CORRESPONDENCE**

Mayor Edelen announced that he would be out of town from May 1-18, 2012 and would be unable to attend any FORA meetings during that time.

**8. ADJOURNMENT**

Chair Potter adjourned the meeting at 1:36 p.m.

Minutes taken and prepared by Lena Spilman, Deputy Clerk

Approved by:

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Michael A. Houlemard, Jr.

## FORA 2012 Bill Track, as of Thursday, April 26, 2012

### **AB 1555 (Norby R) Redevelopment: debt forgiveness agreements.**

**Introduced:** 1/26/2012

**Last Amend:** 3/6/2012

**Status:** 4/25/2012-From committee: Do pass and re-refer to Com. on L. GOV. (Ayes 4. Noes 2.) (April 25). Re-referred to Com. on L. GOV.

**Location:** 4/25/2012-A. L. GOV.

**Calendar:** 5/9/2012 1:30 p.m. - State Capitol, Room 447 ASSEMBLY LOCAL GOVERNMENT, SMYTH, Chair

**Summary:** Current law dissolved redevelopment agencies and community development agencies, as of February 1, 2012, and provides for the designation of successor agencies, as defined. Current law imposes various requirements on successor agencies and subjects successor agency actions to the review of oversight boards. Current law requires each oversight board to direct the successor agency to, among other things, cease performance in connection with and terminate all current agreements that do not qualify as enforceable obligations, as defined. This bill would, in directing the successor agency to take a specified action, prohibit the oversight board from requiring the successor agency to take any action that results in the forgiveness, wholly or partially, of a loan, advance, or indebtedness that is owed by a public body to the dissolved redevelopment agency. The bill would authorize the oversight board, consistent with a specified provision of law, to set aside any agreements relating to the forgiveness of indebtedness, loans, or advances owed by the dissolved redevelopment agency dating back to January 1, 2011.

**Position**

Watch

### **AB 1585 (John A. Pérez D) Redevelopment.**

**Introduced:** 2/2/2012

**Last Amend:** 3/21/2012

**Status:** 4/19/2012-Referred to Coms. on GOV. & F. and T. & H.

**Location:** 4/19/2012-S. G. & F.

**Summary:** Current law dissolved redevelopment agencies and community development agencies, as of February 1, 2012, and provides for the designation of successor agencies, as defined. Current law requires successor agencies to wind down the affairs of the dissolved redevelopment agencies and to, among other things, repay enforceable obligations, as defined, and to remit unencumbered balances of redevelopment agency funds, including housing funds, to the county auditor-controller for distribution to taxing entities. This bill would modify the scope of the term "enforceable obligation" and modify provisions relating to the transfer of housing funds and responsibilities associated with dissolved redevelopment agencies. The bill would provide that any amounts on deposit in the Low and Moderate Income Housing Fund of a dissolved redevelopment agency be transferred to specified entities. The bill would make conforming changes. This bill contains other related provisions and other current laws.

**Position**

Watch

### **AB 1614 (Monning D) Fort Ord Reuse Authority.**

**Introduced:** 2/8/2012

**Last Amend:** 3/12/2012

**Status:** 4/19/2012-Referred to Com. on GOV. & F.

**Location:** 4/19/2012-S. G. & F.

**Summary:** Current law, the Fort Ord Reuse Authority Act, establishes the Fort Ord Reuse Authority to prepare, adopt, finance, and implement a plan for the use and development of the territory previously occupied by the Fort Ord military base in Monterey County. The act provides that the authority is governed by a board consisting of members from specified cities and authorizes the board to acquire and dispose of current real property and facilities within the Fort Ord territory, to plan, finance, and construct new public capital facilities within that territory, to levy assessments, special taxes, or development fees, and to issue bonds. This bill would instead make the act inoperative when the board makes the above specified determination, or June 30, 2024, whichever occurs first, and would repeal the act on January 1, 2025. This bill would also require the board to submit and approve a transition plan to the Monterey County Local Agency Formation Commission, as specified. This bill contains other current laws.

**Position**

Support

### **AB 1644 (Carter D) California Military Base Reuse and Preservation Act of 2012.**

**Introduced:** 2/13/2012

**Last Amend:** 3/29/2012

**Status:** 4/9/2012-Re-referred to Com. on L. GOV.

**Location:** 4/9/2012-A. L. GOV.

**Summary:** The Military Base Reuse Authority Act authorizes cities and counties to establish an authority with specified powers and duties relating to the transition of a military base to civilian use; the Fort Ord Reuse Authority Act authorizes specified local agencies to establish the Fort Ord Reuse Authority; and current law designates the local redevelopment authority recognized by the Department of Defense as the single local reuse authority for other specified military bases. Current law requires that the board of a military base reuse authority prepare, adopt, review, revise, and maintain a reuse plan that provides for the future use and development of territory of the former military base. This bill would enact the California Military Base Reuse and Preservation Act of 2012. The bill would make several legislative findings and declarations relating to the granting of redevelopment powers to communities affected by federal military base closures . This bill contains other related provisions and other current laws.

**Position**

Watch

**AB 1827 (Bonilla D) Infrastructure financing districts.**

**Introduced:** 2/22/2012

**Last Amend:** 4/16/2012

**Status:** 4/25/2012-Action From L. GOV.: Do pass.To APPR..

**Location:** 4/25/2012-A. APPR.

**Summary:** Current law authorizes a city, county, or city and county to establish infrastructure financing districts , as defined, for the sole purpose of financing public facilities utilizing incremental property tax revenues , subject to adoption of a resolution by the legislative body and affected taxing entities proposed to be subject to division of taxes and 2/3 voter approval. Current law authorizes the legislative body to, by majority vote, initiate proceedings to issue bonds for the financing of district projects by adopting a resolution, subject to specified procedures and 2/3 voter approval . A district may not include a redevelopment project area and a redevelopment project area may not include any portion of a district. This bill would authorize a military base reuse authority to form an infrastructure financing district for purposes of financing public facilities and issuing bonds. The bill would further authorize infrastructure financing districts to finance homeless accommodations, as specified .

**Position**

Support

**AB 1828 (Bonilla D) Land use: Concord Naval Weapons Reuse Authority.**

**Introduced:** 2/22/2012

**Status:** 3/5/2012-Referred to Com. on L. GOV.

**Location:** 3/5/2012-A. L. GOV.

**Summary:** The Fort Ord Reuse Authority Act authorizes the County of Monterey and specified cities within that county to establish the Fort Ord Reuse Authority to, among other things, plan for, finance, and manage the transition of the property known as Fort Ord from military to civilian use. This bill would authorize Contra Costa County and the City of Concord to establish the Concord Naval Weapons Station Reuse Authority to plan for, finance, and manage the transition of the property formerly known as the Concord Naval Weapons Station from military to civilian use. This bill contains other related provisions.

**Position**

Watch

**AB 1842 (Monning D) California Central Coast State Veterans Cemetery: Endowment Fund.**

**Introduced:** 2/22/2012

**Last Amend:** 4/10/2012

**Status:** 4/25/2012-From committee: Do pass and re-refer to Com. on APPR. (Ayes 8. Noes 0.) (April 24). Re-referred to Com. on APPR.

**Location:** 4/25/2012-A. APPR.

**Summary:** Current law requires the Department of Veterans Affairs, in voluntary cooperation with specified local entities, to design, develop, and construct a state-owned and state-operated veterans cemetery located on the site of the former Fort Ord. Current law creates the California Central Coast State Veterans Cemetery at Fort Ord Endowment Fund (Endowment Fund) in the State Treasury, and requires moneys in the fund to be allocated, upon appropriation by the Legislature, to the department for the annual administrative and oversight costs of the veterans cemetery, as specified, and to generate funding through interest for the veterans cemetery. Current law provides that the Endowment Fund may consist of, among other things, donations from public and private entities and fees. This bill would authorize the department to enter into any financial agreement to receive cash advances in the Endowment Fund , provided that no encumbrances are made to the state and the agreement is reviewed and performed in consultation with the Department of Finance . This bill contains other related provisions and other current laws.

**Position**

**AB 2144 (John A. Pérez D) Local government: infrastructure and revitalization financing districts.**

**Introduced:** 2/23/2012

**Last Amend:** 4/16/2012

**Status:** 4/25/2012-Action From L. GOV.: Do pass.To APPR..

**Location:** 4/25/2012-A. APPR.

**Summary:** Current law authorizes the creation of infrastructure financing districts, as defined, for the sole purpose of financing public facilities, subject to adoption of a resolution by the legislative body and affected taxing entities proposed to be subject to division of taxes and 2/3 voter approval. Current law authorizes the legislative body to, by majority vote, initiate proceedings to issue bonds for the financing of district projects by adopting a resolution, subject to specified procedures and 2/3 voter approval. Current law requires an infrastructure financing plan to include the date on which an infrastructure financing district will cease to exist, which may not be more than 30 years from the date on which the ordinance forming the district is adopted. Current law prohibits a district from including any portion of a redevelopment project area. Current law, the Polanco Redevelopment Act, authorizes a redevelopment agency to take any action that the agency determines is necessary and consistent with state and federal laws to remedy or remove a release of hazardous substances on, under, or from property within a project area, whether the agency owns that property or not, subject to specified conditions. This bill would authorize the creation of an infrastructure and revitalization financing district and the issuance of debt with 55% voter approval. The bill would authorize the creation of a district for up to 40 years and the issuance of debt with a final maturity date of up to 30 years. The bill would delete the prohibition on a district including any portion of a redevelopment project area, and authorize a district to finance projects in redevelopment project areas and former redevelopment project areas and former military bases. The bill would authorize a city to form a district to finance a project or projects on a former military base, if specified conditions are met. The bill would provide that the issuance of debt by such a district on land of a former military base that is publicly owned is not subject to voter approval. This bill contains other related provisions.

**Position**

Watch

**SB 949 (Vargas D) Cities: community benefit districts.**

**Introduced:** 1/4/2012

**Status:** 4/12/2012-Set, second hearing. Hearing canceled at the request of author.

**Location:** 2/2/2012-S. G. & F.

**Summary:** Current law authorizes cities and counties to establish various districts and other entities to provide improvements and other benefits within their jurisdiction. Current law, the Property and Business Improvement District Law of 1994, authorizes cities and counties, and joint exercise of powers agencies comprised of cities and counties, to establish property and business improvement districts for the purpose of financing certain improvements on real property located within the district. This bill would authorize a local agency to form a community benefit district by complying with specified procedures and requirements, to be operated by a nonprofit management company, and to levy an assessment for the support of the district.

**Position**

Watch

**SB 986 (Dutton R) Redevelopment: bond proceeds.**

**Introduced:** 1/31/2012

**Last Amend:** 4/24/2012

**Status:** 4/24/2012-Read second time and amended. Re-referred to Com. on APPR.

**Location:** 4/24/2012-S. APPR.

**Summary:** Current law dissolved redevelopment agencies and community development agencies, as of February 1, 2012, and provides for the designation of successor agencies, as defined. Current law requires that successor entities perform certain duties, including, among others, remitting unencumbered funds of that agency to the county auditor-controller, and overseeing the use of bond proceeds. Current law requires each successor agency to have an oversight board that is composed of 7 members who meet certain qualifications. Current law requires the oversight board to approve certain actions of the successor agency. This bill would require that unencumbered balances of funds that are derived from tax exempt bond proceeds be used in accordance with the requirements of this bill. This bill would also require that the proceeds of bonds issued by a former redevelopment agency on or before December 31, 2010, be used by the successor agency for the purposes for which the bonds were sold pursuant to an enforceable obligation, as defined, that was entered into either by the former redevelopment agency prior to its dissolution, or is entered into by the successor agency by December 31, 2014. This bill would also provide that if the bond proceeds are not subject to an enforceable obligation, or if the purpose for which the bonds were sold can no longer be achieved, then the bond proceeds shall be used to defease the bonds or to purchase outstanding bonds on the open market for cancellation. This bill contains other related provisions.

**Position**



Watch

**SB 1094 (Kehoe D) Land use: mitigation lands: nonprofit organizations.**

**Introduced:** 2/16/2012

**Last Amend:** 4/19/2012

**Status:** 4/25/2012-Do pass, but re-refer to the Committee on Appropriations.

**Location:** 4/25/2012-S. APPR.

**Summary:** The Planning and Zoning Law provides that if a state or local agency requires a person to transfer to that agency an interest in real property to mitigate the environmental impact of a project or facility, that agency may authorize specified entities to hold title to, and manage that interest in, real property, as well as any accompanying funds, provided those entities meet specified requirements. Current law requires that if accompanying funds, as defined, are conveyed at the time the property is protected, then the holder of those accompanying funds must meet specified requirements. Current law requires a state or local agency to exercise due diligence in reviewing the qualifications of a special district or nonprofit organization to effectively manage and steward land, water, or natural resources, as well as the accompanying funds. This bill would use the term "endowment" instead of "accompanying funds." This bill would authorize an agency, in connection with the provisions described above, to also permit a governmental entity to hold title to, and manage that interest in, real property, as well as any endowment. This bill would remove the requirement that a state or local agency exercise due diligence in reviewing the qualifications of a special district or nonprofit organization to effectively manage the endowment. This bill would also modify the requirements that the holder of an endowment must meet, and would provide that those requirements also apply to endowments that are secured at the time the property is protected. This bill contains other related provisions and other current laws.

**Position**

Support

**SB 1220 (DeSaulnier D) Housing Opportunity and Market Stabilization (HOMeS) Trust Fund Act of 2012.**

**Introduced:** 2/23/2012

**Last Amend:** 4/16/2012

**Status:** 4/25/2012-From committee: Do pass and re-refer to Com. on GOV. & F. (Ayes 6. Noes 2.) (April 24). Re-referred to Com. on GOV. & F.

**Location:** 4/25/2012-S. G. & F.

**Summary:** Under current law, there are programs providing assistance for, among other things, emergency housing, multifamily housing, farmworker housing, home ownership for very low and low-income households, and downpayment assistance for first-time homebuyers. Current law also authorizes the issuance of bonds in specified amounts pursuant to the State General Obligation Bond Law. Current law requires that proceeds from the sale of these bonds be used to finance various current housing programs, capital outlay related to infill development, brownfield cleanup that promotes infill development, and housing-related parks. This bill would enact the Housing Opportunity and Market Stabilization (HOMeS) Trust Fund Act of 2012. The bill would make legislative findings and declarations relating to the need for establishing permanent, ongoing sources of funding dedicated to affordable housing development. The bill would impose a fee, except as provided, of \$75 to be paid at the time of the recording of every real estate instrument, paper, or notice required or permitted by law to be recorded. By imposing new duties on counties with respect to the imposition of the recording fee, the bill would create a state-mandated local program. The bill would require that revenues from this fee be sent quarterly to the Department of Housing and Community Development for deposit in the Housing Opportunity and Market Stabilization (HOMeS) Trust Fund, which the bill would create within the State Treasury. The bill would provide that moneys in the fund may be expended for the purpose of supporting affordable housing, as specified. The bill would impose certain auditing and reporting requirements. This bill contains other related provisions and other current laws.

**Position**

Watch

**SB 1335 (Payley D) Redevelopment: brownfield sites.**

**Introduced:** 2/24/2012

**Last Amend:** 4/18/2012

**Status:** 4/25/2012-Do pass as amended, and re-refer to the Committee on Appropriations.

**Location:** 4/25/2012-S. APPR.

**Summary:** Current law dissolved redevelopment agencies and community development agencies, as of February 1, 2012, and provides for the designation of successor agencies, as defined. Current law imposes various requirements on successor agencies and subjects successor agency actions to the review of oversight boards. Current law requires successor agencies to wind down the affairs of the dissolved redevelopment agencies and to, among other things, dispose of assets and properties of the former redevelopment agencies, as directed by the oversight board. Current law requires proceeds from the sale of assets that are no longer needed to be transferred to the county auditor-controller for distribution as property tax proceeds to taxing entities, as prescribed. This bill would authorize a successor agency to retain land of the former redevelopment agency that is a brownfield

site , as defined, for specified remediation or removal purposes using available financing, funds, and grants. Upon completion of remediation, the bill would require the successor agency to dispose of the land pursuant to current asset disposition provisions. The bill would make conforming changes.

**Position**

Possible Support

**Total Measures: 13**  
**Total Tracking Forms: 13**



## SENATOR CHRISTINE KEHOE · THIRTY-NINTH SENATE DISTRICT

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### FACT SHEET

**SB 1094 (KEHOE)** – Land use: mitigation lands: nonprofit organizations

As amended April 19, 2012

### Bill Summary

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Last year, SB 436 (Kehoe-Ch. 590, Statutes of 2011) established a number of standards and requirements for mitigation endowments. This year, SB 1094 makes certain technical amendments and other modifications to SB 436. Key amendments include the following:

1. Strikes six words--“as well as the accompanying funds”-- from Government Code Section 65967. The Department of Fish and Game does not want to approve endowment holders as part of the mitigation process, and requirements for such approval were struck in other places of SB 436 last year.
2. The exemption for Natural Communities Conservation Plans and Safe Harbor Plans has been expanded to clarify that the exemption applies to any NCCP or SHP that is in a recognized stage of these planning processes.
3. “Governmental entities” has been defined and included in the provisions of the bill. SB 436 did not address governmental entities, although they were not explicitly excluded.
4. An exemption has been added to address situations in which a federal agency holds or manages mitigation land.
5. Community foundations will be eligible to hold mitigation endowments when the land owner/manager and community foundation agree. The community foundations must comply with all requirements of the statute for holding and managing the endowments as well as meeting certain qualifications.
6. The National Fish and Wildlife Foundation (NFWF) will be eligible to hold mitigation endowments when:
  - a) a federal permit is being issued for the project which imposes mitigation requirements; and
  - b) the land owner/manager agrees. NFWF must comply with all requirements of the statute for holding and managing the endowments. In addition, due to NFWF’s lack of demonstrated experience in holding and managing permanently restricted funds, NFWF must submit an annual audit with accompanying report to the California Legislature for all mitigation endowments it holds for California-based projects.
7. In section 65966 (e), the concept of an “administrative endowment” is being modified. While it continues to be a one-time payment, the state or local agency does not need to hold, manage or invest it to produce an annual revenue. However, the requirement has been bolstered to prevent agencies from requiring this item if the agency does not, in fact, undertake any tasks associated with reviewing qualifications for endowment holders, approving endowment holders or providing regular oversight of compliance and performance for endowments.
8. Language has been added to clarify that mitigation agreements may not include provisions or terms that waive or exempt the parties from the requirements of SB 436 including, but not limited to, the requirement that the endowment must be held and managed as a permanently restricted fund.

## **SB 1094 (Kehoe) Fact Sheet**

### **Page 2**

9. Language has been added to prevent the state or local agency from requiring that a preferred or exclusively-named entity holds the endowment in order to obtain a permit.

10. The definition of “special district” has been expanded to allow certain water districts to be eligible to hold endowments.

### **Background**

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Local and state agencies have regulatory responsibilities to issue permits associated with the development of land. In many cases, the agency requires the project proponent to provide land or conservation easements to mitigate for the loss or damage to natural or cultural resources. The project proponents must convey real property as well as funds for the management of the property in perpetuity. The agencies typically do not want to hold these mitigation lands or easements, and nonprofits, local open space districts or other local governments are asked to hold the land and accompanying endowments.

In 2011, SB 436, which passed the Legislature with nearly unanimous approval, laid out the rules of the road for mitigation endowments that:

- Specified a set of standards that endowment holders must meet.
- Specified requirements for the holding, managing, and investing of the endowment as well as disbursing payments.
- Assured that endowment management is consistent with other state laws.
- Created a link between the endowment holder and the owner of the land/easement which is critical for long-term management of both the endowment and property.
- Required reporting to the permitting entity about the endowment (except, at its insistence, for the state).
- Removed the state from reviewing or approving endowment holders (at the state’s insistence).
- Identified certain exceptions for eligibility for holding the endowments, such as in the case of for-profit entities that cannot, as a matter of long-standing law, hold endowments.

These requirements for mitigation endowments are for a 10-year period at which time the Legislature may revisit the matter.

### **Supporters:**

California Council of Land Trusts (sponsor)  
Big Sur Land Trust  
Center for Natural Lands Management  
Land Trust of Santa Cruz County  
Mendocino Land Trust  
Ojai Valley Land Conservancy

**SB 1094 (Kehoe) Fact Sheet**

**Page 3**

**Supporters Cont'd:**

Peninsula Open Space Trust  
Redwood Coast Land Conservancy  
Rocky Mountain Elk Foundation  
Sierra Foothill Conservancy  
Solano Land Trust  
Trust for Public Land  
Wildlife Heritage Foundation  
Contra Costa Water District (if amended)  
League of California Community Foundations  
Marin Community Foundation  
California Community Foundation  
Sacramento Region Community Foundation  
Napa Valley Community Foundation  
The San Francisco Foundation  
San Luis Obispo County Community Foundation  
Tahoe Truckee Community Foundation  
Silicon Valley Community Foundation  
Fresno Regional Foundation  
Community Foundation of Mendocino County  
The Community Foundation  
Orange County Community Foundation  
Santa Barbara Foundation  
Shasta Regional Community Foundation  
Stanislaus Community Foundation  
Kern Community Foundation  
Community Foundation for Monterey County  
Pasadena Community Foundation  
The San Diego Foundation  
Community Foundation of San Joaquin  
Community Foundation Santa Cruz County  
Ventura County Community Foundation  
Community Foundation of the Verdugos  
Community Foundation of Sonoma County  
East Bay Municipal Utilities District  
Metropolitan Water District

***For further information, please contact Linda Barr at 916-651-4039 or by email at [linda.barr@sen.ca.gov](mailto:linda.barr@sen.ca.gov) or Chris Mowrer, representing California Council of Land Trusts, at 916-266-4575 or by email at [cmowrer@calstrat.com](mailto:cmowrer@calstrat.com).***



# Assemblywoman Susan Bonilla

## 11th Assembly District

### AB 1827

Attachment E to Item 8d  
FORA Board Meeting, 5/11/2012

## Infrastructure Financing Districts

### **This Bill:**

AB 1827 authorizes military base reuse authorities with a multi-jurisdictional governance structure to create an infrastructure financing district (IFD). Additionally, this bill authorizes IFDs to finance homeless accommodations on military bases.

### **Background:**

With the elimination of redevelopment agencies, many communities were left with scarce economic development tools. In particular, some of the most impacted communities include areas with former military bases.

Given the loss of redevelopment agencies, it is more crucial than ever to find alternative financing mechanisms for communities that have the potential to provide large economic benefits to the state.

Current law authorizes a city, county or city and county to establish IFDs upon adoption of a resolution by the legislative body and affected taxing entities proposed to be subject to division of taxes and 2/3 voted approval.

Additionally, existing law authorizes the legislative body to, by majority vote, initiate proceedings to issue bonds for the financing of district projects by adopting a resolution, subject to specified procedures and 2/3 voter approval.

A district may not include a redevelopment project area and a redevelopment project area may not include any portion of a district.

### **The Need for this Bill:**

Military base reuse authorities that can form IFDs to finance projects on military bases include Authorities whose governance structure is *not* multi-jurisdictional. Other military base reuse authorities with a multi-jurisdictional governance structure are not authorized to create an IFD. This is because this type of Authority is not a taxing entity, and therefore, it may create an IFD only through one of their individual member cities.

Examples of reuse authorities with multi-jurisdictional governance structures include Fort Ord Reuse Authority (FORA) in Monterey County and March Joint Powers Authority in Riverside County.

This bill simply creates an additional tool for the revitalization of military bases by: 1) expanding the definition of what type of entity can create an IFD, and 2) expanding the scope of what an IFD can pay for to include homeless accommodations on military bases.

### **Support:**

Cities of Alameda & Concord

### **Opposition:**

None.

### **Staff Contact:**

Ana V. Rodriguez  
916.319-2011  
[ana.rodriquez@asm.ca.gov](mailto:ana.rodriquez@asm.ca.gov)

# FORT ORD REUSE AUTHORITY BOARD REPORT

## EXECUTIVE OFFICER'S REPORT

**Subject:** Water/Wastewater Oversight Committee Report

**Meeting Date:** May 11, 2012

**Agenda Number:** 8e

**INFORMATION**

### RECOMMENDATION:

Receive a report from the Water/Wastewater Oversight Committee ("WWOC").

### BACKGROUND/DISCUSSION:

The WWOC met jointly with the Administrative Committee on April 18 and May 2, 2012. The approved April minutes (**Attachment A**) and draft May minutes (**Attachment B**) are included for your review.

### FISCAL IMPACT:

Reviewed by the FORA Controller 

Staff time for this item is included in the approved FY 11-12 budget.

### COORDINATION:

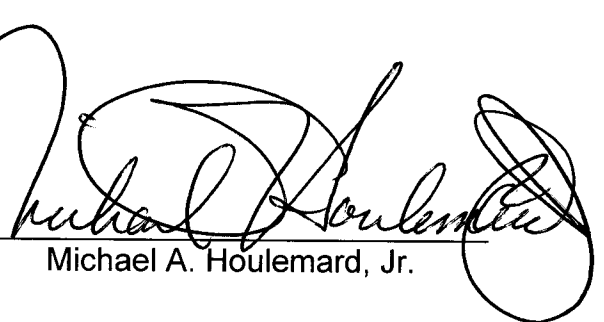
WWOC, Administrative Committee

Prepared by



Crissy Maras

Approved by



Michael A. Houlemard, Jr.



# Fort Ord Reuse Authority

920 2<sup>nd</sup> Avenue, Ste. A, Marina, CA 93933

Phone: (831) 883-3672 • Fax: (831) 883-3675 • www.fora.org

Attachment A to Item 8e  
FORA Board Meeting, 5/11/2012

## JOINT ADMINISTRATIVE AND WATER/WASTEWATER OVERSIGHT COMMITTEE MEETING

9:30 AM WEDNESDAY, APRIL 18, 2012

910 2<sup>nd</sup> Avenue, Marina CA 93933 (Carpenter's Union Hall)

### MINUTES

# APPROVED

#### 1. CALL TO ORDER AT 9:30 AM

Confirming a quorum, Administrative Committee co-Chair Daniel Dawson called the meeting to order at 9:30 AM. The following people, indicated by signatures on the roll sheet, attended:

##### Committee Members

Tim O'Halloran, City of Seaside

Mike Lerch, CSUMB

Graham Bice, UCMBEST

Edrie Delos Santos, City of Marina

Elizabeth Caraker, City of Monterey

Nick Nichols, Monterey Co.

Daniel Dawson, City of DRO

Rick Reidl, City of Seaside

Bob Rench, CSUMB

Carl Holm, Monterey Co.

Paul Greenway, Monterey Co.

Steve Endsley, FORA

Jim Arnold, FORA

Crissy Maras, FORA

Jonathan Garcia, FORA

Vicki Nakamura, MPC

Pat Ward, Bestor Engineers

Bob Schaffer, MCP

Kelly Cadiente, MCWD

Carl Niizawa, MCWD

Brian True, MCWD

Patrick Breen, MCWD

Larry Hampson, MPWMD

2. **PUBLIC COMMENT PERIOD** – Larry Hampson, Water Resources Engineer for Monterey Peninsula Water Management District, informed committee members that two Monterey County Integrated Regional Water Management plans are being updated. He requested that Fort Ord stakeholders participate in a subcommittee being formed to address issues that will affect Fort Ord. Mr. Hampson provided a handout with maps and additional information. Chair Dawson suggested that FORA could appoint the appropriate staff to the subcommittee.

3. **ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE** – none

4. **APPROVAL OF MEETING MINUTES – March 14, 2012** – On a motion made by Carl Holm and seconded by Elizabeth Caraker, the March 14, 2012 meeting minutes were approved as presented.

#### 5. OLD BUSINESS

##### **a. Draft FY 2012/13 Ord Community Water and Wastewater Budgets and Rates**

The MCWD Board of Directors held a budget workshop on March 29<sup>th</sup> which resulted in changes to the Ord portion of the draft budget the committee previously reviewed. The draft summary was clarified and comments received by CSUMB representative Mike Lerch were incorporated as necessary.

FORA Assistant Executive Officer Steve Endsley noted the need to 1) decouple the annual approval of the budgets and rates from the regional water augmentation project, 2) gain an understanding of the regional project progress, 3) be updated on how MCWD would move forward with its contract obligation toward the augmented water project, as distinct from the regional project, 4) learn how the MCWD augmented water project fits in to other projects being proposed by outside agencies, and 5) understand that the MCWD project is moving forward and is unaffected by outside agency projects or lawsuits. This discussion will be agendaized for a future meeting.



MCWD District Engineer Carl Niizawa responded that MCWD is continuing with, and budgeting for, their water augmentation project.

Mr. Endsley reminded committee members that MCWD's debt service was inherited years ago after several meetings to discuss how frontloading high rates on a small rate payer base could be avoided. Instead of burdening rate payers with high capital costs, MCWD financed improvements and implemented a rate study recommendation of ramping up the rates over time instead of a huge increase all at once.

MCWD staff requested that committee members review the budget and contact them with questions or comments. The budget will be modified per Committee comments and returned at the May 2<sup>nd</sup> meeting for review and recommendation to the FORA Board. Additionally, the draft board report that will accompany the rates will be presented to the committee for review prior to the June board meeting.

## **6. NEW BUSINESS**

### **a. Quarterly Report – Presentation by Marina Coast Water District (“MCWD”)**

The quarterly report presentation was provided by MCWD Director of Administrative Services Kelly Cadiente. All slides were reviewed with comments made on Slide 5 (Meter Installation Update) – an increase in metered accounts had been achieved; Slide 7 (Status of Required Permits) – a site audit related to MCWD's laboratory accreditation renewal was conducted on March 8, 2012; and Slide 12 (Water Augmentation Project) – MCWD is moving forward with easements and property acquisition for the recycled water trunk main and booster, which is being funded through a State Revolving Loan. When the demand for recycled water is demonstrated, MCWD will be prepared to move the project forward.

### **b. MCWD Performance Evaluation**

Committee members received annual performance evaluation forms per the requirement presented in the Water and Wastewater Facilities Agreement. Committee members were asked to prepare the evaluation and submit to FORA prior to the next meeting, scheduled for May 2<sup>nd</sup>.

## **7. ADJOURNMENT**

The meeting was adjourned at 10:27 AM.

Minutes prepared by Crissy Maras, Grants and Contracts Coordinator



# JOINT ADMINISTRATIVE AND WATER/WASTEWATER OVERSIGHT COMMITTEE MEETING

9:15 AM WEDNESDAY, MAY 2, 2012  
910 2<sup>nd</sup> Avenue, Marina CA 93933 (Carpenter's Union Hall)

**DRAFT**

## MINUTES

### 1. CALL TO ORDER AT 9:15 AM

Confirming a quorum, Fort Ord Reuse Authority Assistant Executive Officer Steve Endsley called the meeting to order at 9:57 AM. The following people, indicated by signatures on the roll sheet, attended:

#### Committee Members

Tim O'Halloran, City of Seaside	Vicki Nakamura, MPC	Jonathan Garcia, FORA
Mike Lerch, CSUMB	Bob Schaffer, MCP	Kathleen Lee, Sup. Potter
Debby Platt, City of Marina	Kelly Cadiente, MCWD	Brian Spilman, Silverado Homes
Elizabeth Caraker, City of Monterey	Steve Endsley, FORA	Carl Niizawa, MCWD
Paul Greenway, Monterey Co.	Jim Arnold, FORA	Chuck Lande, Marina Heights
Rick Riedl, City of Seaside	Crissy Maras, FORA	Patrick Breen, MCWD

### 2. PUBLIC COMMENT PERIOD: None

### 3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE: None

### 4. APPROVAL OF MEETING MINUTES – April 18, 2012: On a motion made by Debby Platt and seconded by Tim O'Halloran, the April 18, 2012 meeting minutes were approved as presented.

### 5. OLD BUSINESS

#### **a. Draft FY 2012/13 Ord Community Water and Wastewater Budgets and Rates-Approval**

The MCWD Board of Directors will meet to approve the budget and rates on May 8th; therefore, the draft budget document before the committees was the same one reviewed April 18<sup>th</sup>. Carl Niizawa urged committee members to state any concerns prior to the June presentation to the FORA Board. He additionally requested that they discuss the budget with their respective elected officials so that all questions could be vetted prior to the Board meeting.

There was a brief discussion about the MCWD reserve balance and Kelly Cadiente reported that the MCWD reserve requires a minimum \$1M balance. A previous rate study had recommended 7.8% rate increases last fiscal year and this fiscal year. Instead, last year the rate increase was 4.9% and this year the proposed increase is 5.0%. Had the increases recommended by the rate study been realized, the reserve account would have received additional funding.

Mr. Endsley stated that the next meeting would provide the opportunity for MCWD to present the draft PowerPoint presentation being prepared for the joint FORA/MCWD Board meeting in June. Additionally the FORA staff report to the joint Boards will include a more thorough history of the budget and rate procedure in an effort to address questions from Board members.

**b. Regional Urban Water Augmentation Program**

Mr. Niizawa reported that MCWD is progressing with implementation of the Regional Urban Water Augmentation Program (RUWAP). When the demand for recycled water is realized, MCWD will be in the position to move forward with the RUWAP project.

**6. NEW BUSINESS**

**a. MCWD Performance Evaluation results**

Performance evaluation results were unavailable because not all evaluations were submitted. Committee members were asked to prepare and submit the evaluation to FORA prior to the next meeting, scheduled for May 16th.

**7. ADJOURNMENT**

The meeting was adjourned at 10:15 AM.

Minutes prepared by Crissy Maras, Grants and Contracts Coordinator

**FORT ORD REUSE AUTHORITY BOARD REPORT****EXECUTIVE OFFICER'S REPORT****Subject:** Habitat Conservation Plan**Meeting Date:** May 11, 2012**Agenda Number:** 8f**INFORMATION****RECOMMENDATION(S):**

Receive an Habitat Conservation Plan ("HCP") status report and State of California 2081 Incidental Take Permit ("2081 permit") preparation process status report.

**BACKGROUND/DISCUSSION:**

The Fort Ord Reuse Authority ("FORA"), with the support of its member jurisdictions and ICF International (formerly Jones & Stokes), FORA's HCP consultant, is on a path to receive approval of a completed basewide HCP and 2081 permit in 2013, concluding with US Fish and Wildlife Service ("USFWS") and California Department of Fish and Game ("CDFG") issuing federal and state permits.

ICF completed an administrative draft HCP on December 4, 2009. FORA member jurisdictions completed a comment and review period, which ended February 26, 2010. In April 2011, USFWS finished their comments on all draft HCP sections, while CDFG provided limited feedback. These comments by the regulatory agencies required a substantial reorganization of the document. To address this, ICF completed a 3<sup>rd</sup> Administrative Draft HCP for review (dated September 1, 2011). The 12 Permittees (County, Cities of Marina, Seaside, Del Rey Oaks, and Monterey, Monterey Peninsula Regional Park District, Marina Coast Water District, State Parks, Monterey Peninsula College, California State University Monterey Bay, University of California Monterey Bay Education, Science, and Technology Center, and FORA) and Cooperating Entity (Bureau of Land Management) reviewed this draft document and submitted their comments in October 2011. That review included the draft HCP Implementing Agreement and Ordinance/Policy, which are appendices to the draft HCP and are being prepared separately by FORA. ICF addressed the comments received and submitted the draft document to USFWS/CDFG the week of March 19, 2012. It is estimated that it will take the wildlife agencies 90 days to complete their internal review followed by 60 days for ICF to prepare a Screen Check draft that will undergo a 30-day review for legal compliance by the wildlife agencies' solicitors/legal departments. ICF would then respond to any comments/issues raised in 30 days. FORA staff expects a Public Draft document will be available for public review by October 2012.

At the September 7, 2011 FORA Administrative Committee meeting, Jamie Gomes, Principal, from EPS presented information related to Economic and Planning Systems' ("EPS") review of HCP costs and endowment investment strategy. EPS provided an HCP endowment investment strategy that was incorporated into the draft HCP. Final approval of the endowment strategy rests with CDFG/USFWS. CDFG does not currently provide guidance on establishing an acceptable HCP endowment fund. However, Senator Christine Kehoe has authored SB 1094, which would provide CDFG specific direction for

issuing guidance on establishing HCP and other endowment funds. On April 25th 2012, Executive Officer Michael Houlemard and Principal Analyst Robert Norris attended a committee hearing for this bill. Mr. Houlemard testified in support of this key legislation.

**FISCAL IMPACT:**

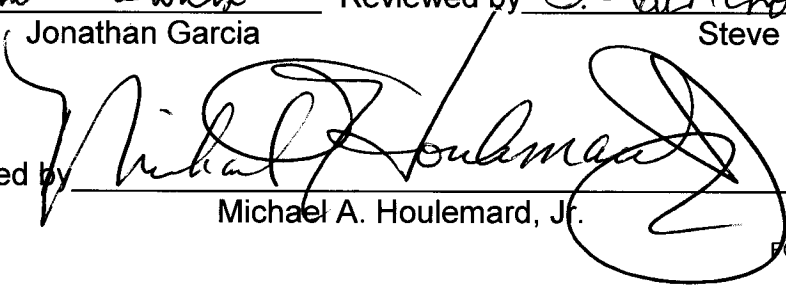
Reviewed by FORA Controller 

ICF and Denise Duffy and Associates' (FORA's/USFWS's NEPA/CEQA consultant) contracts have been funded through FORA's annual budgets to accomplish HCP preparation. Staff time for this item is included in the approved FY 11-12 budget.

**COORDINATION:**

Executive Committee, Administrative Committee, Legislative Committee, HCP working group, FORA Jurisdictions, USFWS and CDFG personnel, ICF, Denise Duffy and Associates, and Bureau of Land Management.

Prepared by  Jonathan Garcia      Reviewed by  Steve Endsley

Approved by  Michael A. Houlemard, Jr.

# FORT ORD REUSE AUTHORITY BOARD REPORT

## EXECUTIVE OFFICER'S REPORT

**Subject:** Executive Officer's Travel

**Meeting Date:** May 11, 2012

**Agenda Number:** 8g

**INFORMATION**

**RECOMMENDATION(S):**

Receive an informational travel report from the Executive Officer.

**BACKGROUND:**

The Executive Officer regularly submits reports to the Executive Committee providing details of his travel requests, including those by the Fort Ord Reuse Authority ("FORA") staff and Board members. Travel expenses may be paid or reimbursed by FORA, outside agencies/ jurisdictions/ organizations, or a combination of these sources. The Executive Committee reviews and approves these requests, and the travel information is reported to the Board as an informational item.

Completed Travel

**Destination:** Washington, DC

**Date:** April 16-18, 2012

Traveler/s: Michael Houlemard, Dave Potter, Robert Norris

Purpose: To participate in a series of meetings with legislators and federal agency representatives regarding items from the FORA Legislative Agenda. The trip itinerary is attached (**Attachment A**) for your information.

**Destination:** Sacramento, CA

**Date:** April 24-25, 2012

Traveler/s: Michael Houlemard, Robert Norris

Purpose: To participate in the Assembly Veteran's Affairs Committee hearing on AB 1842, California's Central Coast State Veteran's Cemetary: Endowment Fund.

Upcoming travel

**Destination:** Washington, D.C.

**Date:** May 13-16, 2012

Traveler/s: Michael Houlemard

Purpose: To attend the 2012 ADC Strategic Planning Meeting and Retreat

Mr. Houlemard will attend, expenses reimbursed according to FORA's policy or paid by ADC.

**FISCAL IMPACT:**

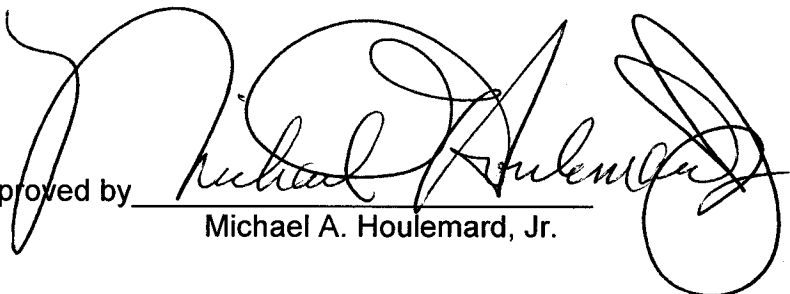
Reviewed by FORA Controller 

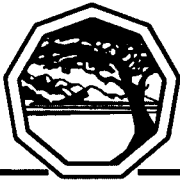
Staff time for this item is included in the approved FY 11-12 budget.

**COORDINATION:**

Executive Committee

Prepared by   
Lena Spilman

Approved by   
Michael A. Houlemard, Jr.



# FORT ORD REUSE AUTHORITY

## 2012 Washington, D.C. Legislative Mission Itinerary

Attachment A to Item 8g  
FORA Board Meeting, 5/11/2012

### Sunday, April 15

- 3:00 p.m. – 5:00 p.m. **Meeting with Barry Steinberg**  
Attendees: Michael Houlemard and Robert Norris

### Monday, April 16

- 9:30 a.m. – 10:30 a.m. **Carl Rountree, Bureau of Land Management**  
Director of National Landscape Conservation System  
1849 C Street, Room 5618, Main Interior Bldg., Washington, D.C., 20240  
Contact: Vernelle Smith or Gail Harvey, Admin. Support - (202) 208-3516  
*\*\*\*Call number above upon arrival and a staff member will come down to escort you.*  
Attendees: Michael Houlemard, Dave Potter, and Robert Norris
- 12:00 p.m. – 1:30 p.m. **Lunch Meeting with Todd Herberghs and ADC Staff**  
P.J. Clarke's  
1600 K Street, NW, Washington, DC 20006 (16th / K Street NW)  
(202) 463-6610 (under Michael Houlemard- party of 6)  
Attendees: Michael Houlemard, Robert Norris, Dave Potter, Todd Herberghs, Tim Ford, and Matt Baron
- 2:00 p.m. – 3:00 p.m. **Steve Muro – Under Secretary of Memorial Affairs, Veterans Affairs**  
Mr. Muro's Conference Room (Room 401)  
810 Vermont Avenue, NW, Washington, DC 20420  
Contact: George D. Eisenbach, Jr., Exec. Asst. - (202) 461-6014  
*\*\*Upon arrival in the lobby, call 202-461-6112/6013. A staff member will come down to escort you to the conference room. (attendee bios are in your folder)*  
Attendees: Michael Houlemard, Robert Norris, Dave Potter, Jacki Post (Land Management, Real Property Service), Josh De Leon (Veterans Cemetery Grants Program Director), and Ron Walters (Principal Deputy Under Secretary)
- After 3:30 p.m. **Tom Lederle, Army BRAC Office**  
Will meet at the hotel (Kristie will coordinate)  
Attendees: Michael Houlemard, Dave Potter, Robert Norris, and Kristie Reimer

### Tuesday, April 17

- 9:00 a.m. – 10:00 a.m. **Breakfast Meeting with Barry Steinberg & George Schlossberg Army Navy Club**  
901 Seventeenth Street, NW, Washington, DC 20006 - (202) 628-8400  
*\*\*\*Coat and tie required*  
Attendees: Michael Houlemard, Robert Norris, Dave Potter, Barry Steinberg, and George Schlossberg
- 10:45 a.m. – 11:45 a.m. **Patrick O'Brien - Office of Economic Adjustment**  
2231 Crystal Drive, Suite 520, Arlington, VA 22202  
(703) 697-2130  
Attendees: Michael Houlemard, Dave Potter and Robert Norris

- **12:30 p.m. – 2:00 p.m.**      **Lunch on Capitol Hill**
- **2:00 p.m. – 2:30 p.m.**      **Congressman Sam Farr**  
**Debbie Merrill, Legislative Director**  
1126 Longworth House Office Building, Washington, D.C. 20515  
(202) 225-2861  
Attendees: Dave Potter, Michael Houlemard, Robert Norris, Paul Schlesinger, and Debbie Hale
- **3:15 p.m.**      **Maria Zimmerman, Deputy Director**  
**Office of Sustainable Housing and Communities**  
**Yolanda Chavez, Deputy Assistant Secretary for Grants Programs**  
U. S Department of Housing and Urban Development  
South Lobby Entrance – 451 7th Street, SW – Room 10180  
Contact: Germaine Walker at (202) 402-3497  
Attendees: Dave Potter, Michael Houlemard, Paul Schlesinger, Debbie Hale, Bill Ferguson, and Scott Hilk
- **4:15 p.m.**      **Offices of Senator Feinstein and Senator Boxer (TAMC Meetings - TBD)**
- **7:00 p.m.**      **Dinner Meeting with Mission participants and DC Reps**  
Occidental Grill & Seafood  
1475 Pennsylvania Avenue, NW, Washington DC 20004  
(202) 783-1475 (under Michael Houlemard – party of 6)  
Attendees: Michael Houlemard, Robert Norris, Rochelle Dornatt, Kristie Reimer, Dave Potter, and George Schlossberg

**Wednesday, April 18**

- **8:15 a.m. – 9:15 a.m.**      **Constituent Breakfast Meeting with Senator Feinstein**  
Hart Senate Office Building, Room 902, Washington, D.C. 20510  
*Complimentary continental breakfast will be served*  
*\*\*\*must arrive at or before 8:15 to ensure seating*  
Contact: Sarah Hess (202) 224-3841.  
Attendees: Michael Houlemard, Robert Norris, Dave Potter
- **9:30 a.m. – 10:00 a.m.**      **Congressman Farr**  
1126 Longworth House Office Building, D.C., 20515  
Contact: Tom Tucker, Exec. Asst. - (202) 225-2861  
Attendees: Michael Houlemard, Robert Norris, Dave Potter
- **11:30 a.m. -12:30 p.m.**      **Anne Clement, Legislative Research Assistant to Senator Boxer**  
112 Hart Senate Office Building, Washington, D.C. 20510 - (202) 224-3553  
Attendees: Michael Houlemard, Dave Potter, and Robert Norris
- **2:15 p.m. – 3:15 p.m.**      **Constituent Meeting with Senator Boxer**  
Meet with group in the atrium of the Hart Senate Building, in the area between the Calder statue and the South elevators.  
Contact: Michael Weiss (202) 224-3553  
Attendees: Michael Houlemard, Robert Norris, Dave Potter