



AGENDA

Tuesday, October 27, 2020

5:30 P.M. Closed Session

6:00 P.M. Open Session

SPECIAL MEETING

**CITY COUNCIL, AIRPORT COMMISSION,
MARINA ABRAMS B NON-PROFIT CORPORATION, PRESTON PARK SUSTAINABLE
COMMUNITY NON-PROFIT CORPORATION, SUCCESSOR AGENCY OF THE FORMER
MARINA REDEVELOPMENT AGENCY AND MARINA GROUNDWATER
SUSTAINABILITY AGENCY**

Council Hall

211 Hillcrest Avenue

Marina, California

Telephone (831) 884-1278 - Fax (831) 384-9148

E-Mail: marina@cityofmarina.org Website: www.cityofmarina.org

Zoom Meeting URL <https://zoom.us/j/730251556>

Zoom Meeting Telephone Only Participation: 1-669-900-9128 Webinar ID:730 251 556

In response to Governor Newsom's Executive Order N.29-20 and City Council Resolution 2020-29 ratifying the Proclamation of a Local Emergency by the City Manager/Director of Emergency Services related to the COVID-19 (coronavirus) pandemic, public participation in the City of Marina City Council and other public meetings shall be electronic only and without a physical location for public participation, until further notice in compliance with California state guidelines on social distancing. This meeting is being broadcast "live" on Access Media Productions (AMP) Community Television Cable 25 and on the City of Marina Channel and on the internet at <https://accessmediaproductions.org/>

PARTICIPATION

You may participate in the City Council meeting in real-time by calling Zoom Meeting via the weblink and phone number provided at the top of this agenda. Instructions on how to access, view and participate in remote meetings are provided by visiting the City's home page at <https://cityofmarina.org/>. Attendees can make oral comments during the meeting by using the "Raise Your Hand" feature in the webinar or by pressing *9 on your telephone keypad if joining by phone only. If you are unable to participate in real-time, you may email to marina@cityofmarina.org with the subject line "Public Comment Item#__" (insert the item number relevant to your comment) or "Public Comment – Non Agenda Item." Comments will be reviewed and distributed before the meeting if received by 5:00 p.m. on the day of the meeting. All comments received will become part of the record. Council will have the option to modify their action on items based on comments received.

AGENDA MATERIALS

Agenda materials, staff reports and background information related to regular agenda items are available on the City of Marina's website www.cityofmarina.org. Materials related to an item on this agenda submitted to the Council after distribution of the agenda packet will be made available on the City of Marina website www.cityofmarina.org subject to City staff's ability to post the documents before the meeting

VISION STATEMENT

Marina will grow and mature from a small town bedroom community to a small city which is diversified, vibrant and through positive relationships with regional agencies, self-sufficient. The City will develop in a way that insulates it from the negative impacts of urban sprawl to become a desirable residential and business community in a natural setting. **(Resolution No. 2006-112 - May 2, 2006)**

MISSION STATEMENT

The City Council will provide the leadership in protecting Marina's natural setting while developing the City in a way that provides a balance of housing, jobs and business opportunities that will result in a community characterized by a desirable quality of life, including recreation and cultural opportunities, a safe environment and an economic viability that supports a high level of municipal services and infrastructure. **(Resolution No. 2006-112 - May 2, 2006)**

1. CALL TO ORDER



2. ROLL CALL & ESTABLISHMENT OF QUORUM: (City Council, Airport Commissioners, Marina Abrams B Non-Profit Corporation, Preston Park Sustainable Communities Nonprofit Corporation, Successor Agency of the Former Redevelopment Agency Members and Marina Groundwater Sustainability Agency)

David Burnett, Lisa Berkley, Frank O'Connell, Mayor Pro-Tem/Vice Chair, Gail Morton, Mayor/Chair Bruce C. Delgado

3. CLOSED SESSION: *As permitted by Government Code Section 54956 et seq., the (City Council, Airport Commissioners, Marina Abrams B Non-Profit Corporation, Preston Park Sustainable Communities Nonprofit Corporation, Successor Agency of the Former Redevelopment Agency Members and Marina Groundwater Sustainability Agency) may adjourn to a Closed or Executive Session to consider specific matters dealing with litigation, certain personnel matters, property negotiations or to confer with the City's Meyers-Milias-Brown Act representative.*

- a. Conference with Legal Counsel, anticipated litigation, significant exposure to litigation pursuant to paragraph (2) or (3) of subdivision (d) of CA Govt. Code sec., 54956.8 – one potential case.

6:00 PM - RECONVENE OPEN SESSION AND REPORT ON ANY ACTIONS TAKEN IN CLOSED SESSION

4. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

5. OTHER ACTION ITEMS:

- a. City Council consider adopting Resolution No. 2020-, receiving staff presentation on Blight Removal Funding and Blight Removal Projects, receive public input on blight, and providing direction towards priorities for blight removal.

CERTIFICATION

I, Anita Sharp, Deputy City Clerk, of the City of Marina, do hereby certify that a copy of the foregoing agenda was posted at City Hall and Council Chambers Bulletin Board at 211 Hillcrest Avenue, Monterey County Library Marina Branch at 190 Seaside Circle, City Bulletin Board at the corner of Reservation Road and Del Monte Boulevard on or before 5:00 p.m., Friday, October 23, 2020.

ANITA SHARP, DEPUTY CITY CLERK

City Council, Airport Commission and Redevelopment Agency meetings are recorded on tape and available for public review and listening at the Office of the City Clerk and kept for a period of 90 days after the formal approval of MINUTES.

City Council meetings may be viewed live on the meeting night and at 12:30 p.m. and 3:00 p.m. on Cable Channel 25 on the Sunday following the Regular City Council meeting date. In addition, Council meetings can be viewed at 6:30 p.m. every Monday, Tuesday and Wednesday. For more information about viewing the Council Meetings on Channel 25, you may contact Access Monterey Peninsula directly at 831-333-1267.

Agenda items and staff reports are public record and are available for public review on the City's website (www.cityofmarina.org), on the Monday preceding the meeting.

Supplemental materials received after the close of the final agenda and through noon on the day of the scheduled meeting will be available for public review at the meeting.

Members of the public may receive the City Council, Airport Commission and Successor Agency of the Former Redevelopment Agency Agenda at a cost of \$55 per year or by providing a self-addressed, stamped envelope to the City Clerk. The Agenda is also available at no cost via email by notifying the City Clerk at marina@cityofmarina.org

ALL MEETINGS ARE OPEN TO THE PUBLIC. THE CITY OF MARINA DOES NOT DISCRIMINATE AGAINST PERSONS WITH DISABILITIES. Meetings are broadcast on cable channel 25 and recordings of meetings can be provided upon request. to request assistive listening devices, sign language interpreters, readers, large print agendas or other accommodations, please call (831) 884-1278 or e-mail: marina@cityofmarina.org.

Honorable Mayor and Members
of the Marina City Council

City Council Meeting of
October 27, 2020

**CITY COUNCIL TO CONSIDER ADOPTING RESOLUTION NO. 2020-,
RECEIVING STAFF PRESENTATION ON BLIGHT REMOVAL
FUNDING AND BLIGHT REMOVAL PROJECTS, RECEIVE PUBLIC
INPUT ON BLIGHT, AND PROVIDING DIRECTION TOWARDS
PRIORITIES FOR BLIGHT REMOVAL**

REQUEST:

It is requested the City Council consider:

1. Adopting Resolution No. 2020-, receiving a staff presentation on blight removal and blight removal projects and;
2. Receiving public input; and
3. Providing direction towards priorities for blight removal and building rehabilitation.

BACKGROUND:

The closure of the Army Fort Ord resulted in land being deeded to the City of Marina in an “as-is” condition. The land contains numerous buildings that served the former fort which have deteriorated since 1994 and need to be removed as part of the land redevelopment. These buildings contain lead and asbestos which need to be safely removed prior to demolition. Many of the buildings have been, or will be, removed by developers such as the Dunes and Sea Haven as part of their land purchase agreements. Some of the buildings are on property that the City will retain and must be removed or renovated for adaptive reuse. These include 62-65 barracks buildings shown outlined in green dashed lines on “**EXHIBIT A**” and 260 duplex housing units “**EXHIBIT B**” on what was planned to be the Cypress Knolls development.

The Fort Ord Reuse Authority (FORA) sunset on June 30, 2020 but acted to secure bond funding for blight removal prior to closure. Included in the bond funding are FORA bond trust funds allocated to the City amounting to \$8,561,968 with an additional +/- \$1M which will be available by the end of the year, and escrow bonds that are projected to generate \$6.5M in blight removal funding through 2025.

The FORA bond funds can be used for both blight removal and rehabilitation of buildings.

ANALYSIS:

Blight Removal

City staff met with the project manager for the recent barracks removal performed by the Dunes to obtain updated removal costs for the buildings. These were compared to cost estimates developed by FORA. In addition, the city hired an environmental consultant to survey three buildings in Cypress Knolls and prepared a report identifying hazardous material removal and demolitions costs for the 260 units.

The primary blight removal areas and estimated costs are:

- Dunes City Park – 47 buildings estimated cost \$4.1 million (\$87,800 each)
- Dunes Park South – 13 buildings estimated cost \$1.1 million
- CDEC Hill Eleventh Street – 6 buildings estimated cost \$0.5 million
- Cypress Knolls – 260 duplex units – estimated cost \$13.2 million (\$50,000 each)

Rehabilitation

The following buildings are buildings that either need to be rehabilitated, or eventually demolished. The following are the estimated costs for rehabilitation:

- Arts Village Building – Stabilization, \$1.35 million
- Fire Station 3 - Reroof and Cleanup, \$200,000
- Dunes Barracks Stabilization (3), \$200,000

As part of our Dunes City Park plan, the City Council last year identified three buildings south of the white chapel which have been identified for rehabilitation to remain as examples of Fort Ord architecture. Reconstruction in kind or rehabilitation of the three buildings to meet current codes for occupancy and accessibility could cost as much as \$6.5 million.

The City could also allocate funds to rehabilitate the pool (\$7.5 million) and recreation center (\$3.0 million).

Another possibility could be rehabilitation of the white chapel (\$1.0 million) which could be used for a variety of public purposes and uses.

Escrow Bond Funds

The release of the FORA escrow bonds is dependent upon Dunes Area tax increment growth. Each year, the City will have a calculation made to determine how much the tax increment has increased above the base year (2020) tax increment when the bonds were issued. This calculation is made after the County Assessor publishes the assessed values of all County properties, usually in August. To the extent the tax increment exceeds the base year tax increment, a calculation will be made to determine how much debt the additional tax increment could support with an additional amount for safety. This 125% coverage ratio will then determine how much in escrow bonds may be released. This calculation is presented to the bond trustee who then releases the appropriate amount of escrow bonds once each year in October. Any unreleased bonds in 2025 will be called and redeemed with the remaining money in the escrow fund in December of 2025.

Below is the scheduled release of escrow bonds if the tax increment grows at the rate projected at the time of bond issue.

Projected Release of Escrow Bonds			
Release Occurs Each Oct if Coverage Threshold is met, 125% Debt Service Coverage			
Year	Net Bonds Released		Total Released
2022	1,194,000		1,194,000
2023	2,695,000		3,889,000
2024	1,111,000		5,000,000
2025	1,500,000		6,500,000
	6,500,000		

Dunes Development Proceeds

The City will receive approximately \$8.0 million under the current Dunes Development Agreement for investment in the Dunes City Park to be located west of 2nd Avenue between 7th Street and 9th Street. A portion of this funding could be used for removal of 44 to 47 barracks buildings (three have been identified for rehabilitation) which needs to be completed before development of the park can begin. Hazardous material abatement and demolition of the barracks on the park site will cost between \$3.9 and \$4.1 million.

Brownfield Grant Funds

Federal Brownfield Grants may be another source of funding for abatement of hazardous materials and blighted buildings. Much of the former Fort Ord was designated as a Federal Superfund site which makes the City's barracks and Cypress Knolls housing areas ineligible for Brownfield Funding. The Army is in the process of removing Superfund designation from areas not requiring it. This process may be completed before the middle of 2021. Staff is continuing to work on Brownfield Funding eligibility.

FISCAL IMPACT:

The City currently has \$8.5 million from the FORA bond available for blight removal or building rehabilitation with maybe another \$1.0 million available by the end of this fiscal year. Over the next five years the City is expected to receive another \$6.5 from the escrow bonds.

CONCLUSION:

The request is submitted for City Council consideration and possible action.

Respectfully submitted,

Brian McMinn, P.E., P.L.S.
Public Works Director/City Engineer
City of Marina

REVIEWED/CONCUR:

Layne P. Long
City Manager
City of Marina

RESOLUTION NO. 2020-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA
RECEIVING STAFF PRESENTATION ON BLIGHT REMOVAL FUNDING
AND BLIGHT REMOVAL PROJECTS, RECEIVING PUBLIC INPUT, AND
PROVIDING DIRECTION TOWARDS PRIORITIES FOR BLIGHT
REMOVAL

WHEREAS, The closure of the Army Fort Ord resulted in land being deeded to the City of Marina in an “as-is” condition. The land contains numerous buildings that served the former fort which have deteriorated since 1994 and need to be removed as part of the land redevelopment, and;

WHEREAS, some of the buildings are on property that the City will retain and must be removed or renovated for adaptive reuse. These include 62-65 barracks buildings and 260 duplex housing units on what was planned to be the Cypress Knolls development, and;

WHEREAS, the Fort Ord Reuse Authority (FORA) sunset on June 30, 2020 but acted to secure bond funding for blight removal prior to closure. Included in the bond funding are FORA bond trust funds allocated to the City amounting to \$8,561,968 with an additional +/- \$1M which will be available by the end of the year, and escrow bonds that are projected to generate \$6.5M in blight removal funding through 2025, and;

WHEREAS, Staff presented project costs and options for allocation of blight removal funds.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Marina does hereby:

1. Adopt Resolution No. 2020-, receiving a staff presentation on blight removal and blight removal projects and;
2. Receive public input; and
3. Provide direction towards priorities for blight removal.

PASSED AND ADOPTED, at a regular meeting of the City Council of the City of Marina, duly held on the 27th day of October 2020, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

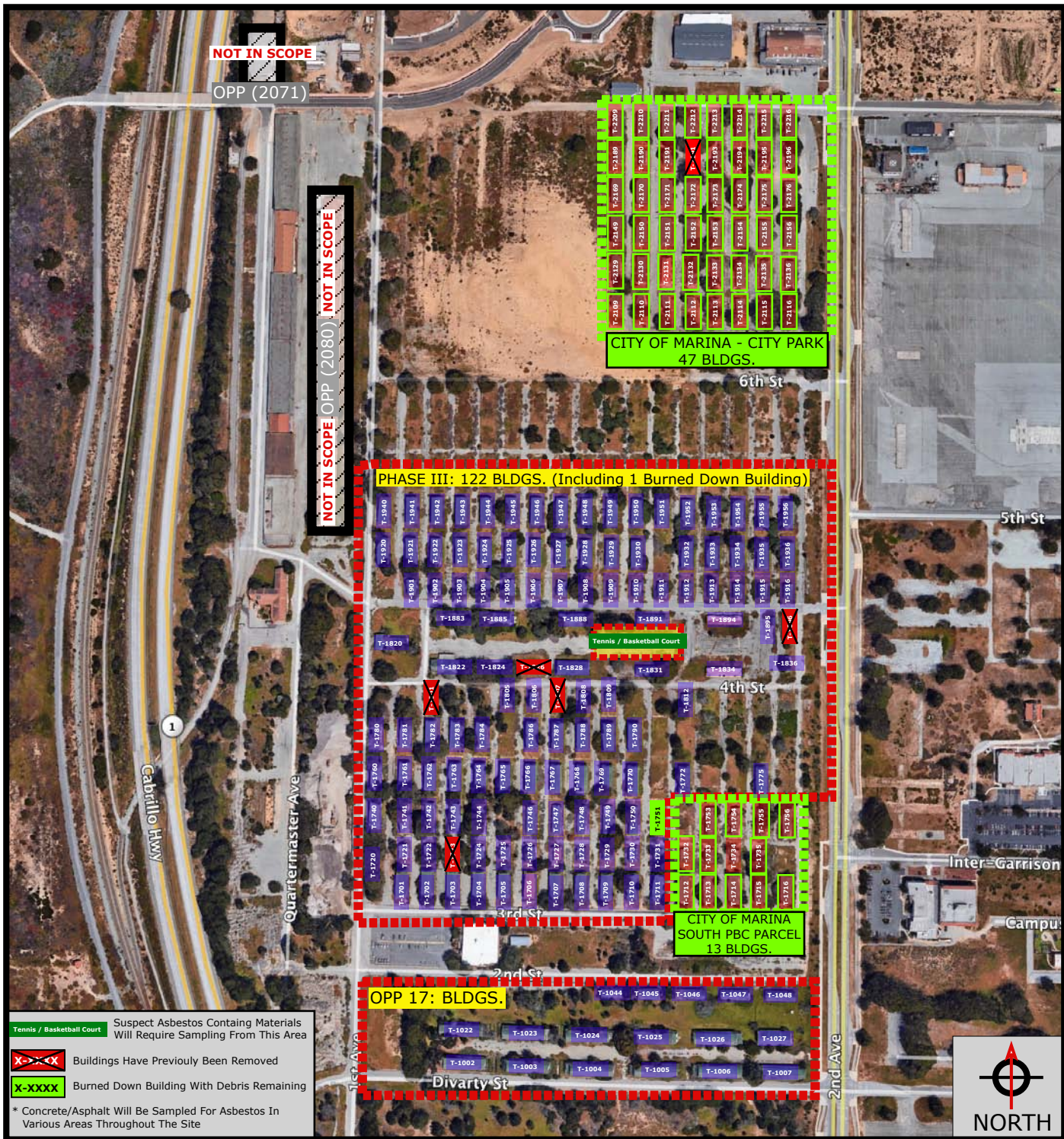
ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ATTEST:

Bruce C. Delgado, Mayor

Anita Sharp, Deputy City Clerk



S
TECH
CONSULTING

DATE PREPARED:

5/12/20

REVISION:

PROJECT NO:

Dunes III

SOURCE:

Google Earth

REVISION DATE:

SCALE:

NTS

DRAWING TITLE:

Aerial View Of Subject Site

PROJECT NAME:

Dunes Project, Phase III / City Of Marina City Park & South PBC Parcel

CLIENT:

Marina Community Partners

FIGURE 15.

S

A



S
TECH
CONSULTING

DATE PREPARED:	SOURCE:
6/11/20	Google Earth
REVISION:	REVISION DATE:
PROJECT NO:	SCALE:
TBD	NTS

DRAWING TITLE:

Aerial View Of Subject Site

PROJECT NAME:

Eleventh Street Buildings

CLIENT:

Marina Community Partners

FIGURE NO. 6

B

