



FINAL MINUTES

CITY OF SEASIDE
CITY COUNCIL/ SUCCESSOR
AGENCY TO THE
REDEVELOPMENT AGENCY

JOINT SPECIAL MEETING
COUNCIL CHAMBER
Thursday, August 18, 2016
5:30 PM

1. **CALL TO ORDER**

Mayor Rubio called the meeting to order at 5:33 PM.

CITY COUNCIL/SUCCESSOR AGENCY TO REDEVELOPMENT AGENCY OF THE CITY OF SEASIDE

PRESENT: Alexander, Campbell, Oglesby, Pacheco, Rubio

ABSENT: None

2. **PLEDGE OF ALLEGIANCE**

3. **ORAL COMMUNICATIONS**

Mayor Rubio invited comments from the public and had no requests to speak.

4. **CLOSED SESSION**

The City Council adjourned to closed session at 5:35 PM.

A. **PURSUANT TO GOVERNMENT CODE 54957.6 - CONFERENCE WITH LABOR NEGOTIATORS**

The City Council reconvened to open session at 5:56 PM. City Attorney Freeman indicated that the City Council received and update and there are no announcements for the public.

B. **CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54956.8:**

5. **CONSENT AGENDA**

On motion by Council Member Alexander and seconded by Mayor Pro Tem Oglesby and passed by the following vote the City Council approved the Consent Agenda as presented

RESULT: **Approved**

MOVER: Council Member Dennis Alexander

SECONDER: Mayor Pro Tem Ian Oglesby

AYES: Ralph Rubio, Dennis Alexander, Jason Campbell, Ian Oglesby, Dave Pacheco

NOES: None

A. APPROVE THE MINUTES FROM THE AUGUST 4, 2016 JOINT SPECIAL MEETING

Action: Approved

B. APPROVE AND FILE SUCCESSOR AGENCY CHECKS

Action: Approved & Accepted

C. ACCEPT AND FILE THE CASH AND INVESTMENT REPORT FOR SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF THE CITY OF SEASIDE QUARTER ENDING JUNE 30, 2016

Action: Accepted

6. STUDY SESSION

A. FORT ORD REUSE AUTHORITY (FORA) UPDATE ON BUILDING REMOVAL PLAN ON THE FORMER FORT ORD

Executive Director of the Fort Ord Reuse Authority Michael Houlemard introduced the item and presented the report along with Stan Cook and Peter Said. Mr. Houlemard described the Surplus II obligation to Seaside and explained FORA's role in the building removal and the challenges of renovating and/or removing the buildings due to the high levels of contaminants within each building.

Peter Siad described the actual project areas of Surplus II, including the buildings that are currently in use as well as blighted buildings slated for decisions for future use. He specifically explained state and federal regulations (seismic, ADA, OSHA, Energy Code CA title 24) dynamically increase the costs of rehabilitation of the buildings making it more cost effective to deconstruct. He also explained that In 2015 Seaside staff requested the development of a building removal strategy and after adjusting for inflation, the total expenses budgeted and obligated by FORA for building removal is \$5.2 million. He outlined the building removal strategy and indicated that the project is ahead of the timeline.

Stan Cook spoke to the third phase of the project, the actual removal of the buildings. He indicated the next steps include the following:

- Seaside staff concurrence in strategy
- FORA solicits for building removal
- Contract submittals and award
- Building removal and site clearance
- Fencing

The Council asked questions from the presenters, Including how long the plan would take, are economies of scale being addressed with CSUMB rehabilitation efforts, the level of hazardous materials, and strategies for migratory bird nesting. On question regarding the remainder of the buildings, Mr. Houlemard spoke to the agreement about the role of FORA for building removal and

rehabilitation and that FORA is only covering some of the costs, and was never intended to be enough to take down all the buildings on Surplus II. It leaves a remnant requirement of 8 hammerhead buildings, which would be a shared costs with FORA and the City of Seaside. The cost to remove one building is approximately \$1 million dollars.

Mayor Rubio invited comments from the public.

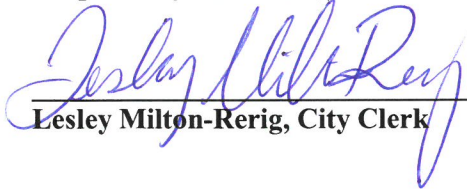
- Ms. Helen Rucker requested clarification regarding the intent if it is to remove the buildings entirely or to merely take out the HAZMAT and secure the site.
- Felix Bachofner spoke to the adaptive reuse team from years ago, acknowledging that HAZMAT is a large portion of the concern and if the HAZMAT is removed, the building is already largely rehabilitated, but it may be cost ineffective to remove once the environmental remediations have been done. He requested consideration of having FORA remove all of the HAZMAT only in all of the buildings, leaving the structures, to see if it is more cost effective.

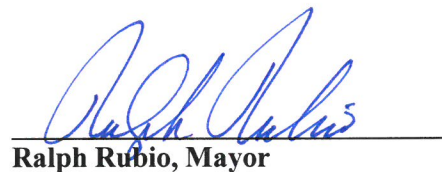
Mayor Rubio questioned the possibility of future land sales increasing the location for building removal to which Mr. Houlemard said it is up to the Board and Seaside has the discretion to decide what happens with further land sales distributions.

7. **ADJOURNMENT**

On motion, the meeting was adjourned at 6:32 PM.

Respectfully submitted,


Lesley Milton-Rerig, City Clerk


Ralph Rubio, Mayor