

**ACTION MINUTES
OF THE
FORT ORD REUSE AUTHORITY
BOARD OF DIRECTORS' MEETING
Fort Ord Reuse Authority Conference Facility/Bridge Center
January 11, 2008**

1. CALL TO ORDER

Chair/ Mayor Joe Russell called the meeting to order at 3:32 p.m. and requested a roll call.

Voting members present:

Chair/Mayor Russell (City of Del Rey Oaks)	1 st Vice Chair/Mayor Rubio (City of Seaside)
Mayor Mettee-McCutchon (City of Marina)	2 nd Vice Chair/Supervisor Potter (County of Monterey)
Mayor Pendergrass (City of Sand City)	Councilmember Wilmot (City of Marina)
Supervisor Salinas (County of Monterey)	Jim Cook (County of Monterey)
Councilmember Davis (City of Pacific Grove)	Mayor McCloud (City of Carmel-by-the-Sea)
Councilmember Mancini (City of Seaside)	Councilmember Barnes (City of Salinas)

Arriving after the roll call was Mayor Della Sala (City of Monterey).

Ex-Officio members present:

James Main (CSUMB)	Vicki Nakamura (Monterey Peninsula College)
Dr. Tom Woodruff (MPUSD)	Dr. Bruce Margon (UC Santa Cruz)
Gail Youngblood (BRAC)	Kenneth K. Nishi (Marina Coast Water District)
Debbie Hale (TAMC)	

Arriving after the meeting was called to order were Congressman Sam Farr (17th Congressional District), Hunter Harvath (Monterey-Salinas Transit), and COL Pamela Martis (U.S. Army). Absent were representatives from the 15th State Senate District and the 27th State Assembly District. Dr. Doug Garrison (Monterey Peninsula College) replaced Vicki Nakamura at the dais upon his arrival at 3:47 p.m.

With a quorum present, Chair Russell opened the meeting.

2. PLEDGE OF ALLEGIANCE

Chair Russell led the Pledge of Allegiance.

3. ACKNOWLEDGEMENTS

Chair Russell acknowledged the presence of Supervisor Simon Salinas, who was representing Monterey County, and Jim Cook, alternate for Supervisor Lou Calcagno.

4. PUBLIC COMMENT PERIOD

Ron Chesshire (Monterey/Santa Cruz Building and Construction Trades Council) expressed the Council's strong support for successful renegotiation efforts of the revised Disposition and Development Agreement of The Dunes on Monterey Bay project, in order to keep the project moving forward. He also reiterated the Council's strong support for FORA's prevailing wage policy and a consistency determination for The Dunes project, so the Trades Council could provide a written comment.

5. CONSENT AGENDA

There was one item on the Consent Agenda: Item 5a (Minutes of the November 9, 2007 board meeting). **Motion to approve Item 5a was made by Mayor Rubio, seconded by Councilmember Wilmot, and carried.**

6. OLD BUSINESS

Item 6a - Habitat Conservation Plan (“HCP”) approval process: Director of Planning and Finance Steve Endsley reported on recent developments, which included some staff changes at U.S. Fish and Wildlife Service (“F&WS”), discussions among the new F&WS staff members and Jones and Stokes about transition issues and the importance of keeping the HCP moving forward; FORA’s availability to meet with the new F&WS staff members in Ventura; and the hiring of a special counsel to assist in determining the “life of FORA” and FORA’s successor issues. There was one board comment and none from the public.

Item 6b – Base Reuse Plan reassessment – update: Executive Officer Houlemard reported on the slow down in the national economy, particularly in the housing sector, and noted the reduction in building permits on the local scene, all of which is moving the reassessment of the Base Reuse Plan out in time, possibly several years. He said a full presentation of the impact of these changes will be presented to the Board by staff sometime in the Spring. Board questions included the following: (1) Councilmember Davis asked how long the desal water project would take to complete. Mr. Houlemard replied that when the current reprogramming of forecasts in the FORA Capital Improvement Program is completed, more information would be available, adding that if the economy rebounds in a reasonable amount of time, it could be fiscal year 2013/14 (current figures indicate 2010/11). (2) Congressman Farr stated that there are seven Department of Defense footprints in Monterey County, all expanding, which bring in about \$1 billion of federal funds annually. He reminded all of the importance of building more affordable housing for support personnel and the medical community, and suggested taking another look at FORA’s master plan. He requested that FORA staff create a matrix showing the affordable housing to be constructed on former Fort Ord and also publish where a member of the public can call to get more details about affordable housing opportunities; Mr. Houlemard replied that this information would be included in FORA’s next quarterly report. He added that he has had discussions with the Office of Economic Adjustment, which is providing help to growth communities. Congressman Farr also indicated support for adequate water allocations so workforce housing could be built. Mayor Mettee-McCutchon asked that the rentals in Preston Park and Abrams be included in the matrix. John Fischer from Pacific Grove, a member of the public, suggested building affordable housing in, or near, commercial areas/jobs.

Item 6c - Environmental Services Cooperative Agreement (“ESCA”) – Update: Executive Officer Houlemard reported that the Army would be sending FORA another ESCA grant payment ahead of schedule, in an amount close to \$10 million, and expects to transfer the balance of the grant sometime in 2009. FORA Real Property and Facilities Director Stan Cook said that meetings with the regulators and members of the local community are in full swing. He summarized the information in the board report and called attention to the quarterly public newsletter which had been distributed to board members, along with a promotional item in the shape of green, spongy hand grenade replica with the ESCA remediation hotline telephone number. This number provides one with updates on the cleanup project, including current work sites and road closures, notices of community meetings, and an opportunity to leave a message. Kristie Reimer from LFR, Inc., reported that site preparation work has started in the General Jim Moore Blvd. corridor. There was one board question and none from the public.

Item 6d - Imjin Office Park Project – adoption of the 07-08 budget: Director of Planning and Finance Steve Endsley provided informational summaries of the five staff recommendations in the board report. Mayor Rubio recused himself from staff recommendation #3. Board members expressed concerns about FORA’s search to find a developer for its building, and Mayor Mettee-McCutchon recommended

distributing a Request for Proposals right away, giving preference to local developers. **Mayor Mettee-McCutchon moved the following actions, which were seconded by Councilmember Davis: (1) approval of the fiscal year 2007-08 Imjin Office Park budget as attached to the board report; (2) authorization for the Executive Officer to enter into a reimbursement agreement with the Carpenters Union for FORA's portion of preconstruction services and site grading costs; (3) authorization for staff to identify a developer to purchase FORA's interest and building lot in the project through a Request for Proposals' process; and (4) authorization for staff to negotiate a price with a developer to purchase FORA's interest and building lot in the Imjin Office Park Project, allowing FORA to recover eligible project spending incurred to date. This motion carried unanimously.**

Item 6e - Central Coast Veterans Cemetery – update: Executive Officer Houlemard summarized the board report, calling attention to the current donations. Councilmember Mancini asked when the veterans cemetery parcel would be cleaned, and Kristie Reimer responded that a remedial investigation work plan is now being reviewed by the regulators and cleanup work could begin as early as August 2008

7. NEW BUSINESS - none

8. EXECUTIVE OFFICER'S REPORT

There were two items in this report: Item 8a (Administrative Committee report), Item 8b (Executive Officer's travel report). Both were informational. Mayor McCloud asked for a clarification of text in the December 19, 2007 Administrative Committee minutes. There were no public comments.

10. ELECTION OF FORA OFFICERS FOR 2008

There were no objections when Chair Russell moved to the election . He asked Chuck Mayor Della Sala, Chair of the Nominating Committee, to present the slate of candidates. Chair - Mayor Joe Russell; 1st Vice Chair - Mayor Ralph Rubio; 2nd Vice Chair – Supervisor Dave Potter; Past Chair – Mayor Ila Mettee-McCutchon; and Representative-at-Large – Mayor David Pendergrass. Executive Officer Houlemard, serving as elections officer, asked if there were other nominations. There were none. **Motion to confirm and elect the nominees to serve as FORA officers was made by Mayor Della Sala, seconded by Councilmember Mancini, and carried unanimously.**

9. ANNOUNCEMENTS AND CORRESPONDENCE

Debbie Hale, TAMC Executive Director, distributed a handout advertising four meeting dates and locations for members of the public to learn more, and express opinions, about the Countywide Transportation Investment Plan to be funded by a potential half-cent sales tax for transportation. Dr. Doug Garrison, President and Superintendent of Monterey Peninsula College (“MPC”), distributed a mailer handout announcing the spring courses available at MPC's Education Center in Marina (former Fort Ord), noting that classes are scheduled to start on February 4th. He invited all to attend the open house from 10:00 – 2:00 on February 2nd. Jim Arnold, FORA's Senior Engineer, acknowledged the presence of two Boy Scouts from Troop 43, who had attended the board meeting to fulfill a requirement for their Citizenship in the Community merit badge.

10. ADJOURNMENT

Chair Russell adjourned the meeting at 4:40 p.m.

Minutes prepared by Linda Stiehl, Deputy Clerk.

Approved by _____
Michael A. Houlemard, Jr., Executive Officer/Clerk