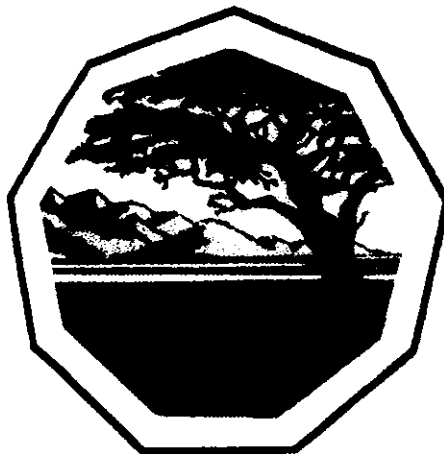


Fort Ord
Reuse Authority



Board Packet

For

Board Meeting
September 11, 2009



Fort Ord Reuse Authority

100 12th Street, Building 2880, Marina, CA 93933
Phone: (831) 883-3672 • Fax: (831) 883-3675 • www.fora.org

BOARD OF DIRECTORS MEETING
Friday, September 11, 2009, at 3:30 p.m.
FORA Conference Facility/Bridge Center
201 13th Street, Building 2925, Marina (on the former Fort Ord)

AGENDA

1. CALL TO ORDER AND ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. ACKNOWLEDGEMENTS AND ANNOUNCEMENTS
4. PUBLIC COMMENT PERIOD: Members of the audience wishing to address the Board on matters within the jurisdiction of the Authority but not on the agenda may do so during the Public Comment Period. You may speak for a maximum of three minutes on any subject. Public comments on specific agenda items will be heard at the time the matter is being considered by the Board.
5. CONSENT AGENDA ACTION
 - a. August 14, 2009 board meeting minutes
 - b. Phase IV General Jim Moore Boulevard and Phase I Eucalyptus Road Improvement Project: Notice of Completion
 - c. Executive Officer's goals for FY 2009-10
 - d. Amendment to Master Agreement for Professional Services – Creegan + D'Angelo (Capital Improvement Program On-Site Transportation)
6. OLD BUSINESS
 - a. Preston Park Housing Area
 - (1) Review the Rabobank debt consolidation/
refinancing status INFORMATION
 - (2) Appoint an ad hoc committee to negotiate the City of Marina's buy-out of FORA's interest in the Preston Park Housing Area ACTION

- b. Capital Improvement Program - FY 2009/10 through 2021/22 ACTION
- 7. NEW BUSINESS - none
- 8. EXECUTIVE OFFICER'S REPORT
 - a. Administrative Committee report INFORMATION
 - b. Status update of outstanding receivables ACTION/ INFORMATION
 - c. Habitat Conservation Plan status report INFORMATION
 - d. UXO/Countermine/Range 2009 Forum report INFORMATION
 - e. Executive Officer's travel report INFORMATION/ ACTION
- 9. CLOSED SESSION
 - a. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (§54956.9)
 Property: Imjin Office Park: APN 031-251-040 and APN 031-251-038
 Agency negotiator: Michael Houlemard
 Negotiating parties: Marina Coast Water District and Fort Ord Reuse Authority
 Under negotiation: lease terms and conditions, reimbursements
 - b. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (§54956.9)
 Property: Preston Park Housing Area
 Agency negotiator: Michael Houlemard
 Negotiating parties: Fort Ord Reuse Authority and the City of Marina
 Under negotiation: price, terms and conditions of sale
- 10. REPORT OUT OF CLOSED SESSION
- 11. ADJOURNMENT

(Information about items on this agenda is available at the FORA office at 100 12th Street, Building 2880, Marina, on the former Fort Ord or by calling 831-883-3672 or by accessing the FORA website at www.fora.org.)

MINUTES
of the
FORT ORD REUSE AUTHORITY
BOARD OF DIRECTORS' MEETING
Fort Ord Reuse Authority Conference Facility/Bridge Center
September 11, 2009

APPROVED

1. CALL TO ORDER AND ROLL CALL

Chair Ralph Rubio called the September 11, 2009 meeting of the Board of Directors to order at 3:30 p.m. and requested a roll call.

Voting members present:

Chair/Mayor Rubio (City of Seaside)	Supervisor Parker (County of Monterey)
Mayor McCloud (City of Carmel)	Mayor Edelen (City of Del Rey Oaks)
Councilmember McCall (City of Marina)	Councilmember Mancini (City of Seaside)
Councilmember Kampe (City of Pacific Grove)	Mayor Pendergrass (City of Sand City)
Councilmember Selfridge (City of Monterey)	Councilmember Barnes (City of Salinas)

Absent were Councilmember Gray (City of Marina) and Supervisor Calcagno (County of Monterey). Arriving after the meeting was called to order was Supervisor Potter (County of Monterey).

Ex-Officio members present:

Debbie Hale (TAMC)	Jim Main (CSUMB)
Gail Youngblood (BRAC)	Kenneth Nishi (Marina Coast Water District)
Dr. Marilyn Shepherd (MPUSD)	

Absent were representatives from the 17th Congressional District, the 15th State Senate District, the 27th State Assembly, UC Santa Cruz, and the U.S. Army. Arriving after the meeting was called to order was Hunter Harvath (Monterey-Salinas Transit). Vicki Nakamura (Monterey Peninsula College) arrived during the discussion of Item 6b.

With a quorum present Chair Rubio opened the meeting.

2. PLEDGE OF ALLEGIANCE

Chair Rubio asked Mayor McCloud, who agreed, to lead the Pledge of Allegiance.

3. ACKNOWLEDGEMENTS AND ANNOUNCEMENTS

Chair Rubio announced that a special joint hearing would be held by the Senate and Assembly Local Government Committees in Sacramento on September 28 to discuss issues restricting use of tax increment/redevelopment revenues for vacant lands on former military bases that are slated for commercial development. He introduced and welcomed Jerry Edelen, the newly seated mayor of Del Rey Oaks. Chair Rubio asked for a moment of silence for the people who lost their lives on September 11, 2001.

4. PUBLIC COMMENT PERIOD - none
5. CONSENT AGENDA

There were four items on the Consent Agenda: Item 5a (August 14, 2009 board meeting minutes), Item 5b (Phase IV General Jim Moore Boulevard and Phase I Eucalyptus Road Improvement Project: Notice of Completion), Item 5c (Executive Officer's goals for FY 2009-10) and Item 5d (Amendment to Master Agreement for Professional Services – Creegan+D'Angelo (Capital Improvement Program On-Site Transportation)). Mayor McCloud asked if there were two versions of the Executive Officer's goals for FY 2009-10 and Executive Officer Houlemard pointed out that there was only one version but that some text had been added at the direction of the board during the June 12th Closed Session. There were no public comments. **Motion to approve all four items on the Consent Agenda was made by Supervisor Potter, seconded by Councilmember Mancini, and carried.**

6. OLD BUSINESS

Item 6a – Preston Park Housing Area

Item 6a(1) – Review of Rabobank debt consolidation/ refinancing status: Executive Officer Houlemard reported that the property appraisal had been received and was shared with the City of Marina. He said the appraisal would be discussed in Closed Session. He commended the bank for their diligent work, along with Marina's assistance, which could be the basis for the negotiations for their acquisition of the property, once the board acts to appoint a negotiating committee. There were no public or board comments.

Item 6a(2) – Appoint an ad hoc committee to negotiate the City of Marina's buy-out of FORA's interest in the Preston Park Housing Area: Chair Rubio opened the discussion of appointments to the negotiating committee. He said the members of the original ad hoc committee that was appointed at the June 2009 board meeting might be willing to serve. Monterey Councilmember Selfridge also agreed to serve. **Motion to reappoint the members of the ad hoc committee appointed in June and add Councilmember Selfridge to serve as FORA's representatives on the ad hoc negotiating committee was made by Councilmember Mancini and seconded by Supervisor Parker.** Mr. Houlemard said that Council members McCall and Gray will likely still represent the City of Marina. Supervisor Parker asked that the committee members be named for the records. They are Chair/Mayor Rubio, Supervisor Potter, and Council members Kampe and Selfridge from FORA, and Council members McCall and Gray from the City of Marina. There were no public comments, and **the motion carried.**

Item 6b – Capital Improvement Program ("CIP") – FY 2009/10 through 2021/22: Executive Officer Houlemard provided a summary of the discussions by the Administrative Committee and the difficulty of placing projects in time, along with the use of any revenues that might be forthcoming, during the current economic downturn. He said the Administrative Committee and CIP Committee members concurred with the staff recommendation to extend the current FY 2008-09 through 2021/22 CIP through June 30, 2010. Supervisor Parker remarked that extending the CIP nine months seemed like a long time and suggested revisits to the document, perhaps quarterly, along with progress updates to the Board, in case a final decision could be made sooner. Mr. Houlemard commented that work on the 2010/11 through 2021/22 CIP would normally begin in December, but that could be delayed. Mayor Pendergrass asked what happens to the CIP when FORA sunsets in 2014, and Mr. Houlemard replied that the LAFCO process would kick in. There were no public

comments. **Motion was made by Supervisor Parker and seconded by Councilmember Barnes to extend the current CIP until December 31, 2009, and direct staff to provide a year-end status report to the board.**

Mayor McCloud expressed concern about the currently forecasted swine flu epidemic this fall and winter and its impact on public meetings and the jurisdictions' continuity of function. Ms. Hale reported that the County was planning to give a presentation on these issues at the October Special Districts Managers' meeting. Chair Rubio asked if the city managers have been scheduled to hear this presentation, and Ms. Hale said she would have to check.

7. NEW BUSINESS - none

8. EXECUTIVE OFFICER'S REPORT

There were five items in this report: Item 8a (Administrative Committee report), Item 8b (Status update of outstanding receivables), Item 8c [Habitat Conservation Plan ("HCP") status report], Item 8d (UXO/Countermine/Range 2009 Forum report) and Item 8e (Executive Officer's travel report): Executive Officer Houlemard provided summaries of each item. Additional remarks follow.

Re Item 8b(1) – East Garrison project: Executive Officer Houlemard announced that Union Community Partners ("UCP"), the new financial partnership assuming the East Garrison project, had sent FORA a check for all the delinquent interest payments. UCP has also agreed to pay the outstanding Pollution Legal Liability insurance payments "within days." **Motion to authorize the Executive Officer to negotiate a reimbursement agreement with UCP was made by Councilmember Mancini and seconded by Councilmember McCall.** There were no public comments and the motion carried.

Re Item 8b(2) – Del Rey Oaks: Mr. Houlemard reported that a check covering Del Rey Oaks' 2008 Pollution Legal Liability insurance premium had been received from Daniel Dawson, the new city manager. Mr. Dawson also indicated that he would like to work out a payment plan for Del Rey Oaks' remaining outstanding payments.

Re Item 8b(3) - AMBAG: Mr. Houlemard noted that this item would be discussed in Closed Session. Mayor Pendergrass asked if FORA members who serve on the AMBAG board have a conflict of interest if they participate in the current discussions, and Executive Officer Houlemard replied no that AMBAG receivables were now Marina Coast Water Districts' obligations.

Re Item 8c – Habitat Conservation Plan ("HCP") status report: Executive Officer Houlemard added to the staff report that he anticipates publication of the HCP this fiscal year.

Re Item 8d - UXO/Countermine/Range Forum: Mr. Houlemard called attention to the staff report attachments and reported that there is considerable national interest in the Fort Ord cleanup methodology. He briefly described the panels where FORA ESCA Project Manager Stan Cook and LFR ESCA Project Manager Kristie Reimer had made presentations, which had resulted in an invitation to present at the Battelle International Conference next year. He said the excellent relations the ESCA team has maintained with the community, the Army, the regulators and others have been instrumental in moving the cleanup project forward, which has resulted in encouraging the Army to speed up their Fort Ord cleanup project. The new technologies that have been utilized on former Fort Ord and across the nation have more than proven their worth and actually lowered some costs, an example being the soil removal process.

Re Item 8e - Executive Officer's travel report: Mr. Houlemard said board approval was necessary for this trip, because a lack of a quorum at the September 2nd meeting prevented the

Executive Committee from acting on this item. He provided details of the trip to Washington, DC. **Motion to approve the Executive Officer's trip to Washington, DC, from September 15-18, 2009, was made by Mayor McCloud and seconded by Supervisor Potter.** There were no public comments and the motion carried.

Chair Rubio adjourned the regular meeting to the Closed Session at 4:05 p.m.

9. CLOSED SESSION

There were two items in the Closed Session, both involving a conference with real property negotiators. The subjects in **Item 9a** were two parcels in Imjin Office Park. Under negotiation were the lease terms and conditions, and reimbursements, which involved FORA and Marina Coast Water District. The Preston Park Housing Area price and the terms and conditions of sale were the negotiation points between FORA and the City of Marina in **Item 9b**. Authority Counsel Bowden said that a conflict of interest existed for the Marina board member to remain present during Item 9b, and Councilmember McCall agreed to recuse himself from the discussion.

10. REPORT OUT OF CLOSED SESSION

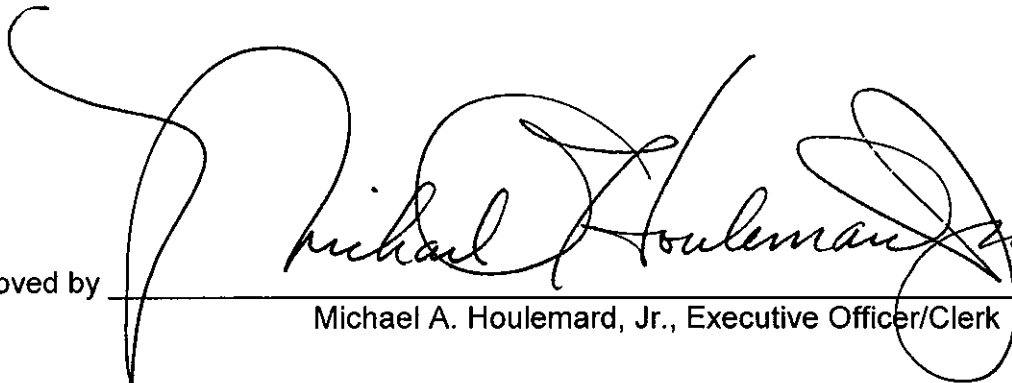
Authority Counsel Bowden reported that the board heard oral reports from the staff on each item and gave direction to its negotiators. The board also authorized the Executive Officer to represent FORA in the negotiations with Marina Coast Water District regarding the lease terms and conditions, and the reimbursements.

11. ADJOURNMENT

Chair Rubio adjourned the meeting at 4:16 p.m.

Minutes prepared by Linda Stiehl, Deputy Clerk

Approved by



Michael A. Houlemard, Jr., Executive Officer/Clerk

FORT ORD REUSE AUTHORITY BOARD REPORT

CONSENT AGENDA

Subject:	Phase IV General Jim Moore Boulevard and Phase I Eucalyptus Road Improvement Project: Notice of Completion	
Meeting Date:	September 11, 2009	ACTION
Agenda Number:	5b	

RECOMMENDATION:

Authorize filing a Notice of Completion for General Jim Moore Boulevard ("GJMB") Phase IV and Eucalyptus Road Phase I Improvement Project.

BACKGROUND/DISCUSSION:

At the Fort Ord Reuse Authority ("FORA") Board of Directors October 2008 meeting, the Board authorized a construction contract with Raminha Construction, Inc. to perform earthwork and utility installations for the realignment of GJMB and Eucalyptus Road. The contract was amended in April 2009 for additional work and dollar amount.

This project is now complete. FORA staff requests that the Board authorize filing the Notice of Completion. Filing the Notice of Completion provides for the perfunctory beginning of the thirty (30) day lien filing period and release of retention.

FISCAL IMPACT:

Reviewed by FORA Controller 

The approved contract amount of \$4,643,548 (including 10 % contingency) was financed by the FORA line of credit and Marina Coast Water District ("MCWD") funds. The project was completed within the Board authorized amount.

COORDINATION:

City of Seaside, MCWD, Administrative Committee and Executive Committee

Prepared by 
James M. Arnold

Approved by 
Michael A. Houlemard, Jr.

FORT ORD REUSE AUTHORITY BOARD REPORT

CONSENT AGENDA

Subject: Executive Officer's goals for FY 2009-2010

Meeting Date: September 11, 2009

Agenda Number: 5c

ACTION

RECOMMENDATION:

Approve the Executive Officer's goals for fiscal year 2009-2010.

BACKGROUND/DISCUSSION:

In the spring of each year, the Executive Officer prepares an annual self-evaluation of his performance, based primarily on the goals and priority objectives suggested by the Executive Committee during his performance evaluation the previous year. When the committee approves the self-evaluation and the goals for the next fiscal year, they convey their recommendation to accept the self-evaluation and approve the goals for the next year to the Board in a closed session. This occurred during the June 12, 2009 board meeting. The voting members who attended this closed session also recommended that Mr. Houlemard's 2009-2010 fiscal year goals be presented to the full board for final approval. The **attached document** is a copy of these goals.

FISCAL IMPACT:

Reviewed by the FORA Controller 

None

COORDINATION:

Executive Committee

Prepared by 
Linda L. Stiehl

Approved by 
Michael A. Houlemard, Jr.

DRAFT

FISCAL YEAR 2009-2010 EXECUTIVE OFFICER'S GOALS

The following are Fort Ord Reuse Authority (FORA) Executive Officer Michael Houlemard's recommended Principal Goals for Fiscal Year 2009-2010. If approved they provide the basis for Executive Committee, Committee Chairs, and Board review and acceptance of the Executive Officer's performance for the coming year and is generally derived from the current work program authorized under the Annual Budget. These items are presented in bullet format and are not in priority order.

- Complete and publish the Habitat Conservation Plan.
- Maintain compliance with adopted Base Reuse Plan policies and Capital Improvement Program measures.
- Sustain the FORA munitions removal activities and related community outreach and engagement programs.
- Secure recycled, reclaimed, or other water resources to augment existing supplies in order to meet Base Reuse Plan implementation needs and individual project demands.
- Represent FORA in Monterey Regional economic development and community development activities.
- Assure quality in all FORA administrative, personnel, and financial obligations by securing grants and using innovative financing approaches.
- Maintain FORA public and community information effectiveness through coordination with Board, consultants, jurisdictions, and staff.

For FY 2010 evaluation purposes, the Executive Committee has reviewed how success will be measured for each of these goals. Those measures will be applied, as may be modified at the mid year budget time, to become the basis for the FY 2010 performance self-evaluation.

June 2009

FISCAL YEAR 2009-2010 EXECUTIVE OFFICER'S GOALS

The following are Fort Ord Reuse Authority (FORA) Executive Officer Michael Houlemard's recommended Principal Goals for Fiscal Year 2009-2010. If approved they provide the basis for Executive Committee, Committee Chairs, and Board review and acceptance of the Executive Officer's performance for the coming year and is generally derived from the current work program authorized under the Annual Budget. These items are presented in bullet format as they are not listed in priority order.

- Complete and Publish the Habitat Conservation Plan
- Maintain compliance with adopted Base Reuse Plan policies and Capital Improvement Program measures.
- Sustain the FORA munitions removal activities and related community outreach and engagement programs.
- Secure recycled, reclaimed, or other water resources to augment existing supplies in order to meet Base Reuse Plan implementation needs and individual project demands.
- Represent FORA in Monterey Regional economic development and community development activities.
- * ➤ Assure quality in all FORA administrative, personnel, and financial obligations.
- Maintain FORA public and community information effectiveness through coordination with Board, consultants, jurisdictions, and staff.

* For FY 2010 evaluation purposes, the Executive Committee has reviewed how success will be measured for each of these goals. Those measures will be applied, as may be modified at the mid year budget time, as the basis for the FY 2009-2010 performance self-evaluation.

FORT ORD REUSE AUTHORITY BOARD REPORT

CONSENT AGENDA

Subject:	Amendment to Master Agreement for Professional Services – Creegan + D'Angelo (Capital Improvement Program On-Site Transportation)	
Meeting Date:	September 11, 2009	ACTION
Agenda Number:	5d	

RECOMMENDATION:

Authorize Fort Ord Reuse Authority ("FORA") staff to execute Amendment 1202-18 (*attached*) to the Master Agreement for Professional Services ("Agreement") with Creegan + D'Angelo ("C+D").

BACKGROUND/DISCUSSION:

On November 8, 2002, the FORA Board of Directors ("Board") authorized staff to execute the Agreement (for a five-year term) with C+D to provide "on-call" engineering design services to support the on-site transportation elements of FORA's Capital Improvement Program ("CIP"). The original Agreement was extended for an additional five years by Board authorization of Amendment #1202-13, through November 2012. The Agreement, as written, provides for the negotiation of Service Work Orders ("SWOs") and Agreement amendments as funding becomes available.


SWOs 1 through 5, inclusive, were approved by the Board on October 10, 2003 in the amount of \$1,366,750. SWO 3 provides for the design and environmental processing of General Jim Moore Boulevard ("GJMB"). SWO 4 provides for the design and environmental processing of Eucalyptus Road from GJMB northeasterly to Parker Flats Road.

Amendments previously approved by the FORA Board have brought the total funding of SWO 3 to \$1,475,896 and the total funding of SWO 4 to \$584,811.

FORA staff recommends the following amendments to the Agreement:

1. Amend existing SWO 3 to provide for splitting GJMB into phases in conformance with available construction funding and to provide construction observation assistance.
2. Amend existing SWO 4 to provide for splitting Eucalyptus Road into phases in conformance with available construction funding and to provide construction observation assistance.

FISCAL IMPACT:

Reviewed by FORA Controller 

The cost of the recommended amendments to the Agreement is not to exceed \$74,767 for SWO 3 and \$36,000 for SWO 4. This amount is included in the 2009-2010 fiscal year budget. The funding is to be derived from the Department of Commerce Economic Development Administration grant and FORA's Community Facilities District and/or line of credit.

The attached amendment fully describes the scope of services to be provided by C+D for the recommended SWOs and amendments.

COORDINATION:

FORA CIP Committee, Administrative Committee (City of Seaside, City of Del Rey Oaks, Monterey County)

Prepared by 
James M. Arnold

Approved by 
Michael A. Houlemard, Jr.

**FORT ORD REUSE AUTHORITY
AMENDMENT TO SERVICE AGREEMENT No. AE-1202**

Amendment No.: 1202-18
Amendment Date: July 31, 2009
Agreement Date: November 12, 2002

The Fort Ord Reuse Authority (FORA), hereinafter referred to as "OWNER", and Creegan + D'Angelo (C+D), hereinafter referred to as "CONSULTANT", pursuant to Article, "WORK ORDER DOCUMENTS", of the Master Agreement for Professional Services for the Fort Ord Reuse Authority Number AE-1202, dated November 12, 2002 and subsequently renewed and extended by Amendment No. AE-1202-12 dated October 12, 2007, do mutually agree to amend the Scope of Services and compensation payable by Owner to Consultant under the terms of certain Service Work Orders (SWO) issued subsequent to the Master Agreement. Such adjustments to the Scope of Services and compensation payable are a part of this Amendment.

All terms and conditions of the Master Agreement and subsequent Amendments, except as modified herein, remain in full force and effect, and apply equally to this Amendment to the Master Agreement and all subsequent Amendments to the same and are hereinafter referred to as Amendment No. 1202-18.

SERVICE WORK ORDER NUMBER 3:

SERVICE WORK ORDER NUMBER 3 (SWO 3) was established by Amendment No. 1202-1 on October 13, 2003 and has, subsequently, been modified by Amendment No. 1202-4 on August 3, 2005, Amendment No. 1202-8 on July 13, 2006, Amendment No. 1202-9 on July 14, 2006, Amendment No. 1202-10 on January 31, 2007, Amendment No. 1202-11 on June 8, 2007, Amendment No. 1202-12 on October 12, 2007, Amendment No. 1202-14 on February 11, 2008, Amendment No. 1202-15 on April 11, 2008 and Amendment No. 1202-17 on December 23, 2008. All terms and conditions of those Amendments, in addition to the terms and conditions of Master Agreement No. AE-1202, remain in full force and effect, except as modified by this AMENDMENT NO. 1202-18.

SWO 3 - Phase IV Scope of Services:

The Scope of Services to be provided by Consultant shall increase to include the following items:

1. Provide pavement transitions from existing General Jim Moore Boulevard (GJMB) travel lanes to the new traffic lanes of proposed GJMB to permit continuous public traffic flow during all construction operations;
2. Prepare Opinions of probable cost under multiple construction scenarios;
3. Inclusion of City of Seaside's comments on construction plans;
4. Plan modifications to grading limits for Phases IV and V for existing power poles;
5. Various topographic surveys as ordered by Owner;
6. Coordinate with the City of Del Rey Oaks on the intersection with South Boundary Road and slopes on west side of GJMB;
7. Provide legal description of utility corridor on east side of GJMB and field construction staking of corridor location for utility relocation.

SWO 3 – Phase V Scope of Services:

The Scope of Services to be provided by Consultant shall increase to include:

1. On-call construction field observation and reporting.

SWO 3 Phase IV Compensation for Services:

Compensation payable to Consultant by Owner shall be increased as follows:

Gross amount of additional compensation:	\$75,400.00
Less:	
Closeout of SWO 3 for work prior to Amend. 1202-11	(\$7,049.57)
Closeout SWO 5	(\$13,194.99)
Closeout FOSET 5 & FOST 10	(\$3,241.02)
Closeout of SWO 10	(\$25.00)
Closeout of SWO 11	(\$5,121.00)
Closeout SWO 12	(\$2,001.00)
Net amount of additional compensation:	\$44,767.42

SWO 3 Phase V Compensation for Services:

Compensation payable to Consultant by Owner may increase by an amount not to exceed (at a rate of \$150.00 per hour): **\$30,000.00**

Maximum allowable increase compensation for SWO 3: \$74,767.42

SERVICE WORK ORDER NUMBER 4:

SERVICE WORK ORDER NUMBER 4 (SWO 4) was established by Amendment No. 1202-1 on October 13, 2003 and has, subsequently, been modified Amendment No. 1202-4 on August 3, 2005, Amendment No. 1202-8 on July 13, 2006, Amendment No. 1202-10 on January 31, 2007, Amendment No. 1202-11 on June 8, 2007, Amendment No. 1202-12 on October 12, 2007, Amendment No. 1202-14 on February 11, 2008, Amendment No. 1202-15 on April 11, 2008 and Amendment No. 1202-17 on December 23, 2008. All terms and conditions of those Amendments, in addition to the terms and conditions of Master Agreement No. AE-1202, remain in full force and effect, except as modified by this AMENDMENT NO. 1202-18.

SWO 4 –Phase I Scope of Services:

The Scope of Services to be provided by Consultant shall be increased to include the following items:

1. Modification of grading to allow the PG&E power poles to remain in place until removed by PG&E;
2. Modifications to grading to accommodate various driveways connecting to Eucalyptus Road.

SWO 4 – Phase II Scope of Services:

The Scope of Services to be provided by Consultant shall increase to include the following:

1. Modify grading plans to complete construction of Eucalyptus Road where shortage of soil material prevented completion of Phase I grading, including installation of percolation structure;
2. On-call construction field observation and reporting.

SWO 4 – Phase I Compensation for Services

Compensation payable to Consultant by Owner shall be increased as follows:
Additional Scope of Services work **\$18,000.00**

SWO 4 – Phase II Compensation for Services

Compensation payable to Consultant by Owner shall be increased as follows:
Additional Scope of Services work **\$18,000.00**

Maximum allowable increase in funding for SWO 4: **\$36,000.00**

APPROVAL AND ACCEPTANCE OF AMENDMENT No. 1202-18

Fort Ord Reuse Authority

By: _____ Date: _____
Michael A. Houlemard, Jr., Executive Officer

CREEGAN + D'ANGELO, INC.

By: _____ Date: _____
Richard Simonitch, PE, PLS
Vice President/Engineering Manager

END OF AMENDMENT NO. 1202-18

FORT ORD REUSE AUTHORITY BOARD REPORT

OLD BUSINESS

Subject:	Preston Park Housing Area	
Meeting Date:	September 11, 2009	ACTION/ INFORMATION
Agenda Number:	6a	

RECOMMENDATION(S):

1. Review the Rabobank debt consolidation/refinancing status; and
– INFORMATION
2. Appoint an ad hoc committee to negotiate the City of Marina's ("Marina") buy-out of the Fort Ord Reuse Authority's ("FORA") interest in the Preston Park Housing Area.
– ACTION

BACKGROUND:

At the April 3, 2009 FORA Board meeting, staff informed the Board of its intent to consolidate and retire existing debt secured by FORA's 50% ownership interest in Preston Park to provide stimulus grant local matching funds. The Preston Park project also must pay a fair share of development fees needed for completing Habitat Conservation Plan ("HCP") and other base-wide obligations. This potential buy-out of the remaining (if any) FORA interest in Preston Park was discussed in closed session on May 8, 2009 where the Executive Officer received Board authorization to pursue the financing but to await the appraised value of the Preston Park project before following additional direction that was given. During the discussion of the debt consolidation at the June 12, 2009 FORA Board meeting, a motion was made by Supervisor Potter and seconded by Mayor McCloud to form an ad hoc committee consisting of three FORA Board members and two Marina council members to complete their review of the proposed debt consolidation with unanimous consent within three days of receiving a letter offer from Rabobank, but no later than June 24, 2009. This motion carried unanimously.

DISCUSSION:

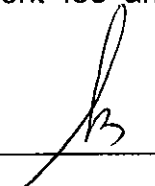
The ad hoc committee met on June 18th and 23rd to complete their review of the proposed debt consolidation. Rabobank provided a preliminary letter offer subject to completion of a Preston Park appraisal in August. The ad hoc committee confirmed that FORA's debt consolidation would not affect Marina's 50% share of Preston Park revenues and agreed unanimously that FORA staff should include a letter from Rabobank with its US Economic Development Administration ("EDA") grant application package for General Jim Moore Boulevard and Eucalyptus Road improvement funding. Since that time, the EDA, a unit of the federal Department of Commerce, has made an award offer of \$6.4 million to FORA based on this application.

City of Marina staff also provided correspondence regarding the proposed Preston Park financing and potential buy-out that was reviewed by the ad hoc committee. Discussion of potential buy-out items was deferred until further FORA Board direction could be

obtained and was considered to be separate to approval of the grant application, which was subject to time constraints.

At the August 14, 2009 FORA Board meeting, staff was directed to provide the Board with information regarding the Preston Park appraisal once it was received from Rabobank. This would constitute the final step under the purview of the former Board ad hoc committee, should the appraisal information conform to the parameters as set by the Board and approved by the ad hoc committee. If the FORA Board were to appoint a new ad hoc committee to negotiate Marina's potential buy-out of FORA's interest in Preston Park, this would constitute a new action by the Board to aid and abet the buy-out discussions. It would move the buy-out process forward, which, if successful, would result in additional development fee and land sales revenue for the FORA Capital Improvement Program ("CIP").

FISCAL IMPACT:

Reviewed by FORA Controller 

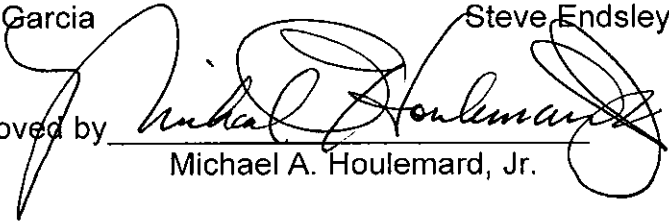
Rabobank debt consolidation is essential to FORA matching the \$6.4 million grant from EDA for the construction of the General Jim Moore Boulevard and Eucalyptus Road improvement project. Full financing as contemplated would also retire existing debt and restructure FORA obligations in a more cost-effective manner. The buy-out is a separate item and does not affect the feasibility of the debt consolidation. If FORA and the City of Marina succeed in negotiating a buy-out for FORA's interest in Preston Park, the transaction would advance land sales revenues and development fee dollars that would accelerate funding for FORA CIP obligations.

COORDINATION:

City of Marina, Authority Counsel, FORA Board ad hoc committee, Rabobank, Administrative and Executive Committees

Prepared by 
Jonathan Garcia

Reviewed by 
Steve Endsley

Approved by 
Michael A. Houlemard, Jr.

FORT ORD REUSE AUTHORITY BOARD REPORT

OLD BUSINESS

Subject:	Capital Improvement Program - FY 2009/10 through 2021/22	
Meeting Date:	September 11, 2009	ACTION
Agenda Number:	6b	

RECOMMENDATION:

Extend the current FY 2008/09 through 2021/22 Fort Ord Reuse Authority ("FORA") Capital Improvement Program ("CIP") through June 30, 2010.

BACKGROUND/DISCUSSION:

In September 2000, the FORA Board of Directors established a policy protocol for the annual review and (re)programming of the CIP. That protocol included an extensive, thorough evaluation and review of the FORA jurisdictions anticipated market absorption and construction estimates by the FORA CIP Committee and Administrative Committee. For the FY 2008/09 through 2021/22 these Committees have been reviewing the draft CIP and have requested additional meetings prior to recommending a final document to the Board for adoption.

At the June FORA Board Meeting, staff recommended a 90 day extension of the FY 2008/ 09 through 2021/22 CIP, which the Board approved. Despite additional meetings, the Committees have not been able to come to closure on a recommendation for a FY 2008/09 through 2021/22 CIP.

Staff requests that the Board extend the FY 2008/09 through 2021/2022 CIP. This would allow additional meetings to be convened with the hope of an agreement during the coming 9 months. When the CIP and Administrative Committees make a recommendation to move the CIP forward to the Board, staff will make a presentation on changes made in the new document as it has in prior years. This may not re-appear until the FY 2010/11 through 2021/22 CIP process is brought to the Board.

FISCAL IMPACT:

Reviewed by FORA Controller 

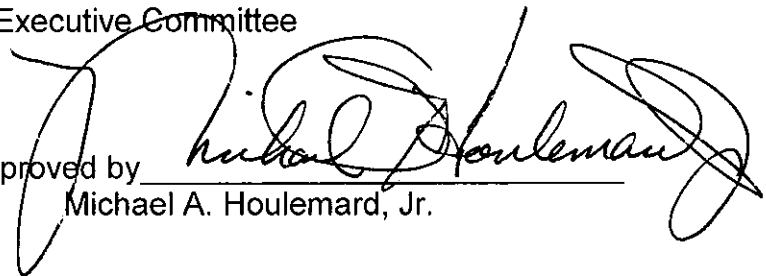
None by this action.

COORDINATION:

CIP Committee, Administrative Committee, Executive Committee

Prepared by 

Crissy Maras

Approved by 

Michael A. Houlemard, Jr.

FORT ORD REUSE AUTHORITY BOARD REPORT

EXECUTIVE OFFICER'S REPORT

Subject: Administrative Committee report

Meeting Date: September 11, 2009

Agenda Number: 8a

INFORMATION

RECOMMENDATION:

Receive a report from the Administrative Committee.

BACKGROUND/DISCUSSION:

The Administrative Committee met on August 19 and September 2, 2009. The approved minutes of the August meeting and the draft minutes of the September meeting are **attached** for your review.

The Administrative Committee also had joint meetings with the Capital Improvement Program Committee on August 5 and 19, 2009. The approved minutes of these meeting are also **attached** for your review.

FISCAL IMPACT:

Reviewed by the FORA Controller 

Staff time for the Administrative Committee is covered in the FY 2009/10 budget.

COORDINATION:

Administrative Committee and Capital Improvement Program Committee

Prepared by Linda L. Stiehl
Linda L. Stiehl

Approved by


Michael A. Houlemard, Jr.

FORT ORD REUSE AUTHORITY

100 12th Street, Building 2880

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**MINUTES OF THE
ADMINISTRATIVE COMMITTEE MEETING
Wednesday, August 19, 2009**

APPROVED

1. Call to Order

Chair Doug Yount called the meeting to order at 8:17 a.m. The following representatives from the land recipient jurisdictions, representing a quorum, were present:

- *Jim Cook - County of Monterey
- *Elizabeth Caraker - City of Monterey
- *Dick Goblirsch – City of Del Rey Oaks
- *Doug Yount – City of Marina
- *Ray Corpuz - City of Seaside

Also present, as indicated by the roll sheet signatures, were:

- Diana Ingersoll – City of Seaside
- *Rob Robinson – BRAC
- *Graham Bice – UC MBEST
- Debbie Platt – City of Marina
- Crissy Maras – FORA
- *Don Bachman – TAMC
- Scott Hilk – Marina Community Partners
- Jonathan Garcia – FORA
- Jim Arnold – FORA
- *Tony Boles - CSUMB
- *Tim O'Halloran – City of Seaside
- Nick Nichols – County of Monterey
- *Vicki Nakamura – Monterey Peninsula College
- *Jim Heitzman – Marina Coast Water District
- Bob Schaffer – Marina Community Partners
- Steve Endsley - FORA

* indicates a committee member

Voting board member jurisdictions not represented at this meeting were Salinas, Pacific Grove, Sand City, and Carmel.

2. Pledge of Allegiance

Chair Yount asked Elizabeth Caraker, who agreed, to lead the Pledge of Allegiance.

3. Acknowledgements, announcements and correspondence

Jim Arnold, FORA senior project manager, announced that FORA had received notice from the U.S. Department of Commerce that FORA had been awarded a \$6.4 million Economic Development Administration matching grant for the General Jim Moore Blvd./Eucalyptus road improvement project. He said a Notice of Completion for the previous construction phase would be on the September board agenda for approval.

4. **Public comment period - none**
5. **Approval of minutes of the August 5, 2009 meeting**

Motion to approve the August 5, 2009 meeting minutes was made by Elizabeth Caraker, seconded by Ray Corpuz, and carried.

6. **Follow-up to the August 14, 2009 FORA board meeting**

Director of Planning and Finance Steve Endsley said that several of the Closed Session items had resulted in FORA staff receiving direction. Jim Cook asked what follow-up there was to the Rabobank loan. Mr. Endsley replied that the appraisal must first be received from the bank and then appropriately distributed for review. A second action will be the initiation of negotiations between FORA and the City of Marina for the latter's buy-out of FORA's 50% interest in the Preston Park housing complex. Mr. Cook asked what would follow if the appraisal doesn't come through with enough value, and Mr. Endsley replied that the bank could reduce the loan amount, which would set the stage for the negotiations. Chair Yount commented that the appraisal and its relation to Marina's successful buy-out of Preston Park are future work that must be done. He mentioned the importance of Marina's concern about maintaining its cash flow from the Preston Park revenues, along with the City's interest in their future buy-out of FORA's interest.

7. **Old Business**

Item 7a – Habitat Conservation Plan (HCP) – updates on recent meetings and cost projections: Director of Planning and Finance Steve Endsley reported that he had participated in a conference call with the working group from his vacation locale in Maui, Hawaii, and was both satisfied and relieved that both regulators have been doing what they had agreed to do and progress was being made in resolving the remaining issues. The language referring to State Parks that he had drafted for review by CA Fish & Game was clearly moving forward, and the U.S. Department of Fish & Wildlife was making slower albeit progress in reaching agreement regarding the issues related to the Bureau of Land Management. Mr. Endsley anticipated a meeting of the local jurisdictions' group in the near future, when drafts of the last three chapters of the HCP will have been received, hopefully in near final form. Associate Planner Jonathan Garcia will notify the members of the date and time of this meeting, along with clarification of the language that has been suggested in the text that Tara Donovan, FORA's consultant at Jones & Stokes, has been working on. Chair Yount said that according to the timeline the full and complete HCP should be available in late August or early September, after which FORA and the stakeholders will do a final review before the HCP is sent to the regulators. Mr. Endsley remarked that the timeline is also being revised and urged all to send comments to Ms. Donovan so the schedule continues to move forward. Elizabeth Caraker requested that Ms. Donovan's detailed email that she sent in July be re-sent to all.

8. New Business

Item 8a – Report from Executive Officer about ADC Annual Conference: In the absence of Executive Officer Houlemard, Chair Yount gave the report about this conference, which he had also attended. He said the private talk with Dr. Dorothy Robyn, the newly appointed Deputy Assistant Secretary of the Army for Installations and Environment, was very informative and gave encouraging responses (She heads the full BRAC process.). A number of other closed base representatives also attended this meeting. Chair Yount said all had needs, particularly financing. He said there is still much work for the legacy bases to accomplish. He said Executive Officer Houlemard, who also serves as president of ADC, was kept busy throughout the conference. Bob Schaffer asked if many developers were in attendance, and Chair Yount responded that their numbers were down, along with corporate representatives, most likely due to the economic downturn; however, the military was well represented at this conference.

9. Adjournment

Chair Yount adjourned the meeting at 8:38 a.m.

Minutes prepared by Linda Stiehl, Executive Assistant

FORT ORD REUSE AUTHORITY

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DRAFT

**MINUTES OF THE
ADMINISTRATIVE COMMITTEE MEETING
Wednesday, September 2, 2009**

1. Call to Order

Chair Michael Houlemard called the meeting to order at 8:18 a.m. The following representatives from the land recipient jurisdictions, representing a quorum, were present:

- *Nick Nichols - County of Monterey
- *Elizabeth Caraker - City of Monterey
- *Dick Goblirsch – City of Del Rey Oaks
- *Doug Yount – City of Marina
- *Tim O’Halloran - City of Seaside

Also present, as indicated by the roll sheet signatures, were:

- Jim Arnold – FORA
- *Rob Robinson – BRAC
- Crissy Maras – FORA
- *Todd Muck – TAMC
- Pat Ward – Bestor Engineers
- Jonathan Garcia – FORA
- Kathleen Ventimiglia – CSUMB
- Michael Houlemard - FORA
- *John Marker - CSUMB
- *Graham Bice – UC MBEST
- *Vicki Nakamura – Monterey Peninsula College
- *Brian True – Marina Coast Water District
- Bob Schaffer – Marina Community Partners
- Steve Endsley – FORA
- Clark Larson – City of Seaside

* indicates a committee member

Voting board member jurisdictions not represented at this meeting were Salinas, Pacific Grove, Sand City, and Carmel.

2. Pledge of Allegiance

Chair Yount asked Scott Hilk, who agreed, to lead the Pledge of Allegiance.

3. Acknowledgements, announcements and correspondence

Chair Houlemard said FORA staff is continuing to work with FORA’s legislative representatives in Sacramento regarding changes in the legislation restricting use of tax increment/redevelopment revenues for vacant lands on former military bases that are slated for commercial development. He noted there are at least seven properties on former Fort Ord that would benefit if this restriction were eliminated or changed. He reported that the

Assembly Local Government Committee had scheduled a special hearing on September 28th in Sacramento to gather information, including how base communities have been impacted by this legislation. He said anyone interested should contact him. He also agreed to forward his summary to Graham Bice, Doug Yount, Nick Nichols and Dick Goblirsch, and any other who desired it.

4. Public comment period - none

5. Approval of August 19, 2009 meeting minutes

5a. Motion to approve the August 19, 2009 Administrative Committee meeting minutes was made by Nick Nichols, seconded by Graham Bice, and carried.

5b. Motion to approve the joint Administrative Committee and Capital Improvement Program Committee minutes was made by Jill Anderson, seconded by Elizabeth Caraker, and carried.

6. Review draft September 11, 2009 FORA board meeting agenda and draft board reports

Chair/Executive Officer Houlemard reviewed the items on the draft agenda. **Re Item 6a (Preston Park debt consolidation/refinancing):** He said FORA expects to have the appraisal from Rabobank later this morning, and FORA staff will discuss it with Marina staff at their earliest convenience. **Re Item 6b (CIP for FY 2009/10 through 2021/22):** Nick Nichols suggested getting the group together to keep all the following stakeholders informed about the recent developments concerning the City of Seaside, County of Monterey, the veterans' cemetery, Monterey Peninsula College, and Monterey Horse Park. Mr. Houlemard mentioned the possibility of funding from the Office of Economic Adjustment, which could prove useful, and suggested setting an information item for the September 30th Administrative Committee meeting. He added that a conference call or meeting before September 30th might need to be scheduled. His comments about the other agenda items were mostly included in the draft board reports.

7. Old Business

Item 7a – Habitat Conservation Plan (HCP) – updates on recent meetings and cost projections: FORA's Senior Planner Jonathan Garcia reported that a conference call with the two regulators and the local stakeholders took place recently, and discussions were especially productive concerning the assurance funding issues. Director of Planning and Finance Steve Endsley remarked that 20% of the core functions was generally accepted by all on the call. Chair/Executive Officer Houlemard remarked that FORA needs to adopt a reasonably short window to get the regulators on board in order to meet the current estimated timeline. He added that it would be important to state a deadline for regulatory responses. Dick Goblirsch commented that what the regulators do for FORA, they'll do for all military bases. Mr. Houlemard said he knew of three other HCP's in process and commented that FORA in one sense is being "held hostage" until all entities are satisfied; in that regard, the HCP process is out of FORA's control but FORA must still push forward.

Mr. Endsley described the current issues in three categories: (1) federal to federal [Bureau of Land Management and U.S. Fish & Wildlife Service ("FWS")– current issue is the language in the Implementation Agreement]; (2) state to state [CA State Parks and CA Department of Fish & Game ("DF&G") – current issue re language pertaining to State Parks is mostly resolved]; and (3) federal to state regulators (FWS and DF&G – several ongoing issues). A question was asked about what the internal issues were, and Mr. Houlemard gave the following examples: (1) What happens between now and 6/30/14, when FORA sunsets; (2) How things get paid for under the Implementing Agreement and Fort Ord Regional Habitat Cooperative; and (3) When will the stakeholders enact their ordinances. He remarked that the estimated timeline is irrelevant until FORA members decide the HCP documents are ready to enter the final stages of approval. Discussion followed.

Mr. Endsley reported that Terah Donovan, FORA's HCP consultant from Jones and Stokes, is currently rewriting the three chapters where revisions were suggested: Implementation, Assurances and Funding. These chapters are expected to be released to FORA by late September/early October. When the second group of documents – Joint Powers Authority, Implementing Agreement and the ordinance – is released, they will be reviewed, and revised if necessary, by authority counsel, Ms. Donovan and FORA staff. These three documents will be included with the screen check draft HCP for the stakeholders and HCP working groups' review. Discussion about these documents followed. Mr. Yount thought that the stakeholders working group would have a review period prior to release of the screen check draft HCP to the regulators for their review. Mr. Houlemard said that would create delays leading to longer processing time and higher costs. He suggested scheduling meetings with the regulators and stakeholders at a regular time each month through December and agendaizing an information item for the September 30th Administrative Committee meeting, which would serve to update the group on Jones & Stokes' release of the screen check draft HCP. He emphasized the importance of all parties becoming informed and understanding the process and its implications.

8. New Business - none

9. Adjournment

Chair Houlemard pointed out that due to an anticipated limited Administrative Committee agenda for the September 16th meeting, that date and time would be a good time to use for a meeting among representatives from Monterey Peninsula College, Seaside, Monterey County, Chartwell School, CSUMB, Monterey Horse Park, and the veterans' cemetery group to discuss the cemetery's impact area. The stakeholders who were present agreed and it was suggested that the meeting be held in the Executive Officer's office at 8:15 a.m. on September 16th. Jonathan Garcia will send an email to this group requesting this meeting.

Elizabeth Caraker moved to adjourn the meeting and Chair Houlemard concurred. He adjourned the meeting at 9:26 a.m.

Minutes prepared by Linda Stiehl, Executive Assistant

Joint Administrative and Capital Improvement Program Committee Meeting
August 5, 2009
Meeting Minutes

APPROVED

The following persons were in attendance, as indicated by the sign-in sheet:

Debby Platt, City of Marina
Hank Myers, TAMC
Graham Bice, UCMBEST
Vicki Nakamura, MPC
Ray Corpuz, City of Seaside
Diana Ingersoll, City of Seaside
Maziar Bozorginia, City of Marina

Nick Nichols, Monterey County
Elizabeth Caraker, City of Mty.
Dick Goblirsch, City of DRO
Bob Schaffer, MCP
Pat Ward, Bestor Eng.
Rob Robinson, BRAC
Jim Cook, Monterey County

Tony Boles, CSUMB
Kristin Hoschouer, TAMC
Tim O'Halloran, Seaside
Jonathan Garcia, FORA
Jim Arnold, FORA
Crissy Maras, FORA

1. Call to Order/Acknowledgements

FORA Associate Planner Jonathan Garcia called the meeting to order at 8:50 AM.

2. Public Comment Period - None noted

3. Approval of July 1, 2009 joint Administrative Committee/Capital Improvement Program (CIP) Committee meeting minutes

The minutes were approved without exception.

4. Old Business

a. Review 2009/10 CIP document

Mr. Garcia reviewed the slides of a power point presentation and made specific comments as follows:

Slide #2, Remaining Base Reuse Plan CIP Obligations. Of the five categories, Mr. Garcia noted that the habitat management amount would change due to ongoing Habitat Conservation Plan negotiations with the California Department of Fish and Game and the US Fish and Wildlife Service.

Slide #4, FORA Board Approved Priority Order of Transportation Projects. Mr. Garcia noted that remaining on-site Fort Ord projects and projects under reimbursement agreements are current FORA priorities.

Slide #6, California State University Monterey Bay Deficit Period Payment. Mr. Garcia reported that under the Memorandum of Understanding with CSUMB, CSUMB will make payments to FORA that will be used to reimburse FORA for expenditures made toward CIP obligations on CSUMB's behalf. These payments will help to free up other CIP funds and will be included in the next CIP document.

Slide #7, Proposed Footnote Additions to the CIP Pending Marina v. CSU Writ Settlement. The text of the proposed footnotes was reviewed. Jim Cook, Monterey County, asked if there was a discrepancy between the habitat management footnote on this slide and the information contained on the prior slide regarding the deficit payments. He noted that it was unclear if CSUMB was participating in habitat management payments. Mr. Garcia responded that the prior slide only references payments being made for the deficit period, to 2006/07. This slide includes payments from the deficit period forward. This information can be clarified in the CIP document.

Scott Hilk, Marina Community Partners, asked for clarification on the transit footnote. Jim Arnold, FORA Senior Project Manager, noted that MST and CSUMB were in negotiations regarding the transit system that is not a part of the FORA transportation network. CSUMB will make payments to either FORA or MST; payments to MST will bring down the total amount of the transit portion of FORA's CIP on a dollar for dollar basis.

Ray Corpuz, City of Seaside, noted that none of the information contained in the footnotes would occur if there was no agreement on the writ settlement. He asked if progress toward agreement was being made. Mr. Garcia responded that progress is being made, that these footnotes are currently points of agreement, and that there has been no official sign off yet.

Mr. Garcia asked if there were any questions on the information presented. Debby Platt asked if modifications to regional transportation project timing, previously mentioned by TAMC, had been

accommodated in the table shown on slide #3. Mr. Arnold responded that FORA has not received a formal request from TAMC to modify the priority of projects shown. The timing of the projects as shown are not related to the timing of the TAMC project list. The FORA CIP is targeted to fulfilling obligations within the Fort Ord development horizon.

Hank Myers, TAMC, noted that their staff is looking at changes in the out years for future CIP documents and would get the information to FORA.

Ms. Platt asked if the Board approves project priorities every year. Mr. Arnold responded that they do as a part of the yearly adoption of the CIP. He additionally noted that the sequence of the projects has remained essentially unchanged for the last few years. The only projects that currently appear that cannot be altered are the General Jim Moore Boulevard and Eucalyptus Road projects since they are the subject of a current EDA grant.

Mr. Hiik asked how the EDA grants are shown in the CIP. Mr. Arnold responded that grants are shown on Table 1 as offsets to FORA's obligations. Mr. Hiik asked if the CFD fee could be reduced by the grant amount. Mr. Arnold responded that the fee was a set amount and could not be reduced when FORA receives grant funds. Mr. Arnold additionally noted that FORA staff does not have the authority to change the fee. Any changes to the fee would occur through the process described on slide #8.

Mr. Hiik asked how the program would be "trued up" because it seemed that the amount of CFD fee FORA needed to collect ought to be lowered when FORA received grant funds. Nick Nichols, Monterey County, noted that reducing the impact fees would not help the other areas of the CIP that are currently underfunded. Diana Ingersoll, City of Seaside, agreed and added that the impact fees were developed using overall obligations on Fort Ord as a basis, and that reanalyzing the fee might cause the fee to be increased due to the increased and unknown costs not originally accounted for.

Mr. Nichols asked when the CIP would be scheduled for the FORA Board. Staff had previously asked the Board for additional time for committee review and noted that the CIP document would be scheduled for Board review at their September meeting.

Staff will send out the full CIP document to the Committees. Staff has asked Committee Members to send any changes or edits as soon as possible. There were no other comments or questions at this time.

5. Adjournment at time certain of 10:00 a.m.

The meeting was adjourned at 9:20 AM.

Joint Administrative and Capital Improvement Program Committee Meeting
August 19, 2009
Meeting Minutes

APPROVED
by Administrator
Committee only
on 9/2/09

The following persons were in attendance, as indicated by the sign-in sheet:

Debby Platt, City of Marina
Don Bachmann, TAMC
Graham Bice, UCMBEST
Vicki Nakamura, MPC
Ray Corpuz, City of Seaside
Diana Ingersoll, City of Seaside
Jim Heitzman, MCWD

Nick Nichols, Monterey County
Elizabeth Caraker, City of Mty.
Dick Goblirsch, City of DRO
Bob Schaffer, MCP
Doug Yount, City of Marina
Jim Cook, Monterey County
Brian True, MCWD

Tony Boles, CSUMB
Scott Hilk, MCP
Tim O'Halloran, Seaside
Steve Endsley, FORA
Jim Arnold, FORA
Jonathan Garcia, FORA
Crissy Maras, FORA

1. Call to order at time certain of 8:40 a.m.

Administrative Committee co-chair Doug Yount, City of Marina, called the meeting to order at 8:49 AM.

2. Public Comment Period - None noted

3. Approval of August 5, 2009 Joint Administrative Committee/Capital Improvement Program (CIP) Committee meeting minutes

The minutes were approved without exception.

4. Old Business

- a. Fiscal Year 2009/2010 through 2021/2022 CIP**
- 1) Review recommended adjustments**
 - 2) Review current draft of the CIP document**

FORA Director of Planning and Finance Steve Endsley reported that staff is attempting to advance all remaining projects through the planning/design/environmental phases so they will be "shovel ready" in case FORA receives any additional grant funding. Currently, without an approved reprogrammed CIP document, the FORA Board and staff are operating from the 2008/09 document which has set the order of upcoming projects.

Mr. Endsley reported the recently awarded grant from the Economic Development Administration (EDA) allows FORA to move the final phase of General Jim Moore Boulevard construction forward, including the intersection with, and a portion of, Eucalyptus Road. Receiving this grant allows FORA to move remaining CIP projects forward since Community Facilities District fees previously obligated toward the General Jim Moore Blvd./Eucalyptus Road project would be available to fund other projects sooner.

Mr. Endsley also noted that staff is currently working on a planning grant through the Office of Economic Adjustment (OEA) for the veterans cemetery, including the environment around it. This could possibly include some funding for Eastside Road infrastructure planning.

Jim Cook, Monterey County, requested that County staff meet with the City of Seaside, FORA, and Monterey Peninsula College regarding the design of Eastside Road, Cemetery infrastructure, and re-routing of a Eucalyptus Road segment east of future Eastside Road. Mr. Cook hoped to come to closure on several issues so that the scope of work could be finalized and included in the OEA grant application. FORA Senior Planner Jonathan Garcia noted that staff is drafting the application which will be reviewed by the sub-committee. A follow-on meeting would review the scope.

Ray Corpuz, City of Seaside, asked staff to clarify the match requirements for the EDA grant. Mr. Endsley responded that the grant has a 50% match requirement, which FORA plans to secure through a loan. FORA Senior Project Manager Jim Arnold added that although unemployment numbers in Monterey County would normally qualify FORA for a 20% match, due to the grant amount and the limitations of funding through the American Recovery and Reinvestment Act (ARRA), a 50% match is required.

Mr. Corpuz asked for an update on the CSUMB writ and the assumptions on the settlement. Mr. Endsley reported that the policy makers are in functional agreement as the attorneys are working on a final draft. He added that, as of a meeting held yesterday, there was conceptual agreement on the language and he is

unaware of any issues. Mr. Yount agreed that he is not aware of any issues and the agreement seems ready to move forward.

Mr. Cook asked staff to send him a final copy of the EDA grant application. Mr. Arnold noted that staff could send him the grant application, but cautioned him that the EDA office in Seattle had made edits to FORA's submittal prior to sending it to Washington DC for approval and those edits are not included in what FORA has on file. Mr. Arnold additionally suggested that Mr. Cook contact Dianne Church, the Economic Development Representative for our area, as her assistance in submitting grant applications is required.

Mr. Cook asked how FORA would finance the local match if the Preston Park property appraisal is lower than expected. Mr. Endsley noted that there is no question that FORA will finance the match regardless of the appraisal amount. Although he doesn't expect the appraisal to come in lower, if it does, the loan request can be restructured.

Mr. Yount noted that much of the current development slow-down is related to economic conditions. However, sometimes development is delayed at the local level. Mr. Yount noted, that, almost a year ago, the City of Marina selected Salinas Valley Memorial Healthcare System (SVMHS) through a Request for Proposals (RFP) process to purchase a future 5-acre Marina Redevelopment Agency property at Imjin Parkway and 3rd Avenue to build medical offices. Transfer of the 5-acre parcel to the City of Marina is dependent on the US Department of Education relinquishing the property as a Public Benefit Conveyance (PBC) to MPC. Although Marina and MPC agreed to this property exchange nearly three years ago, the local Congressman is using his influence with the Department of Education to delay this property transfer in order to apply pressure for MPC and Chartwell School to resolve a property issue in Seaside. Mr. Yount said that, once the 5-acre parcel transfers to the City, the City would sell the property to SVMHS, which would move land sales forward in the range of \$1.2 million added to the FORA CIP. The delay is reaching a point where the City of Marina may be requesting assistance on this issue in the near term. Mr. Endsley noted that FORA Executive Officer Michael Houlemard is working on that issue and has high expectations that this will be resolved and development allowed to move forward.

Mr. Yount asked about the status of Eastside Road discussions. Mr. Garcia noted that staff had received feedback from Monterey County regarding Eastside Road. Mr. Endsley additionally noted that County staff would like to see the OEA grant planning meetings move forward before finalizing Eastside Road discussions.

Mr. Cook added that MPC should be at any meetings regarding the OEA grant. He noted that preliminary engineering for the horse park project is moving forward. He doesn't think the CIP can move forward until the issues regarding the OEA grant and possible developer financing have been resolved.

Mr. Endsley noted that the FORA Board will be expecting an update on the CIP at their September meeting. Staff will prepare a report that asks the Board to extend the current CIP while these issues are being resolved. Additional joint meetings with the Administrative and CIP committees can be scheduled until the committees are ready to recommend a reprogrammed document to the Board.

Prior to adjournment, Mr. Cook informed the committees that Lynn Jacobs would be hosting a Housing and Community Development workshop regarding stimulus funding on September 23rd at the Red Bull Center at Laguna Seca.

5. Adjournment at time certain of 10:00 a.m.

The meeting was adjourned at 9:30 AM.

FORT ORD REUSE AUTHORITY BOARD REPORT

EXECUTIVE OFFICER'S REPORT

Subject:	Status update of outstanding receivables	
Meeting Date:	September 11, 2009	ACTION/INFORMATION
Agenda Number:	8b	

RECOMMENDATIONS:

- I. Receive a report regarding outstanding receivables. **INFORMATION**
- II. Approve staff recommendations for items 1 and 2 as follows: **ACTION**
 1. Authorize the Executive Officer to negotiate a reimbursement agreement with Union Community Partners.
 2. Instruct Marsh Insurance to return Del Rey Oak's (DRO) portion of PLL insurance to Fort Ord Reuse Authority (FORA).

BACKGROUND/DISCUSSION:

This is an update report regarding the outstanding receivables as of August 31, 2009.

1. East Garrison Partners (EGP) - Interest reimbursements

When Monterey County (County) approved the EGP project in 2005, certain land sale revenue was deferred; a portion was due to FORA under terms of the FORA/County Implementation Agreement. As a consequence, EGP, County and FORA entered into a Memorandum of Understanding (MOU), which requires EGP to pay FORA monthly interest payments of about \$24,000 and to repay the \$4.1M principal due in 2011 or upon termination of the MOU. In September 2008, EGP defaulted on its interest payments breaching the MOU terms.

- ❖ County staff has concluded discussions with a new financial entity for the East Garrison project. The new developer, Union Community Partners has agreed to bring outstanding EGP FORA indebtedness current by paying outstanding interest payments by the end of September.

2. DRO Annual PLL loan payments

The DRO developer, Federal LLC, owes FORA for two annual insurance premium payments totaling \$467,046. FORA Board approved a developer requested payment plan for the 2008 annual payment and Federal LLC made a few payments against the 2008 premium; \$211,023 of the \$256,023 annual premium cost remains unpaid. The second premium of \$256,023 is outstanding and Federal LLC has not forwarded any payment for the 2009 year.

- ❖ Staff has regularly contacted the developer who continued to report financial partner problems but promised to bring all past due payments current. The developer postponed payment for several months and has stopped communicating with FORA staff.

3. Association of Monterey Bay Area Governments (AMBAG) - Land sale proceeds.

In November 2007, FORA sold an Imjin Office parcel (IOP) to AMBAG. AMBAG requested that the sale agreement allow AMBAG to pay the outstanding balance of \$171,288 in three annual installments. FORA and AMBAG memorialized that provision with a note that provides for 7% annual interest and a 1.5% late fee. AMBAG has not made any payment against the note; in addition to the land payment. AMBAG owes FORA \$18,486 for developer fees and pre-construction costs. AMBAG rejected all previous land purchase offers by MCWD and has requested FORA postpone AMBAG's payments and forgive interest until early 2010.

- ❖ In August 2009, in an effort to stop IOP contractor from placing a construction lien on the IOP property caused by AMBAG's non payment, AMBAG has accepted MCWD's offer. This item will be discussed in closed section, item 9a.

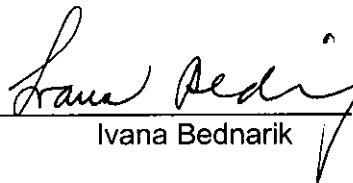
FISCAL IMPACT:

Staff anticipates a negative impact on FORA's net revenues and reserves for the fiscal year. FORA expends general fund resources, incurring debt, until these receivables are collected.

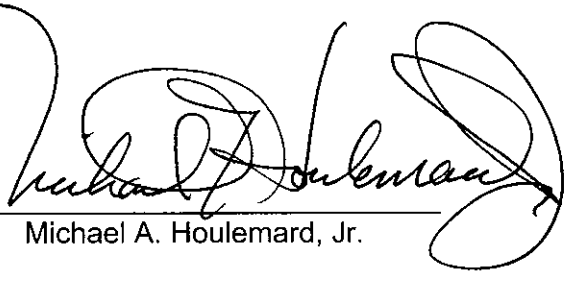
COORDINATION:

Executive Committee.

Prepared by


Ivana Bednarik

Approved by


Michael A. Houlemard, Jr.

FORT ORD REUSE AUTHORITY BOARD REPORT

EXECUTIVE OFFICER'S REPORT

Subject: Habitat Conservation Plan status report

Meeting Date: September 11, 2009

Agenda Number: 8c

INFORMATION

RECOMMENDATION(S):

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

BACKGROUND:

FORA, with the support of its member jurisdictions and consultant team, is on a path to complete a basewide HCP and 2081 permit in early 2011, which will result in the US Fish and Wildlife Service ("USFWS") and California Department of Fish and Game ("CDFG") issuing federal and state permits. Chair/Mayor Ralph Rubio, 1st Vice Chair/Supervisor Dave Potter, Executive Officer Michael A. Houlemard, Jr., and Director of Planning and Financing Steve Endsley ("FORA's legislative representatives") met in Sacramento with California Resources Secretary Mike Chrisman on June 25 and 26, 2009 to develop a critical path forward. A product of these meetings was to form a Permit Completion working group, comprised of department heads from CDFG, USFWS, State Parks, and FORA, to resolve outstanding issues and ensure completion of the HCP and 2081 permit on schedule.

DISCUSSION:

FORA has held staggered monthly meetings of the Permit Completion and HCP working groups in addition to attending meetings hosted by its member jurisdictions to assist their review of the draft HCP documents. These coordination efforts are bearing fruit as USFWS and Bureau of Land Management ("BLM") issues, CDFG and State Park issues, and CDFG and BLM issues are moving toward resolution. Jones & Stokes, FORA's HCP consultant, will complete a final administrative draft HCP by early October. CDFG, USFWS, and FORA member jurisdictions will have a final six-week comment and review period before Jones & Stokes begins preparing the final HCP draft. This review period is the next critical milestone to completing the HCP.

FISCAL IMPACT:

Reviewed by FORA Controller 

Funding for this item was included in the FY 07 and 08 budgets and was carried over to the FY 09 budget. The Board increased the contract for Jones & Stokes by \$81,023 at its March 13, 2009 meeting, using previously approved budget authority.

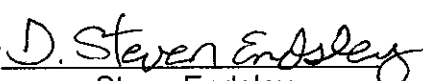
COORDINATION:

Executive Committee, Administrative Committee, Legislative Committee, Coordinated Resources Management and Planning Team, USFWS and CDFG personnel, Jones & Stokes, DD&A, and various development teams.

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: UXO/Countermine/Range 2009 Forum report

Meeting Date: September 11, 2009

Agenda Number: 8d

INFORMATION

RECOMMENDATION:

Receive a report from the Fort Ord Reuse Authority ("FORA") Environmental Services Cooperative Agreement ("ESCA") Remediation Program ("RP") Manager about the Orlando, Florida/August 24 – 27 UXO/Countermine/Range 2009 Forum.

BACKGROUND/DISCUSSION:

The UXO/Countermine/Range Annual Forum assembles worldwide experts from military services, state and federal government agencies, industry, and academia whose mission or research focus on the hazards posed by unexploded ordnance and other munitions, improvised explosive devices, mines, and explosive remnants of war.

Fifty (50) technical sessions were held at this year's conference, and former Fort Ord munitions and explosives of concern cleanup was featured in five of those sessions. Of these five, the FORA ESCA was featured in the three sessions described below.

1. One presentation focused on advances made by the ESCA Remediation Program (RP) team on application of **Digital Geophysical Mapping for Residential Quality Assurance** by Matt Gifford of Weston Solutions, Inc. (abstract attached).
2. Another presentation highlighted the ESCA team's **Residential Quality Assurance Munitions and Explosives of Concern Remediation Approach** by Christopher Spill of LFR Inc. (abstract attached).
3. Stan Cook also presented **Privatized Munitions and Explosives of Concern Cleanup Community Related Issues** (abstract attached).

The presentations typically had an audience between 75-100 conference participants, including experts in the field, DoD officials and staff, and state and federal regulators. The conference provided a venue for sharing breaking technologies/field applications and examined new ideas and practices.

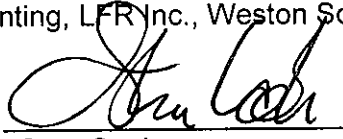
FISCAL IMPACT:

Reviewed by the FORA Controller 

Travel costs for were covered by the ESCA grant.

COORDINATION:

FORA Accounting, LFR Inc., Weston Solutions

Prepared by: 
Stan Cook

Approved by:


Michael A. Houlemard, Jr.

Digital Geophysical Mapping for Residential Quality Assurance

Presenters: Matthew Gifford¹, Ryan Steigerwait¹, Chris Spill², Jeff Swanson³, and Stan Cook⁴

¹Weston Solutions, ²LFR Inc, ³Westcliffe Engineers, ⁴Fort Ord Reuse Authority

Telephone: 831.384.3221

Fax: 831.384.3222

E-mail: Matthew.Gifford@WestonSolutions.com

Matthew Gifford is a Senior Technical Manager at Weston Solutions. He has worked in the explosive hazard cleanup field for 15 years as a geophysicist and as a software systems developer. He is currently managing technical operations for Weston Solutions at the former Fort Ord for the FORA ESCA remediation program.

Abstract

The Fort Ord Reuse Authority (FORA) and their contractors led by LFR teamed with WESTON Solutions and Westcliffe Engineers are currently working on the privatized remediation of 3,500 acres impacted by MEC on the former Fort Ord Army Base, Monterey County, CA. Regulatory agencies have expressed concerns with the adequacy of Best Available Detection Technologies used to detect MEC and the residual risk that remains post MEC removal actions, particularly in areas slated for residential development. These concerns focus on the potential for small, but possibly hazardous MEC to remain at depths below the instrument detection capability and close enough to the surface to pose a threat to future residents.

The FORA ESCA Remediation Program Team developed a Residential Quality Assurance (RQA) process to provide the regulatory agencies comfort with the parcel for residential use. A modified approach to Digital Geophysical Mapping using the EM-61 MKII was used during the RQA. This approach included aggressive site preparation and optimizing survey equipment to achieve better depth penetration and reduce noise. The following areas were optimized; built a sled platform to eliminate coil rocking, increased the weight of the array to smooth out the ride, reduced width of the array to four feet to minimize roll, lowered the coil height to 20 cm to increase the signal strength, added a pivot hinge on the tow bar to reduce pitch changes, and ran the coils with the long axis in the direction of travel to increase the target residence time. The system modifications resulted in a ten fold increase in instrument response and a significantly improved signal to noise ratio. The presentation includes system optimizations and quantifies their relative contribution to the reported performance gains.

Residential Quality Assurance (RQA) Approach for MEC Remediation

Presenters: Michael Houlemard¹, Christopher Spill², Linda Temple³, and Jeff Swanson⁴

¹Fort Ord Reuse Authority, ²LFR Inc., ³Weston Solutions,
⁴Westcliffe Engineers

Telephone: 831-883-3672

Fax: 831-883-3675

E-mail: michael@fora.org

Fort Ord Reuse Authority Executive Officer - oversees the 28,000 acre Fort Ord economic revitalization and redevelopment since 1997. Over 30 years experience in community planning, real property development, municipal governance, business training, and economic forecasting. Provided numerous Congressional, State and municipal public testimony.

Abstract

The Fort Ord Reuse Authority (FORA) team, led by LFR Inc. teamed with WESTON Solutions and Westcliffe Engineers, are undertaking the privatized remediation of 3,500 MEC-impacted acres of the Former Fort Ord, Monterey County, CA. Regulatory agencies and local jurisdictions are looking to clear residual post MEC removal action risk, particularly in residential development areas. Small, but possibly hazardous MEC, may remain at depths below instrument detection capability and close enough to the surface to pose a threat to future residents. Clearing the risk of exposure is key for future uses.

To address these concerns, the FORA ESCA Remediation Program Team developed a Residential Quality Assurance (RQA) process designed to provide the regulatory agencies comfort with the acceptability of a parcel for residential use. An RQA Pilot Study, which recommended study areas and developed success measures and criteria, was conducted. The RQA process was evaluated for "success" through the Pilot Study based on the following criteria:

- level of confidence that removal actions meet remediation goals;
- removal actions effectiveness to reduce explosive hazard risk; and
- technically defensible implementation with quantifiable costs.

The results of the RQA Pilot Study measured whether the value added for risk reduction justified the time and cost of implementation and whether MEC remediation processes can or should be revised to include a more rigorous protocol or application methodology. The RQA Pilot Study innovative approach and significant results will be presented.

Overview of Abstract Criteria – Important Points to Note

1. Title:
Community Related Issues Associated with Privatized MEC Cleanup

2. Presenter: Name, organization, complete mailing address, phone, fax, e-mail address
Stan Cook
FORA ESCA Program Manager, Fort Ord Reuse Authority
100 12th Street, Bldg 2820
Marina, CA 93933
831-883-3672
831-883-3675
stan@fora.org

3. Co-Author(s): Name, organization, complete mailing address, phone, fax, e-mail address –
Kristie Reimer
FORA ESCA Remediation Program (RP) – Program Manager
LFR, Inc.
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831-883-3672
831-883-3675
Kristie.Reimer@lfr.com

Linda Temple WESTON Solutions
FORA ESCA RP - Remediation Program Manager
WESTON Solutions, Inc.
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831-883-3672
831-883-3675
Linda.Temple@WestonSolutions.com

Aimee Houghton
FORA ESCA RP – Community Outreach Coordinator
Westcliffe Engineers
1410 Cameron Street
Alexandria, VA. 22314
202-340-1817
ahoughton@westcliffe-engineers.com

4. Brief Presenter Biography: Maximum 60 words

Stan Cook is the Fort Ord Reuse Authority (FORA) Real Property and Facilities Manager. He holds a degree in Community Studies from University of California Santa Cruz after a career in building demolition. He has worked on Fort Ord since 1994 on the removal of 1,200 buildings contaminated with lead, asbestos and other hazards. He became the FORA Environmental Services Cooperative Agreement (ESCA) Remediation Program (RP) Manager in 2007.

5. Abstract Text: Maximum 285 words

The Fort Ord Reuse Authority (FORA) successfully negotiated the first Early Transfer/Environmental Services Cooperative Agreement (ET/ESCA) of Munitions and Explosives of Concern (MEC) contaminated Superfund property. This privatized cleanup on 3,500 acres is being performed by FORA's contracting team led by LFR Inc. teamed with WESTON Solutions, Inc. and Westcliffe Engineers, Inc. (FORA ESCA RP Team).

As the receiving land use agency, FORA is responsible for the implementation of the ESCA RP cleanup program and gaining regulatory site closure in compliance with Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). Implementation of this program began in 2007 and is expected to be completed by 2014. Throughout the last 18 months, FORA has identified a number of critical community-related issues that impact the ESCA RP. These are issues that encompass historic local public participation challenges and the transfer of MEC contaminated property from military to municipal use and oversight. FORA will highlight the specific community outreach intricacies posed by this type of transfer and the tools developed to expand public participation and develop trust across a diverse set of constituencies. Complex stakeholder issues, such as multi-jurisdictional concerns over site security on MEC contaminated property and diverse future property owners with varying redevelopment plans will be examined in a presentation examining the FORA ESCA RP Teams approach employing creative problem-solving and inclusive outreach techniques. Conference attendees will benefit from this case study on issues and challenges associated with MEC privatization on a closed installation that has been transferred from military purview to local government oversight.

FORT ORD REUSE AUTHORITY BOARD REPORT

EXECUTIVE OFFICER'S REPORT

Subject:	Executive Officer's travel report	
Meeting Date:	September 11, 2009	INFORMATION/ ACTION
Agenda Number:	8e	

RECOMMENDATION:

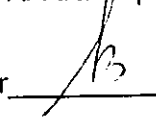
1. Receive an informational travel report from the Executive Officer - **INFORMATION**
2. Authorize the board chair to approve the Executive Officer's Travel Request Form for a trip to Washington, DC, from September 16-18, 2009. - **ACTION**

BACKGROUND/DISCUSSION:

The Executive Officer regularly submits reports to the Executive Committee providing details of his travel requests, including those by 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, accordingly, and the travel information is reported to the Board as an informational item. Since a quorum was not present at the September 2nd Executive Committee meeting, Chair Rubio has requested board authorization to sign the Executive Officer's Travel Request Form (**attached**) for his trip to Washington, DC, from September 16-18, 2009, since there will not be another meeting of the Executive Committee until September 30th. An explanation of this trip follows:

~Trip to Washington, DC, for Association of Defense Communities ("ADC") meetings with officials in the Pentagon, the Office of Economic Adjustment ("OEA"), the Environmental Protection Agency ("EPA"), and Congressman Sam Farr (September 15-18, 2009): Meetings for Executive Officer Houlemard have been scheduled with several senior Pentagon officials including Dr. Dorothy Robyn, the recently appointed deputy undersecretary of defense for installations. While in Washington, he will be primarily meeting with contacts in the White House, the Department of Defense, and other officials regarding national issues, but will also seek funding for FORA projects. He will also confer with FORA Special Counsel George Schlossberg and Barry Steinberg on ESCA and property transfer matters. ADC will reimburse his hotel lodging, and FORA will reimburse his airfare and other expenses according to the FORA travel policy.

FISCAL IMPACT:

Reviewed by FORA Controller 

The FORA expenses mentioned above have been included in the approved FY 2009-2010 budget and will be reimbursed according to FORA's travel policy.

COORDINATION:

Chair/Mayor Rubio; ADC staff; Congressman Sam Farr; and Pentagon, OEA and EPA staffs

Prepared by Linda L. Stiehl
Linda L. Stiehl

Approved by


Michael A. Houlemard, Jr.

FORT ORD REUSE AUTHORITY - TRAVEL REQUEST FORM (TRF)

Revised 8/2005

PART I: [Redacted]

DATE OF REQUEST: 8/14/09

TRAVELER'S NAME: Michael Houlemard

DESTINATION: Washington, DC

DEPARTURE DATE: Sept. 16 DEPARTURE TIME: _____

RETURN DATE: Sept. 19 RETURN TIME: _____

CONFERENCE/REG FEE: \$ N/A

HOTEL: YES NO CAR RENTAL YES NO

FORA STAFF
 BOARD MEMBER

PART II: [Redacted]

PURPOSE OF TRAVEL: ADC DASA visits/OEA FUNDING/AND DOI ← SAM FARR

FUNDING SOURCE: GENERAL FUND OTHER (Identify): ADC Reimbursement

PART III: [Redacted]

APPROVED BY: Michael Houlemard
EXECUTIVE OFFICER EXECUTIVE COMMITTEE

PART IV: [Redacted]

PERSON MAKING TRAVEL ARRANGEMENT: _____

TRAVEL AGENCY	AIRLINES	PRICE QUOTED	PRICE SELECTED	PAYMENT METHOD
<u>self</u>	<u>AA</u>	1. <u>\$270.40</u>	<u>\$270.40</u>	<u>personal credit card</u>
		2.		
		3.		

*Please explain if no lowest quote selected:

HOTEL NAME	# OF NIGHTS/DATES	PRICE/Night*	Applicable IRS Rate/Night	PAYMENT METHOD
<u>reimbursed by ADC</u>				

*Please explain if price/night in excess of IRS rate:

RENTAL AGENCY	PICK-UP DATE/TIME	CONFIRMATION #	PRICE QUOTED	PAYMENT METHOD
<u>N/A</u>				

ITINERARY GIVEN TO TRAVELER YES NO DATE: _____



Please join the CSU Monterey Bay campus community and

President Dianne F. Harrison

STEVE REED'S RETIREMENT RECEPTION

Monday, September 14, 2009

4:30 – 6:00 PM

Alumni & Visitors Center

CSU Monterey Bay Campus

5108 4th Avenue, Seaside, CA 93955

RSVPs appreciated, but not absolutely necessary.

(831) 582-4001 or specialevents@csumb.edu

SAVE THIS DATE - Wednesday, September 23, 2009: 8:00 am to 3:00 pm

MONTEREY BAY AREA FUNDING & COMMUNITY DEVELOPMENT FORUM

What funds and programs are available for economic, housing & community development?

Ms. Lynn L. Jacobs, Luncheon Speaker

Director, Department of Housing & Community Development

"The State of Housing in California 2009"

Panel 1: Planning for Recovery

- HCD: Housing Policy Division
- Local Public Perspective
- Private Sector Perspective

Panel 2: Funding Opportunities

- HCD: Division of Financial Assistance
- Caltrans
- Department of Water Resources
- USDA

Panel 3: Economic Development

- HCD: Enterprise Zones & CDBG
- Workforce Training
- Green Jobs Council

Information &
technical assistance
booths available

Who should attend?

City & County Representatives
Housing Staff & Water Officials
Public Works & Water Utilities
Economic Development
Non-Profit & Service Providers

Wednesday, September 23, 2009: 8:00 am to 3:00 pm

Location: Red Bull Energy Center at Laguna Seca Raceway

Address: 1021 Monterey-Salinas Highway

For more information, please call 831-755-5390, fax: 831-755-5398

or e-mail: baarc@co.monterey.ca.us

Make check payable to: County of Monterey

Advance Registration fee: \$20.00 / \$25.00 at the door

Pre-registration Deadline: September 19, 2009



Co-Sponsored by
California Housing and Community Development Department
& County of Monterey

Monterey Bay Area Funding and Community Development Forum

On or before September 19th, Early Registration, \$20.00
After September 19th, \$25.00

Continental breakfast and lunch will be provided
Wednesday, September 23, 2009, 8:00 am to 3:00 pm

Red Bull Energy Center Laguna Seca Raceway
1021 Monterey-Salinas Highway
For more information please call 831-755-5390, or
e-mail: baarc@co.monterey.ca.us

ATTENDEE INFORMATION (one registration form per person):

First Name _____ Last Name: _____

Organization: _____ Title: _____

Address: _____ City: _____ ZIP: _____

Phone: _____ Fax: _____

E-mail: _____

PAYMENT INFORMATION:

Make check payable to: "County of Monterey"
Redevelopment & Housing Office
168 W. Alisal Street, 3rd Floor
Salinas, CA 93901

**SPACE IS LIMITED !!
EARLY REGISTRATION
IS RECOMMENDED**



Co-Sponsored by
California Housing and Community Development Department
and
County of Monterey



