



Fort Ord Reuse Authority

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BOARD OF DIRECTORS MEETING

Friday, June 10, 2011

3:30 p.m. Carpenters Union Hall

910 2nd Ave, Marina (on the former Fort Ord)

MINUTES

1. CALL TO ORDER AND ROLL CALL

Chair Potter called the June 10, 2011 Board of Directors meeting to order at 3:56 p.m.

Voting members present (Quorum present at call to order)

Chair/Supervisor Potter (County of Monterey)
1st Vice Chair/Mayor Edelen (City of Del Rey Oaks)
Mayor Pendergrass (City of Sand City)
Mayor ProTem Kampe (City of Pacific Grove)
Councilmember Brown (City of Marina)
Supervisor Parker (County of Monterey)
Mayor Bachofner (City of Seaside)

2nd Vice Chair/Mayor Pro-Tem Connell (City of Marina)
Mayor McCloud (City of Carmel-by-the-Sea)
Councilmember Selfridge (City of Monterey)
Jim Cook (County of Monterey),
Councilmember Oglesby (City of Seaside)

Absent: Councilmember Barrera (City of Salinas)

Ex-Officio members present:

Dr. Margon (University of California Santa Cruz ("UCSC")), Kevin Saunders (California State University Monterey Bay ("CSUMB")), Dr. Doug Garrison (Monterey Peninsula College ("MPC")), Dan Albert, Jr., (Monterey Peninsula Unified School District), Bill Collins (Base Realignment and Closure ("BRAC")), Debra Hale (Transportation Agency for Monterey County ("TAMC")), Pamela Von Ness (United States Army), Hunter Hawath (Monterey Salinas Transit), Alec Arago (17th Congressional District) and Ken Nishi (Marina Coast Water District ("MCWD")).

Absent: representation from the 15th State Senate District and 27th State Assembly District.

ANNOUNCEMENTS Executive Officer Houlemard reminded members of the Board to please be sure to turn on the microphone while speaking in order to ensure recording for the minutes and helpful to turn off when finished speaking so there is no microphone overlap. Mr. Houlemard announced Assembly member Manning's help with the California Central Coast Veterans Cemetery and AB629 has moved through the Assembly on Consent unanimously. Mr. Houlemard said the bill is expected to be placed on the State Senate's Veterans Affairs' Committee consent calendar for hearing on June 28th. Mr. Houlemard thanked Mr. Cook (County of Monterey) and Mr. Yount (City of Marina) for their active participation in AB1250 drafted by Luis Alejo regarding redevelopment reform benefitting all jurisdictions. Mayor McCloud asked about the cemetery bill. Mr. Houlemard said that the bill would allow FORA to act on behalf of the State of California Department of Veterans Affairs to do the design and application, and potentially the construction instead of the California Department of General Services. He said the endowment requirement for submittal is about \$1M in order for the state to move ahead with the application. He said the State of California will not contribute to the CCCVC program. There are two ways for funding the \$1.5M needed for the program, \$1M is the amount required for the state to agree to move ahead with the application for the Federal government to provide the construction financing for the CCCVC by August 15. The cost of the design work would be about \$1.5M which would get a completed application, about \$500,000 less than the state estimated cost.

2. **PUBLIC COMMENT PERIOD:** Paula Pelot representing the Preston Park and Abrams Park Tenant Association commented about the costs and analysis from the earlier Joint Board meeting agenda with Marina Coast Water District. LeVonne Stone representing the Super JTI program initiative said that out of 300 applicants 20 people were selected and there were 11 graduates; however, many of these students have still not found employment. She thanked staff member Stan Cook and his staff for their help. However, she implored the Board and contractors to consider the graduates who worked hard during the rigorous program, for any open employment positions. Abel Moran, Field Representative for the Laborers' International Union asked for Board consideration in getting apprentices employed so that they can work on construction projects in the community. Bob Shaffer suggested they contact Councilmember O'Connell and Councilmember Brown (City of Marina) and ask why they voted against the Cypress Knolls project which would have created such jobs.

3. **CONSENT AGENDA**

- a. May 13, 2011 FORA Board meeting minutes
- b. Authorization to award construction contract: General Jim Moore Boulevard and Eucalyptus Road Completion Project
- c. Confirm Renewable Energy-Powering America's Land Initiative Project Application to the Environmental Protection Agency
- d. Authorization to apply for and accept additional grant funds from the Office of Economic Adjustment to complete additional house planning.
- e. Preston Park
 - i. FY 2011-12 budget
 - ii. Management Agreement Amendment No. 4

Mr. Houlemard asked to pull item 4e. stating staff was waiting for the City of Marina to review. **Motion to approve the FORA Board Consent Agenda was made by Supervisor Parker, seconded by Mayor Edelen and carried.** Mayor McCloud abstained from the vote of the minutes, Item 4a. as she was not in attendance for the May meeting of the FORA Board. Mr. Jim Cook asked how much funding the grant application for item 3c requested and asked if FORA could build an advisory committee if selected. Jonathan Garcia clarified that there was no specific amount for the grant. The application is for EPA to do the feasibility study. Mayor McCloud asked about a policy that pulls an item from the agenda. She also commented on the public speakers and the construction award. Mr. Houlemard clarified that the bid documents are specific and the lowest responsive bidder on Schedule "A" is awarded the entire contract. He confirmed that the EDA concurred with this decision. He explained that, under the ARRA, the EDA will only pay total amount of the lowest bidder and FORA would have to pay any differential.

4. **OLD BUSINESS**

Item 4a. - Environmental Services Cooperative Agreement - special access, 2nd vote. ESCA Program Manager Stan Cook reiterated his previous report to the Board that outside agencies would like to work on property. However, escorts are needed which is outside the scope of the ESCA. He said that jurisdictions will need to reimburse FORA fees provided by ARCADIS. **Motion to approve the MPC reimbursement agreement made by Supervisor Parker, seconded by Mayor ProTem Kampe, and carried. Motion to approve the Monterey Downs reimbursement agreement Mayor Bachofner, seconded by Mayor McCloud and carried with Supervisor Parker dissenting.** Mr. Cook also noted the students who graduated from the Super JTI program, presented a handout of students' skills, and encouraged the Board and audience to consider the graduates for any job opportunities.

Item 4b - Habitat Conservation Plan – Director of Planning and Finance Steve Endsley gave a status report update noting the contract amendment was approved at the last Board meeting. He said the first meeting with the consultant has been scheduled for the week of June 13, 2011 and work has also begun on the endowment. **Motion to accept the report was made by Supervisor Parker and seconded by Councilmember Oglesby.**

Item 4c - Eastside Parkway – Memorandum of Agreement – Executive Officer Houlemard stated that staff has been working with staff's of the affected parties for the Eastside Parkway. Mr. Houlemard noted that members have informed him that there has not been sufficient time to review the impact of item "m" in the document presented, which was added by the County of Monterey. He said the language was of concern by California State University Monterey Bay because it predicts a determination that they would have to make under the education code before they have the opportunity to do that. He said that the language issue can be resolved with the County of Monterey and delete the offending language that the determination has been made that the value outweighs the potential value in the land that they are giving up which is a valid concern and working with the County substitute language would be better for everyone. Mr. Houlemard asked the Board to approve as amended so that staff could get moving on the design of Eastside Parkway. Mr. Garrison asked for a clarification, asking does it mean deletion of paragraph "m"? Mr. Houlemard clarified that not all of it needs to be deleted just the sentence that discusses the value and the last sentence. Mr. Jim Cook, representing the County agreed that the changes are entirely appropriate. **Motion to approve with modification and deletion of those two sentences was made by Mayor McCloud, seconded by Mayor Edelen and carried without exception.**

Item 4d FORA FY 2011-2012 Preliminary Budget – Executive Officer Houlemard gave a brief PowerPoint presentation of the FY 2011-2012 preliminary budget (copy attached to these minutes) and complimented Controller Bednarik for preparing the board report and budget charts. Mr. Houlemard summarized major revenue and expenditure items accordingly. Mayor McCloud requested adding the word "or" to the comment on page 4 of the report and fixing the typo on page 6 from "one time" to "one time". Supervisor Potter thanked the Committee for their work in reviewing the budget and making recommendations. Mayor Edelen commended Executive Officer Houlemard and his example of leadership to his staff by declining his eligible pay increase. Paula Pelot commented on the budget items. Mr. Houlemard asked if she would send her questions directly to him via email and assured a quick response. **Motion to approve the FY 11-12 preliminary budget as presented made by Mayor Edelen seconded by Mayor ProTem Kampe and carried.**

5. NEW BUSINESS - none

6. EXECUTIVE OFFICER'S REPORT - Executive Officer Houlemard stated that, for Item 6a. - Outstanding Receivables, staff has made considerable amount of progress, still working actively with Mayor Pro-Tem O'Connell from the City of Marina. Item 6b. Administrative Committee report, stood as an information item and Item 6c - Finance Committee report, Mayor McCloud noted that Marcela Fridrich had amended the finance committee meeting minutes so that they were easier to read. Ms. Fridrich provided the Board with a revised document. Mr. Houlemard had no further comment since it had been reported under Old Business. Item 6d - Legislative Committee report, Mr. Houlemard said that he mentioned the items earlier in his announcement. Item 6e - Travel Report, Mr. Houlemard gave a brief overview of his travel to the Association of Defense Communities ("ADC") Conference, July 17 – 20 in Norfolk, Virginia. He said that the hotel and airfare costs are reimbursed by ADC since he is the Past President. However, the conference fee is paid for by FORA. He confirmed that some Executive Committee members and jurisdiction staff may attend (as has been the case in past years) payments are paid for the conference fees and airfare is reimbursed if the conference is only for FORA business.

7. ITEMS FROM MEMBERS – Ken Nishi Director, Marina Coast Water District said that staff will work to address the concerns of the FORA Board and present the information in a format that will be acceptable to all. Bill Collins, Army BRAC office made an announcement – stating that the burn program has been cancelled for this year due to the finding of three large artillery projectiles which presents a safety issue. He also announced a public open house including tours of the clean-up area scheduled for June 25th

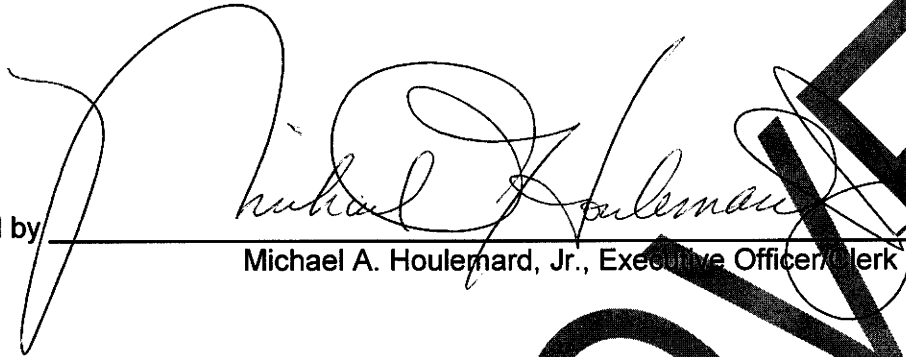
8. CLOSED SESSION - Public Employee Performance Evaluation (Gov. Code §54957)
Position: Executive Officer

. **REPORT OUT OF CLOSED SESSION** – The Board met with FORA's Executive Officer and gave him direction and authority.

10. **ADJOURNMENT** - Chair Potter adjourned the meeting at 4:56 p.m.

Minutes prepared by Daylene Alliman, Deputy Clerk

Approved by



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

APPROVED