



# FORT ORD REUSE AUTHORITY

## BOARD OF DIRECTORS SPECIAL MEETING MINUTES

Friday, June 20, 2014 at 4:00 p.m.

910 2<sup>nd</sup> Avenue, Suite A, Marina, CA 93933 (Carpenters Union Hall)

### 1. **CALL TO ORDER**

Chair Edelen called the meeting to order at 4:02 p.m.

### 2. **PLEDGE OF ALLEGIANCE**

Supervisor Potter led the Pledge of Allegiance.

### 3. **ROLL CALL**

**Voting Members Present:** (*\*alternates*)(*AR: entered after roll call*)

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Chair/Mayor Edelen (City of Del Rey Oaks)	Mayor ProTem O'Connell (City of Marina)
Mayor Pro-Tem Beach (City of Carmel-by-the-Sea)	Mayor Pro-Tem Oglesby (City of Seaside)
Nick Chiulos* (County of Monterey)	Supervisor Parker <i>AR</i> (County of Monterey)
Mayor Gunter (City of Salinas)	Mayor Pendergrass (City of Sand City)
Councilmember Lucius (City of Pacific Grove)	Supervisor Potter (County of Monterey)
Councilmember Morton (City of Marina)	Mayor Rubio (City of Seaside)

**Absent:** Councilmember Selfridge (City of Monterey)

**Ex-officio (Non-Voting) Board Members Present:** Taina Vargas-Edmonds\* (29<sup>th</sup> State Assembly District), Donna Blitzer (University of California, Santa Cruz), Eduardo Ochoa (California State University, Monterey Bay), Walter Tribley (Monterey Peninsula College), Hunter Harvath *AR* (Monterey-Salinas Transit), COL Fellingner (United States Army), and Director Lee\* (Marina Coast Water District).

### 4. **ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE**

Councilmember Morton inquired as to the placement of various items on the meeting agenda. Chair Edelen responded and announced there would be opportunity for comment and discussion on each agenda item. Mayor Pro-Tem O'Connell and Councilmember Morton expressed opposition to consideration of the Preston Park Annual Budget at a special meeting, which required less than the one-week notice generally provided for regular meetings.

Executive Officer Houlemard announced that Rabbobank had approved FORA's request for a 180-day extension of the Preston Park loan and that all necessary paperwork was executed the previous week. He also announced the Regional Urban Design Guidelines Task Force had received presentations that morning from two consultant teams participating in the Regional Urban Design Guidelines solicitation. The Task Force met that afternoon in Seaside to begin the deliberation process and planned to return a recommendation to the Board in July. Mr. Houlemard stated he would be in Sacramento June 22-23 to meet with representatives from Senator Monning's Office, the UC Natural Reserve System, CA Department of Fish and Wildlife, and CA State Parks regarding ongoing Habitat Conservation Plan issues. He would report back on the outcomes of the meeting in July.

## 5. BUSINESS ITEMS

### a. **2<sup>ND</sup> VOTE: Adopt Resolution 14-12 to Retain Preston Park Property in Accordance with Government Code Section 67678(b)(4)**

Councilmember Morton discussed the effect of Resolution 14-12 on the City of Marina and urged the Board not to approve. The Board discussed the item and received comments from members of the public. FORA Economic Consultant David Zehnder of Economic and Planning Systems provided a Transaction Alternatives Analysis that addressed the financial impact to FORA and Marina of ongoing leasing revenue distribution vs. sale of Preston Park revenue distribution. Mr. Zehnder and FORA staff responded to questions/addressed several comments from the Board.

Mayor Pendergrass asked Authority Counsel Jon Giffen to investigate whether the presence and participation of a Marina City Council quorum at the FORA Board meetings constituted a meeting under the Brown Act, and thus a violation.

ORIGINAL MOTION: Adopt Resolution 14-12 to Retain Preston Park Property in Accordance with Government Code Section 67678(b)(4).

2<sup>ND</sup> VOTE - MOTION PASSED: Ayes: Beach, Chiulos, Edelen, Gunter, Lucius, Oglesby, Pendergrass, Potter, Rubio. Noes: Morton, O'Connell, Parker.

### b. **2<sup>ND</sup> VOTE: Fort Ord Reuse Authority FY 2014-15 Annual Budget**

#### i. **Consider New Staff Position**

Mayor Pro-Tem Beach provided minor clarifications to amendments made at the previous meeting and staff agreed to correct the job description. Authority Counsel stated that non-substantive clarifications should not require reintroduction of the item since there was no amendment to the motion and that the second vote could proceed.

Walter Tribley, Donna Blitzer, and Eduardo Ochoa spoke in support of the proposed staff position and the amendments.

ORIGINAL MOTION: Approve the Economic Development Specialist staff position, with the following job description amendments: 1) emphasize the importance of intellectual clusters, 2) include requirement that the candidate have a proven track record in attracting employers and linking education to economic opportunities, 3) include Board review after one year.

2<sup>ND</sup> VOTE - MOTION PASSED: Ayes: Beach, Chiulos, Edelen, Gunter, Lucius, Morton, Oglesby, Parker, Pendergrass, Potter, Rubio. Noes: O'Connell.

#### ii. **Consider Employee Cost-of-Living Adjustment (COLA)**

ORIGINAL MOTION: Approve a 2% Cost-of-Living Adjustment for FORA staff.

2<sup>ND</sup> VOTE - MOTION PASSED: Ayes: Beach, Chiulos, Edelen, Gunter, Lucius, Oglesby, Pendergrass, Potter, Rubio. Noes: Morton, O'Connell, Parker.

#### iii. **Approve FY 2014-15 Annual Budget**

ORIGINAL MOTION: Approve the FY 2014/15 FORA Annual Budget.

2<sup>ND</sup> VOTE - MOTION PASSED: Ayes: Beach, Chiulos, Edelen, Gunter, Lucius, Morton, Oglesby, Parker, Pendergrass, Potter, Rubio. Noes: O'Connell.

**c. 2<sup>ND</sup> VOTE: Approve Fort Ord Reuse Authority FY 2014-15 Capital Improvement Program**

ORIGINAL MOTION: Approve the FY 2014/15 FORA Capital Improvement Program.

2<sup>ND</sup> VOTE - MOTION PASSED: Ayes: Beach, Chiulos, Edelen, Gunter, Lucius, Oglesby, Pendergrass, Potter, Rubio. Noes: Morton, O'Connell, Parker.

ORIGINAL MOTION: Approve Resolution 14-13, implementing a Community Facilities District Special Tax and Base-wide Development Fee Adjustment (17% reduction).

2<sup>ND</sup> VOTE - MOTION PASSED: Ayes: Beach, Chiulos, Edelen, Gunter, Lucius, Oglesby, Pendergrass, Potter, Rubio. Noes: Morton, O'Connell, Parker.

**d. 2<sup>ND</sup> VOTE: Consistency Determination: Consider Certification, in whole or in part, of the City of Seaside Zoning Code amendments related to the 2013 Zoning Code update as Consistent with the 1997 Fort Ord Reuse Plan**

Authority Counsel Giffen announced that FORA had received many comments from the public and the Board on the item, as well as a revised resolution from the City of Seaside. Given the input received and the changes proposed to the resolution, he advised the Board to pull the item and return it for a first vote at the next meeting.

MOTION: Mayor Pro-tem Oglesby moved, seconded by Councilmember Morton, to pull the item and return it to the July Board meeting for consideration.

MOTION PASSED UNANIMOUSLY

**e. Approve Preston Park FY 2014-15 Annual Budget**

MOTION: Councilmember Morton moved, seconded by Mayor Pro-Tem O'Connell, to continue to the item to the regular July Board meeting.

MOTION RECEIVED MAJORITY APPROVAL: Ayes: Beach, Chiulos, Lucius, Morton, O'Connell, Oglesby, Pendergrass, Parker, Potter, Rubio. Noes: Edelen, Gunter.

**6. PUBLIC COMMENT PERIOD**

The Board received comments from members of the public.

**7. ITEMS FROM MEMBERS**

Mayor Pro-Tem Beach noted the quality of the responses received for the Regional Urban Design Guidelines consultant solicitation. She stated it had been a very productive experience and looked forward to bring back recommendations to the Board in July.

**8. ADJOURNMENT**

Chair Edelen adjourned the meeting at 5:04 p.m.