



FORT ORD REUSE AUTHORITY BOARD OF DIRECTORS REGULAR MEETING MINUTES

Friday, July 8, 2016 at 2:00 p.m.

910 2nd Avenue, Marina, CA 93933 (Carpenters Union Hall)

1. CALL TO ORDER

Chair O'Connell called the meeting to order at 2:00 p.m. and requested a moment of silence for those who lost their lives during recent shooting incidents in Dallas and Louisiana.

2. PLEDGE OF ALLEGIANCE

Chair O'Connell led the pledge of allegiance.

3. ROLL CALL

Mayor Pro-Tem O'Connell (City of Marina)	Mayor Kampe (City of Pacific Grove)
Mayor Edelen (City of Del Rey Oaks)	Mayor Pro-Tem O'Connell (City of Marina)
Mayor Pro-Tem Oglesby (City of Seaside)	Supervisor Phillips (County of Monterey) AR
Mayor Pendergrass (City of Sand City)	Supervisor Parker (County of Monterey)
Mayor Rubio (City of Seaside)	Councilmember Reimers (City of Carmel)
Mayor Gunter (City of Salinas)	Council member Haffa (City of Monterey)
	Council member Morton (City of Marina)

Ex-officio (Non-Voting) Board Members Present: Vickie Nakamura (MPC), Scott Brandt (UCSC), Jim Laughlin (US ARMY), Bill Collins (Ft Ord BRAC Office); Erica Parker (29th State Assembly member Stone); Lisa Reinheimer (MST), and, Thomas Moore (MCWD), Mike Zeller (TAMC).

Absent: Supervisor Potter (County of Monterey), Hunter Harvath (MST), Dr. Ochoa (CSUMB), 20th Congressional District Alec Arago, Nicole Charles (17th State District Sen. Monning), PK Diffenbaugh (MPUSD), and Donna Blitzer.

Chair O'Connell requested slight modifications to the Agenda: to move Closed session and Announcement of Closed session items after Item 6 and they become Items 7 and 8 respectively; and, to review Business items as Item 9.

Chair O'Connell asked for public comment. There were no comments from public.

MOTION: Mayor Edelen moved, seconded by Mayor Rubio to modify the Agenda as requested by Chair O'Connell.

MOTION PASSED UNANIMOUSLY.

4. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE

Michael Houlemard announced the annual conference of the Association of Defense Communities (Washington DC June 20-22) was valuable to FORA board members Oglesby and Phillips who also participated. Congressman Sam Farr received the President's Award for his work on recovery on Fort Ord, dedication of national Monument and removal of

munitions explosives. Councilmember Oglesby provided comments on this conference, he and Supervisor Phillips were able to meet with high level US Army representatives, and others in the reuse community who impact the work FORA does and thanked the Executive Officer.

5. CONSENT AGENDA

Chair O'Connell asked if there were items to be pulled from Consent Agenda and noted incorrect date of 2016 referenced on the staff report, page 9. Board member Parker requested Item "5i" be pulled from Consent Agenda.

- a. Approve June 10, 2016 Board Meeting Minutes
- b. Environmental Services Cooperative Agreement-Quarterly Report Update
- c. Fort Ord Reuse Authority Building Removal Program Update
- d. Prevailing Wage Update
- e. Economic Development Quarterly Status Update
- f. Annual Report FY 2015-16
- g. Habitat Conservation Plan Update
- h. Administrative Committee
- j. Regional Urban Design Guidelines Task Force
- k. Veterans Issues Advisory Committee
- l. Water/Wastewater Oversight Committee
- m. Travel Report
- n. Public Correspondence to the Board

Chair O'Connell asked for public comment. The board did not receive public comment.

MOTION: Mayor Rubio moved, seconded by Mayor Gunter to approve all items on Consent Agenda, except Item "5i" (pulled by Sup. Parker). (Chair O'Connell abstained from vote on approval of Minutes as he was not in attendance).

MOTION PASSED UNANIMOUSLY.

5i. Post Reassessment Advisory Committee

Board member Parker noted the hard work of this committee and thanked its members for accomplishing this task. She hopes the Transition Task Force can continue to accomplish those remaining tasks. Chair O'Connell thanked Post Reassessment Advisory Committee members for all the work accomplished.

MOTION: Mayor Rubio moved, seconded by Mayor Kampe to approve staff's recommendation as presented by staff.

MOTION PASSED UNANIMOUSLY

Chair O'Connell asked for public comment. No public comment was received.

6. PUBLIC COMMENT PERIOD

Chair O'Connell asked for public comments. The Board did not receive public comment. The Board did not receive public comment.

7. BUSINESS ITEMS (Changed to Item 9; Closed Session occurred as item 7).

- a. Consultant Determination Opinion Report Categories I and II Post Reassessment Actions - 2d Vote

Chair O'Connell opened the item for discussion. Board member Haffa asked if/once category corrections are made, that they be brought back to Board. Mr. Houlemard indicated it would be brought back to show corrections. Steve Endsley informed the Board that the item is not subject to Board approval and it will be brought back to Board for information. Mr. Haffa requested the document be redlined with changes so Board can see those changes. Board member Morton asked if Mr. Haffa was asking the proposed redlined come back for review before they are implemented. Mr. Haffa said Board must have ability to review those changes to ensure their accuracy. Board member Parker said Board should be able to review the proposed changes, but asked if Board Haffa is asking Board have the ability to make corrections. Mr. Houlemard said staff can provide the document with the changes for Board review and reiterated that no action is being taken to alter the Base Reuse Plan. This is a second vote to accept the MBI opinion on Categories I and II and the report provides information to republish what the FORA Board uses for consistency determinations.

Chair O'Connell asked for public comment. The Board received public comment.

Additional comments from Board: Mayor Kampe raised concerns with Staff directly and believes it absurd to do this all over again. Does not want to start from scratch. Chair O'Connell said Board will provide the document and asked Staff to bring it again in future. Supervisor Parker said she appreciated statements from fellow members, but she is still not comfortable; first, BRP is a major planning document, and not convinced that it can be revised without the Board taking the action to implement revisions. She believes the BRP is being revised more comprehensively beyond just typographical errors. She added that some past actions on BRP were not agendized in that format. She wants everything clear before Board gives it approval. Board member Morton said she echoes Sup. Parker's statement. There is CEQA question, delegation of a change to an administrative act, changes to BRP, believes the changes to BRP cannot be done administratively and is concerned with changing the meaning of BRP and that she will not support this motion. Mayor Edelen emphasized this motion is not modifying the Base Reuse Plan and that the action is to accept the report. He noted that it has taken years of work and that there will never be full agreement; he will support it and is the only logical and rational thing to do. Mayor Gunter called for the question.

MOTION: Mayor Rubio moved, seconded by Mayor Edelen, to accept MBI's determination opinion on Categories I and II report and staff bring a compiled document with tracked changes.

MOTION PASSED Noes: Morton and Parker.

- b. Adoption of FORA FY 2016/17 Capital Improvement Program - 2d Vote
Mr. Houlemard introduced this item, there were 2 no votes previously.

Chair O'Connell asked for public comment. There was no public comment.

Board member Morton stated two options were presented at last meeting and that she will vote against them again. Mayor Gunter said FORA board members vote twice on everything and finds it offensive and a disservice to the public. He added that to vote "no" to CIP and projects needed, means opportunities are missed to do something to benefit the public. He is ready to vote and support this. Board member Parker said she voted for motion last time, but

will be voting against it as the request and recommendation from Administrative Committee was to continue the FY15-16 budget until the results from TAMC study are brought back and incorporated. She said there are concerns from one of the jurisdictions as to whether the CIP was skewed to all parties and after TAMC study this will shed more information on fairness to all jurisdictions and she was voting "no." Mayor Kampe said he hoped the entity concerned on equity is present to speak for themselves and hopes Board can move this forward and not delay actions as clock is running down and that he supports its approval.

MOTION: Rubio moved, seconded by Oglesby to approve staff's recommendation as presented.

MOTION PASSED

Noes: Morton, O'Connell, Parker.

- c. University of California Monterey Bay Education Science and Technology Center (UC MBEST) Quarterly Status Update

Mr. Houlemard introduced Scott Brandt from University of California Santa Cruz (UCSC). The Board was informed that the agreement was signed by Supervisor Parker (for County) and Chair O'Connell (for Marina). Josh Metz reported on Economic Development on projects going forward and Mr. Brandt spoke on the signed Memorandum of Understanding; and that it calls for mutual cooperation for development of jobs and development of parcels. One proposal is for an artisan wine and food that it is consistent with MBEST. Mr. Brandt introduced Mohamed Absalem who is responsible for patent portfolio and licensing agreements and economic develop activities for UCSC. Mr. Brandt described Mr. Mohamed's background which includes tech experience, building a not-for profit in Canada, and obtained an Engineering degree/MSP/MBA from Santa Clara business school. Mr. Brandt stated he will return in 3 months to report progress to Board.

Chair O'Connell asked for public comment. The Board received public comment.

- d. Consider a Pipeline Financing Reimbursement Agreement with Marina Coast Water District

Mr. Houlemard introduced item and Peter Said presented to the Board. Chair O'Connell requested clarification from the Executive Officer, as to whether FORA staff was asking for authorization for executing this agreement. Mr. Houlemard confirmed this assertion. Mr. Said gave a brief summary on the background on this item and asked the Board to consider a pipeline financing reimbursement agreement with MCWD. Diagrams with current pipelines and construction of new pipelines for completion of this project were provided. Steve Endsley indicated Phase 1 can be completed and that by 2020 FORA can fulfill its obligations.

Board received comments from its members.

Chair O'Connell asked for public comments. The Board did not receive public comments.

MOTION: Board member Haffa moved, seconded by Mayor Rubio to approve staff's recommendation as presented.

MOTION PASSED UNANIMOUSLY

Mr. Moore said Marina Coast Water District approved this item at their last meeting and expects agencies' counsels to fix additional details. He appreciates FORA's contributions which resulted in reduced cost for water to rate payers.

e. Consistency Determination: City of Marina Housing Element 2015-2023

Mr. Houlemard introduced the item and informed the Board that the City of Marina asked for this to be approved. Another final Housing Element will be provided in a few months. Jonathan Brinkmann indicated no presentation was needed.

Chair O'Connell asked for public comment. There was no public comment.

MOTION: Board member Morton moved, seconded by Mayor Gunter to approve staff's recommendation as presented.

MOTION PASSED UNANIMOUSLY

8. CLOSED SESSION (changed to Item 7)

Chair O'Connell said Item 7b relates to Item 9a (Consultant Determination Opinion report). He said comments can be taken before the closed session or can be taken after. Chair O'Connell introduced this item to Board before going to closed session. The Board did not receive public comment.

The Board adjourned into closed session at 2:12 p.m.

a. Public Employment, Gov. Code 54959.7(b) - Executive Officer

b. Conference with Legal Counsel – Potential Litigation, Gov. Code 54956.9(d)(2)

9. ANNOUNCEMENT OF ACTION TAKEN IN CLOSED SESSION (changed to Item 8)

The Board reconvened into open session at 2:43 p.m.

Authority Counsel, Jon Giffen, announced there was no reportable action taken by Board.

Chair O'Connell asked for public comment. The Board did not receive public comment.

10. ITEMS FROM MEMBERS

None.

11. ADJOURNMENT

The meeting adjourned at 3:55 p.m.