



FORT ORD REUSE AUTHORITY

BOARD OF DIRECTORS REGULAR MEETING MINUTES

Friday, May 16, 2014 at 2:00 p.m.

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

1. CALL TO ORDER

Chair Edelen called the meeting to order at 2:00 p.m.

2. PLEDGE OF ALLEGIANCE

Mayor Pendergrass led the Pledge of Allegiance.

3. CLOSED SESSION

The Board adjourned into closed session at 2:02 p.m.

a. **Public Employee Performance Evaluation – Executive Officer (Gov Code 54957)**

b. **Conference with Legal Counsel - Existing Litigation, Gov Code 54956.9(a) – 2 Cases**

i. **Keep Fort Ord Wild v. Fort Ord Reuse Authority (FORA), Case Number: M114961**

ii. **The City of Marina v. Fort Ord Reuse Authority, Case Number: M11856**

4. ANNOUNCEMENT OF ACTION TAKEN IN CLOSED SESSION

The Board reconvened into open session at 3:05 p.m. Authority Counsel Jon Giffen announced no reportable action was taken.

5. ROLL CALL

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

Chair/Mayor Edelen (City of Del Rey Oaks)

Supervisor Parker (County of Monterey)

Mayor Pro-Tem Beach (City of Carmel-by-the-Sea)

Mayor Pendergrass (City of Sand City)

Mayor Gunter (City of Salinas)

Councilmember Alexander* (City of Seaside)

Mayor Kampe* (City of Pacific Grove)

Councilmember Selfridge (City of Monterey)*

Mayor Pro-Tem Oglesby (City of Seaside)

Absent: Supervisor Calcagno (County of Monterey), Councilmember Morton (City of Marina), Mayor ProTem O'Connell (City of Marina), and Supervisor Potter (County of Monterey).

Ex-officio (Non-Voting) Board Members Present: Senator Bill Monning (17th State Senate District), Assemblymember Mark Stone (29th State Assembly District) - *later replaced by Taina Vargas Edmonds**, Donna Blitzer (University of California, Santa Cruz), Andre Lewis* (California State University, Monterey Bay), Vicki Nakamura* (Monterey Peninsula College) - *later replaced by Walter Tribley*, Dan Albert, Jr.* (Monterey Peninsula Unified School District), Hunter Harvath (Monterey-Salinas Transit), Debbie Hale (Transportation Agency for Monterey County), Dan Carpenter* (US Army), and Lyle Shurtleff* (Fort Ord BRAC Office).

6. STATE LEGISLATIVE SESSION

a. **Receive Report from Senator Bill Monning (17th State Senate District)**

Chair Edelen introduced Senator Monning, who provided an update on the California Central Coast Veterans Cemetery (CCCVC), discussed SB 936 and current state water bond legislation, and reviewed the recent release of the Governor's May revise budget. Senator Monning acknowledged tremendous ongoing local community efforts to keep the CCCVC project on schedule, noting that

California Department of Veterans Affairs was currently ahead of schedule and aiming for groundbreaking in September. He added that colleagues in the legislature had become very interested in what was being referred to as the “Monterey Model” of establishing state veterans cemeteries. He provided an overview of SB 936 “water rate relief bonds” to authorize the issuance of bonds through the Monterey Peninsula Water Management District upon a Public Utilities Commission finding that the bonds would provide a customer savings. He provided a history of state water bond legislation and discussed the progress of water bond bills currently in the legislature. Senator Monning provided an update on the state budget process, noting that as the fragile recovery continued the challenge would be in prioritizing program restoration and preparing for reduced future revenues.

b. Receive Report from Assemblymember Mark Stone (29th State Assembly District)

Chair Edelen introduced Assemblymember Stone, who discussed the state water bond and budget. He noted positive changes were happening in Sacramento, evidenced by the recent unanimous bi-partisan vote in both the Assembly and Senate to place the Rainy Day/Budget Stabilization Act on the November 2014 ballot. He briefly discussed the 2014 Water Bond, adding that he and Senator Monning had been working very closely to ensure that the central coast would be able to take advantage of whatever provisions come out of the final version. Assemblymember Stone discussed his current legislation, particularly AB 2119 which would grant counties the authority to propose sales taxes within an unincorporated area of a county, to be approved by voters residing within that unincorporated area. He explained the benefit of the measure to unincorporated Monterey County and requested FORA Board support.

Senator Monning and Assemblymember Stone received comments and questions from the Board and public.

7. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE

Chair Edelen suggested that agenda item 10a be considered out of order to permit the state representatives to be present for the item, and there were no objections.

10a. Approve Positions on Current State Legislation

Executive Officer Houlemard discussed the bills proposed for a “watch” Board position and provided detailed descriptions of those items recommended for Board support.

MOTION: Mayor Pro-Tem Oglesby moved, seconded by Supervisor Parker, to approve the Board positions on state legislation as presented, with exception of moving AB 2119 to a support position.

MOTION PASSED UNANIMOUSLY: Ayes: Parker, Oglesby, Beach, Selfridge, Edelen, Alexander, Pendergrass, Gunter, Kampe. Absent: Morton, O’Connell, Calcagno, Potter.

7a. Present Resolution Appreciation for Mayor Bill Kampe’s Service

Chair Edelen read the resolution into the record and thanked Mayor Kampe for his dedicated service to FORA.

Chair Edelen announced that on April 25, 2014, he and Mr. Houlemard had attended the League of United Latin American Citizens (LULAC) Day of Remembrance event in Monterey and had been presented a plaque in recognition of FORA’s advocacy for veterans issues.

8. CONSENT AGENDA

- a. Approve April 11, 2014 Board Meeting Minutes**
- b. Approve Highway 68 Operational Improvements Reimbursement Agreement**
- c. Approve Denise Duffy & Associates Contract Amendment #8**
- d. Approve Property Transfer Recordation Resolution**

MOTION: Councilmember Alexander moved, seconded by Mayor Gunter, to approve the Consent Agenda.

MOTION PASSED: Ayes: Parker, Oglesby, Beach, Selfridge, Edelen, Alexander, Pendergrass, Gunter, Kampe. *Absent*: Morton, O'Connell, Calcagno, Potter.

Councilmember Selfridge requested to abstain from item 7a.

9. OLD BUSINESS

a. **Approve Resolution Requesting Preston Park Loan Extension**

Mr. Houlemard presented the item, provided a history of Preston Park financing efforts, and discussed the loan extension terms. Mr. Houlemard and Chris Reynolds, Rabbobank representative, responded to clarifying questions from Board members and the public.

MOTION: Mayor Pro-Tem Oglesby moved, seconded by Councilmember Alexander, to approve Resolution 14-10 requesting Preston Park loan extension to December 15, 2014.

MOTION PASSED UNANIMOUSLY: Ayes: Parker, Oglesby, Beach, Selfridge, Edelen, Alexander, Pendergrass, Gunter, Kampe. *Absent*: Morton, O'Connell, Calcagno, Potter.

10. NEW BUSINESS

~~a. Approve Positions on Current State Legislation~~ *(Considered under agenda item 7)*

b. **FY 2014-15 Capital Improvement Program (CIP)**

Executive Officer Houlemard provided a brief overview of the item and introduced David Zehnder and Ellen Martin of Economic and Planning Systems (EPS).

i. **Presentation by FORA Staff**

Senior Planner Jonathan Garcia provided CIP background information and reviewed FORA's obligations.

ii. **Presentation by Economic & Planning Systems**

David Zehnder explained the formulaic approach to developer fee calculation and provided the EPS Phase III study recommendations.

Mayor Pro-Tem Oglesby and Councilmember Alexander left at 4:40 p.m.

iii. **Provide Direction on the FY 2014/15 Capital Improvement Program**

Executive Officer Houlemard clarified several key policy decisions, as outlined in the presentations, and staff responded to questions from Board members.

Mayor Gunter left at 4:57 p.m. Chair Edelen announced that because the Board no longer had a quorum, they would proceed as a meeting of the whole.

The Board received comments from members of the public and provided input to staff on items iii and iv.

iv. **Approve Resolution to Implement Fee Adjustment**

The Board took no action on the item.

c. **Fort Ord Reuse Authority Fiscal Year 2014-15 Annual Budget**

Mr. Houlemard provided an overview of the draft budget and staff responded to questions from the Board.

Mayor Pro-Tem Beach left at 5:35 p.m.

MOTION: Mayor Kampe moved, seconded by Supervisor Parker, to extend the meeting to 5:45 p.m.

MOTION PASSED: Ayes: Parker, Edelen, Pendergrass, Kampe. *Absent*: Morton, O'Connell, Calcagno, Potter, Oglesby, Beach, Alexander, Gunter, Selfridge.

Supervisor Parker requested that staff prepare next year's budget for review/discussion in April and a vote in May, so that a second vote would not prevent budget approval by June.

11. PUBLIC COMMENT PERIOD

None.

12. EXECUTIVE OFFICER'S REPORT

Mr. Houlemard provided an update on the Regional Urban Design Guidelines Task Force solicitation process, noting that staff anticipated having a consultant in place by July.

- a. **Outstanding Receivables**
- b. **Habitat Conservation Plan Update**
- c. **Administrative Committee**
- d. **Veterans Issues Advisory Committee**
- e. **Finance Committee**
- f. **Water/Wastewater Oversight Committee**
- g. **Regional Urban Design Guidelines Task Force**
- h. **Post Reassessment Advisory Committee**
- i. **Legislative Committee**
- j. **Travel Report**
- k. **Public Correspondence to the Board**

13. ITEMS FROM MEMBERS

None.

14. ADJOURNMENT

Chair Edelen adjourned the meeting at 5:41 p.m.