



FORT ORD REUSE AUTHORITY
BOARD OF DIRECTORS REGULAR MEETING MINUTES
2:00 p.m., Friday, January 11, 2019 | Carpenters Union Hall
910 2nd Avenue, Marina, CA 93933

1. CALL TO ORDER

Interim Chair Supervisor Jane Parker called the meeting to order at 2:00 p.m.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Dr. Eduardo Ochoa.

Interim Chair Parker indicated that the announcements, acknowledgements and correspondence would be heard after the closed session. Authority Counsel Jon Giffen read the items to be discussed in closed session. There were no public comments.

3. CLOSED SESSION

- a. Conference with Legal Counsel – Gov. Code §54956.9(a), (d)(1): Keep Fort Ord Wild v. Fort Ord Reuse Authority. Monterey County Superior Court Case No.: 17CV004540, Pending Litigation.
- b. Conference with Legal Counsel – Gov. Code §54956.9(a), (d)(1): Marina Community Partners, LLC v. Fort Ord Reuse Authority, Monterey County Superior Court Case No.: 18CV000871, Pending Litigation.
- c. Conference with Legal Counsel - Potential Litigation, Gov. Code §54956.9(d)(4).

Time Entered: 2:02 p.m.

Time Exited: 2:13 p.m.

4. ANNOUNCEMENT OF ACTION TAKEN IN CLOSED SESSION

Authority Counsel Jon Giffen announced there was no action to report.

5. ROLL CALL

Voting Members Present:

Supervisor Jane Parker (County of Monterey) Supervisor Mary Adams (County of Monterey), Supervisor John Phillips (County of Monterey) Councilmember Kristen Clark (City of Del Rey Oaks), Councilmember Frank O'Connell (City of Marina), Mayor Pro-Tem Gail Morton (City of Marina), Councilmember Alan Haffa (City of Monterey), Mayor Ian Oglesby (City of Seaside), Councilmember Jon Wizard (City of Seaside), Mayor Mary Ann Carbone (City of Sand City), Mayor Joe Gunter (City of Salinas),

Councilmember Cynthia Garfield (City of Pacific Grove), Councilmember Jan Reimers (City of Carmel-by-the-Sea)

Ex-officio (Non-Voting) Board Members Present:

Steve Matarazzo (University of California, Santa Cruz), Dr. Ochoa (California State University Monterey Bay), Colonel Gregory Ford (United States Army), Bill Collins (Fort Ord Army Base Realignment & Closure Office), David Martin (Monterey Peninsula College) Lisa Rheinheimer (Monterey-Salinas Transit), Matt Zefferman (Marina Coast Water District)

6. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE

Executive Officer Michael Houlemard announced the following:

- Saturday, February 2, 2019 Free Tours of Fort Ord focusing on ground water program and Landfill. Bus Tours – Depart from Building 4522 @ 10:00 a.m. and 11:45 a.m.
- Fort Ord Cleanup Community Outreach Events: Sat, Feb 2, 2019 Community Involvement Mobile Workshop: Impact Area Guided Walking Tour Sat, May 4, 2019; and Impact Area Bus Tour Sat, July 13, 2019
- Northeast-Southwest Arterial Connector Review Process is underway, and EIR Preparation Schedule:
 - April 2019 – Distribute Public Review Draft EIR for 45-day review period
 - TBD - Public Review Draft EIR Public Meeting
 - TBD - Final project approval and EIR certification for Board consideration
- Veterans Transition Center Seeks Volunteers for the Pebble Beach Pro-Am

7. CONSENT AGENDA

- a. Approve November 9, 2018 Meeting Minutes
- b. Approve December 14, 2018 Meeting Minutes
- c. Approve December 19, 2018 Meeting Minutes
- d. Administrative Committee
- e. Water/Wastewater Oversight Committee
- f. Economic Development Report
- g. Building Removal Financing Request for Qualifications Update
- h. Public Correspondence to the Board

Interim Chair Parker read the consent agenda items and asked if members had any comments or items to pull for discussion. Board member Adams requested item 7b – December 14, 2018 Meeting Minutes be pulled and Board member Morton requested item 7c – December 19, 2018 meeting minutes also brought back at the February Meeting for approval.

Motion: On motion by Board member Adams and second by Board member Gunter and carried by the following vote, the Board moved to approve the consent agenda items 7a, and 7d – 7g.

MOTION PASSED UNANIMOUSLY

8. BUSINESS ITEMS

a. ESCA Quarterly Update

Executive Officer Michael Houlemard introduced the item and Senior Program Manager Stan Cook gave a brief presentation providing an overview of the meetings in Washington, D.C. on December 17/18, 2018, with Special Counsel, Barry Steinberg, George Schlossberg, and Army Base Realignment and Closure (“BRAC”) Headquarters staff to negotiate a scope of services required for Army Environmental Services Cooperative Agreement (“ESCA”) Contingency Funds to reimburse ESCA after AIG cost-cap insurance policy expiries on March 30, 2019. BRAC HQ requested an ESCA property site visit including a review of the draft scope of work, and estimate for ARCADIS to review Regulatory Certificate of Completion on ESCA properties. Staff responded to questions from the Board and the public.

Motion: On motion by Board member Carbone and second by Board member Phillips and carried by the following vote, the Board moved to Authorize the FORA Executive officer to complete negotiations and amend ESCA Agreement.

MOTION PASSED UNANIMOUSLY

b. Notice of Intent to Terminate CalPERS Contract.

Mr. Houlemard gave an overview on December 19, 2018, the FORA Board adopted Resolution 18-11 approving a Transition Plan for the legislated sunset of the Fort Ord Reuse Authority, with one of the primary provisions being to ensure that any and all liability to the member agencies are satisfied. Adopting the Resolution of Intent to terminate the CalPERS contract is the first step in finalizing the amount of terminated agency liability. Staff responded to questions from the Board and the public.

Motion: On motion by Board member Gunter and second by Board member Morton and carried by the following vote, the Board moved to Adopt Resolution 19-01 a Resolution of Intent to Terminate the CalPERS contract.

MOTION PASSED UNANIMOUSLY

c. Community Facility District Special Tax Biennial Fee Study.

Project Manager Peter Said announced FORA staff is preparing the Capital Improvement Program (“CIP”) for Fiscal Year 19-20, one aspect of the CIP is a requirement set by the Board in 2012 to perform a Community Facility District Tax Fee Study every two years, and Economic and Planning Systems, Inc. (“EPS”), was hired to complete the fee study. The scope of work remains the same as previous years except for the addition of a task of providing technical support associated with transition plan implementing agreement negotiations. Staff responded to questions from the Board and the public.

Motion: On motion by Board member Phillips and second by Board member Adams and carried by the following vote, the Board moved to Authorize Executive Officer to execute contract amendment #11 with EPS to complete the mandated Biennial Formulaic Fee Study, not to exceed \$100,000.

MOTION PASSED UNANIMOUSLY

d. Election of Officers.

Mr. Houlemard introduced the item and reviewed the slate proposed by the Nominating Committee, and the voting procedures.

The nominations were made unanimously from the nominating committee and announced as follows:

Chair: Monterey County Supervisor Jane Parker
 Vice Chair: Salinas Mayor Joe Gunter
 Past Chair: Marina Councilmember Frank O'Connell
 Member-at-Large: Seaside Councilmember Jon Wizard
 Member-at-Large: Monterey Councilmember Alan Haffa
 Ex-Officio (Non-Voting) Member: CSUMB President Dr. Eduardo Ochoa

A substitute nomination for the position of Chair was made by Board member Philips for Board member Cynthia Garfield.

Mr. Houlemard requested a roll call vote and those in favor of the nominating committee's nomination voted "Parker" and those in favor of the Board member Philips nomination voted "Garfield." There were no abstentions.

The roll call vote was recorded as follows:

Sup. Jane Parker	Parker
Sup. John Phillips	Garfield
Sup. Mary Adams	Parker
Vice Mayor Kristen Clark	Garfield
Councilmember Frank O'Connell	Parker
Councilmember Gail Morton	Parker
Councilmember Alan Haffa	Parker
Mayor Ian Oglesby	Parker
Councilmember Jon Wizard	Parker
Mayor Mary Ann Carbone	Garfield
Mayor Joe Gunter	Garfield
Councilmember Cynthia Garfield	Garfield
Councilmember Jan Reimers	Garfield

The vote concluded 7-6 and approved the nomination of Sup. Jane Parker as Board Chair.

A substitute nomination for the position of Vice Chair was made by Board member Adams for Board member Oglesby, and seconded by Board member Wizard.

Board member Oglesby declined the nomination.

A substitute nomination for the position of Vice Chair was made by Board member Parker for Board member Garfield, and seconded by Board member Adams.

Board member Garfield declined the nomination.

A substitute nomination for the position of Vice Chair was made by Board member Adams for Board member Wizard.

Board member Wizard declined the nomination.

A substitute nomination for the position of Vice Chair was made by Board member Adams for Board member Carbone.

Board member Carbone declined the nomination.

By voice vote, the Board voted unanimously to approve the nomination for Mayor Gunter as Vice-chair and Councilmember Frank O'Connell for the position of Past-Chair.

A substitute nomination for the positions of member-at-large was made from the Board for Board members Oglesby and Garfield.

Mr. Michael Houlemard requested a roll call vote and those in favor of the nominating committee's nomination voted "Wizard" and/or "Haffa", and those in favor of the Boards nomination votes "Oglesby" and/or "Garfield". There were no abstentions.

The roll call vote was recorded as follows:

Sup. Jane Parker	Haffa, Wizard
Sup. John Phillips	Oglesby, Garfield
Sup. Mary Adams	Haffa, Wizard
Vice Mayor Kristen Clark	Oglesby, Garfield
Councilmember Frank O'Connell	Haffa, Wizard
Councilmember Gail Morton	Haffa, Wizard
Councilmember Alan Haffa	Haffa, Wizard
Mayor Ian Oglesby	Oglesby, Garfield
Councilmember Jon Wizard	Oglesby, Wizard

Mayor Mary Ann Carbone	Oglesby, Garfield
Mayor Joe Gunter	Oglesby, Garfield
Councilmember Cynthia Garfield	Oglesby, Garfield
Councilmember Jan Reimers	Oglesby, Garfield

The vote concluded 9 votes for Oglesby and 7 votes for Garfield approved the nomination of Mayor Ian Oglesby, and Councilmember Cynthia Garfield as members-at-Large.

By voice vote, the Board voted unanimously to approve the nomination for CSUMB President, Dr. Eduardo Ochoa as the Ex-Officio (non-voting) member.

These members will also serve as the Executive Committee.

Chair: Monterey County Supervisor Jane Parker
 Vice Chair: Salinas Mayor Joe Gunter
 Past Chair: Marina Councilmember Frank O'Connell
 Member-at-Large: Seaside Councilmember Ian Oglesby
 Member-at-Large: Pacific Grove Councilmember Cynthia Garfield
 Ex-Officio (Non-Voting) Member: CSUMB President Dr. Eduardo Ochoa

9. PUBLIC COMMENT

LeVonne Stone Executive Director of Fort Ord Environmental Justice Visionary expressed concerns regarding how the community is being affected by the FORA Board decisions, and that the Board needs to be more concerned with what is going on in the local community.

May Green-Smith stated with having so many experts on the Board and seeing different project developments, how can the experts of the Board develop a plan that reaches into the Community.

10. ITEMS FROM MEMBERS

Director Garfield requested that an item be placed on the next Board Meeting Agenda to discuss issues that are still remaining in the Transition Plan that have not been satisfied.

11. ADJOURNMENT at 3:38 p.m.

Minutes Prepared by:
 Heidi L. Lizarbe
 Administrative Coordinator

Approved by:

Michael A. Houlemard, Jr. Executive Officer