



**FORT ORD REUSE AUTHORITY**  
**BOARD OF DIRECTORS REGULAR MEETING MINUTES**  
**2:00 p.m., Friday, May 10, 2019 | Carpenters Union Hall**  
910 2<sup>nd</sup> Avenue, Marina, CA 93933

**1. CALL TO ORDER**

Chair Supervisor Jane Parker called the meeting to order at 2:02 p.m.

**2. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Colonel Gregory Ford.

**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).
- d. Conference with Labor Negotiators - Government Code section 54957.6.  
Agency designated representatives: Michael A. Houlemard, Jr, Mi Ra Park, Sofia Selivanoff.

Time Entered: 2:05 p.m.

Time Exited: 3:21 p.m.

**4. ANNOUNCEMENT OF ACTION TAKEN IN CLOSED SESSION**

Authority Counsel Jon Giffen announced there was no action to report on items 3a, 3b and 3c. On item 3d, direction was provided to the designated representatives.

**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 John Gaglioti (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 Jan Reimers (City of Carmel-by-the-Sea)

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

Kathleen Lee (20<sup>th</sup> Congressional District), Dr. P.K. Diffenbaugh (Monterey Peninsula Unified School District), Steve Matarazzo (University of California, Santa Cruz), Dr. Eduardo Ochoa (California State University Monterey Bay), Colonel Gregory Ford (United States Army), Lisa Rheinheimer (Monterey-Salinas Transit), Dr. Matt Zefferman (Marina Coast Water District)

**6. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE**

Executive Officer Michael Houlemard, Jr. announced the following:

- Sheri Damon has taken a position as Assistant City Counsel at the City of Seaside.
- US Open - Lexus will be utilizing Eucalyptus Road (FORA Property) for parking and shuttle services, and there is still a need for volunteers.
- The Certificates of Completion of Environmental Clean Up have now been received on all the ESCA parcels.
- Correction to Item 8c on page 78 of the packet: "M" is missing after the \$1 under Other/Accounting Entries/Fund Designations.
- Surplus II work has been substantially completed.
- 2019 Memorial Day Ceremony – Monday, May 27, 2019 at the Central Coast Veterans Cemetery from 8:00 a.m. to 12:00 p.m.
- 2019 Military Retiree Appreciation Day – Saturday, June 9, 2019 at the Stillwell Hall from 8:00 a.m. to 12:30 p.m.

**7. CONSENT AGENDA**

- a. Approve April 12, 2019 Meeting Minutes
- b. Administrative Committee
- c. Veterans Issues Advisory Committee
- d. Water/Wastewater Oversight Committee
- e. Public Correspondence to the Board

Chair Parker read the consent agenda items and asked if members had any comments or items to pull for discussion.

**Motion:** On motion by Board member Phillips and seconded by Board member Oglesby and carried by the following vote, the Board moved to approve the consent agenda.

**MOTION PASSED UNANIMOUSLY**

**8. BUSINESS ITEMS**

**a. 2018 Transition Plan Actions**

**i. Transition Plan Transportation Study, 2<sup>nd</sup> Vote**

Principal Planner Jonathan Brinkman reviewed the recommendation with the Board prior to the second vote. After discussion, Chair Parker called for a role call vote. The motion passed with a majority vote.

**Roll Call Vote: (7 Ayes; 5 No) Motion Passed by Majority**

Item 8a: Motion			
Director Parker	NO	Director Reimers	AYE
Director Gunter	AYE	Director Haffa	NO
Director O'Connell	NO	Director Gaglioti	AYE
Director Morton	NO	Director Wizard	AYE
Director Adams	NO	Director Oglesby	AYE
Director Phillips	AYE	Director Garfield	ABSENT
Director Carbone	AYE		

**ii. May 8, 2019 Special Workshop Update (oral report)**

Mr. Houlemard stated that the Special Board Workshop held was well engaged and he felt it was a great exchange of information and communication by the Administrative Committee, the Board of Directors, and FORA staff members. He

commented to the fact that the Board was very directive about having limited resources and budget that would ultimately affect the Boards decision to approve the CIP. Mr. Houlemard also stated that Kendall Flint of Regional Government Services, who has been facilitating the 2018 Transition Plan implementation, did a good job providing the Transition Plan implementing agreements status and that there should be a format for those agreements by the June Board meeting.

**b. FY 2019-2020 Capital Improvement Program**

Mr. Houlemard introduced the item and Principal Planner Jonathan Brinkmann provided a brief presentation and responded to questions and comments from the Board.

**MOTION:** On motion by Board member Haffa and second by Board member Gaglioti and carried by the following vote, the Board moved to 1) Receive a report on the Fort Ord Reuse Authority Year 2019-2020 CIP; 2) Consider Fiscal Year (FY) 2019-2020 CIP Adoption, the motion is to adopt; 3) Authorize the Executive Officer to fund two escrow accounts with escrow holding company National Builders Control to fund construction of projects FO14 South Boundary Road Upgrade (\$5,000,000) and FO9C General Jim Moore Boulevard/South Boundary Road Intersection (\$1,056,168) post June 30, 2020 according to the Term Sheet, and adjust tables 2 and 4 to reflect the reality of a three-year maximum of the Community Facilities District (“CFD”) collections.

**Roll Call Vote: (11 AYES; 0 N) Motion Passed**

Item 8b: Motion			
Director Parker	AYE	Director Reimers	AYE
Director Gunter	AYE	Director Haffa	AYE
Director O’Connell	AYE	Director Gaglioti	AYE
Director Morton	AYE	Director Wizard	AYE
Director Adams	AYE	Director Oglesby	ABSENT
Director Phillips	AYE	Director Garfield	ABSENT
Director Carbone	AYE		

**MOTION PASSED UNANIMOUSLY**

**c. Consider Adoption of FORA FY 2019-2020 Annual Budget**

Mr. Houlemard presented the item and responded to questions from the Board and Public with Ms. Rodriguez.

**MOTION 1:** On motion by Board member Phillips and seconded by Board member Carbone, and carried by the following vote, the Board moved to accept the staff recommendations:

- i. Adopt fiscal year 2019-2020 (FY19-20) Annual Budget
- ii. Consider approval of staff proposed compensation and benefit adjustments.

**SUBMOTION #1:** On motion by Board member Morton and seconded by Board member Wizard to defer the Budget vote until the June meeting with the totality of the information.

**SUBMOTION #2:** On motion by Board member Gaglioti and seconded by Board member Adams and carried by the following vote, the Board moved to approve the current budget as is, with the proviso at the next meeting when additional information is available to the Board it can consider it prior to the 2<sup>nd</sup> vote.

*\*The maker the original motion withdrew his motion and will support the 2<sup>nd</sup> substitute motion.*

**Roll Call Vote:(7 Ayes; 3 NO) Motion Passed by Majority 2<sup>nd</sup> Vote (June 14, 2019) Required**

Item 8c: Motion			
Director Parker	NO	Director Reimers	AYE
Director Gunter	ABSENT	Director Haffa	AYE
Director O’Connell	NO	Director Gaglioti	AYE
Director Morton	NO	Director Wizard	AYE
Director Adams	AYE	Director Oglesby	ABSENT
Director Phillips	AYE	Director Garfield	ABSENT
Director Carbone	AYE		

**d. Environmental Services Cooperative Agreement (ESCA) Long Term Obligation Support Services Resolution**

Program Manager Stan Cook introduced the item and provided background information, stating the three (3) contractors who have been working on the ESCA project are Arcadis, Weston Solutions, and Westcliffe Engineers, and that American Insurance Services (AIG) no longer pays for, or provides funding for, the ESCA. The cost cap on funding from AIG terminated on March 30, 2019. However, the Army has now committed to reimbursing for funds needed to continue pertinent work under the ESCA contract until 2028, including funding for the services of the 3 consultants. Mr. Cook explained that the City of Seaside staff, which has taken on some of the duties as the successor agency to FORA of the ESCA, has reviewed the resolution and provided input and feedback to the necessity for use of the consulting services as needed by the successor agency. There were no comments or questions from the Board or the public.

*Director Morton noted that this item was postponed last month to allow the City of Seaside time to review the resolution and it was discussed at the Special Workshop, Director Morton wanted to affirm, on the record today, that Seaside is in agreement with the terms of the contracts and extensions.*

*Director Wizard responded, noting he is not speaking on behalf of the entire City Council. However, he was providing background on what the City Council has discussed. The City of Seaside is excited about taking on a portion of the FORA program upon its dissolution.*

**MOTION:** On motion by Board member Adams and second by Board member Gaglioti and carried by the following vote, the Board moved to accept the staff recommendation: Adopt Resolution 19-XX - Resolution of the Fort Ord Reuse Authority (“FORA”) finding that: 1) Contractors Arcadis, Westcliffe Engineers, Inc. and Weston Solutions, Inc. are Uniquely Qualified to Provide Long-Term Obligation Support Services Until 2028 Pursuant to an Amendment to the Environmental Services Cooperative Agreement (“ESCA”), between the U.S. Army (“Army”) and FORA; 2) the Issuance of a Request for Proposals to these Uniquely Qualified Firms to Propose Terms for the Provision of these Support Services is Appropriate; and 3) the Executive Officer is Authorized to Enter into a Contract for Said Services on a Limited Competition Basis.

**MOTION PASSED UNANIMOUSLY**

**e. Economic Development Report**

Mr. Houlemard introduced the item. Economic Development Manager, Josh Metz provided a presentation with an overview of the Economic Development program, including the job survey, reuse progress, partnerships, opportunity zones, regional capacity, drone innovation and upcoming events. Mr. Metz also informed the Board

and the public that the details regarding the presentation were also available online at [www.OrdForward.org](http://www.OrdForward.org). Upcoming Economic Development related events were also announced, including the Monterey Bay DART Symposium on June 21, 2019 at the Monterey Hyatt and the Drone Camp occurring between June 18 - 20, 2019. Staff responded to questions and comments from the Board and the public.

**This item was for information only.**

*\*Chair Parker noted that time had expired for the scheduled Board meeting and a motion to extend past 5:00 p.m. for item 8f and public comment.*

**MOTION:** On motion by Board member Morton and second by Board Member Gaglioti and carried by the following vote, the Board moved to hear item 8f, public comment and adjourn the meeting.

**f. Marina Coast Water District Annual Budget and Compensation Plan**

Project Manager Peter Said presented the item and the Water/Wastewater Oversight Committee's recommendation regarding the MCWD FY 2019-20 budget. Staff responded to questions and comments from the Board.

**MOTION:** On motion by Board member Haffa and second by Board member Gaglioti and carried by the following vote, the Board moved to adopt resolutions for MCWD compensation plan for base-wide water and sewer services on former Fort Ord.

**MOTION PASSED UNANIMOUSLY**

**9. PUBLIC COMMENT**

None.

**10. ITEMS FROM MEMBERS**

There were no items from members.

**11. ADJOURNMENT at 5:12 p.m.**

Minutes Prepared by:  
Heidi L. Lizarbe  
Deputy Clerk

Approved by:

  
Michael A. Houlemard, Jr. Executive Officer