



FORT ORD REUSE AUTHORITY

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MEDIA RELEASE

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FORA Calls Special Board Meeting

The Fort Ord Reuse Authority (FORA) has scheduled a special Board Meeting for December 18, 2014 at 1:00 p.m. to take 2nd votes on three items that were initially before the Board on December 12, 2014.

The three items are:

- 1) the Alliance Communities Management Agreement for the Preston Park Apartments;
- 2) the Preston Park Budget Amendment required to allow FORA to make significant water conservation changes to the Preston Park project; and
- 3) corrections required in the Executive Officer's employment contract.

Under FORA's voting rules for most circumstances, an item can only be approved on the first vote if that vote is unanimous. If not the item must be returned for a 2nd vote where majority decides the issue.

The 2014 Preston Park Management Agreement (PPMA) between FORA and Alliance Communities, Inc. (Alliance) expires on December 31, 2014 and approval of the agreement is necessary so that there will not be a gap in the management contract. FORA's Counsel recommends that a board approved contract be in place while litigation settlement talks proceed with the City of Marina.

Of similar concern is the Authorization of the Preston Park Budget Amendment for Compliance Work. This item also did not receive unanimous approval at the December 12, 2014 board meeting. The compliance work is the replacement of water conservation devices within Preston Park as required by the Marina Coast Water District (MCWD) prior to the transfer of the property from FORA to Marina. Last month, FORA and the City of Marina agreed on terms of Marina's purchase of the property from FORA – settling the long dispute about the property ownership. Under State Law, the low flow devices must be installed prior to the transfer – which requires that work begin right away and MCWD staff has confirmed to Alliance Management that the ongoing effort to phase in low-flow toilets, aerators, and shower heads must be accelerated if the property is to be sold or transferred. In order to bring the property into compliance with California and MCWD regulations all 354 units must be in compliance prior to the anticipated close of escrow on the sale or transfer to new ownership.

Finally, action to Approve Corrections to the Executive Officer's Contract-2nd Vote is being considered as it is the next meeting of the FORA Board following the non-unanimous first vote.

FORA Chair Jerry Edelen noted; "It is unfortunate that we must call this extra meeting during the holiday season, but these Preston Park determinations are crucial items if we are to complete the FORA recovery mission."