



Fort Ord Reuse Authority

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ADMINISTRATIVE COMMITTEE MEETING

Wednesday, February 1st, 2012

8:15 a.m. – Carpenters Union Hall

910 2nd Ave., Marina CA 93933 (on the former Fort Ord)

Minutes

1. **CALL TO ORDER** - Noting a quorum was not present, Fort Ord Reuse Authority ("FORA") Executive Officer Michael Houlemard called the meeting to order at 8:17 AM. With the arrival of a City of Marina representative, a quorum was achieved at 8:25 AM. The following people, as indicated by signatures on the roll sheet, were present:

Diana Ingersoll, City of Seaside
Nick Nichols, County of Monterey
Bob Rench, CSUMB
Jonathan Garcia, FORA
Anya Spear, CSUMB
Tim O'Halloran, City of Seaside
Carl Niizawa, MCWD
Graham Bice, UC-MBEST
Steve Endsley, FORA
Rob Robinson, BRAC
Jim Arnold, FORA

Bob Schaffer, MCP
Vicki Nakamura, MPC
Crissy Maras, FORA
Beth Palmer, Monterey Downs
Kathleen Lee, County of Monterey
Steve Emerson, First Pacific Financial
Keith McCoy, Union Community Partners
Ian Gillis, Union Community Partners
Lisa Brinton, City of Seaside
Debby Platt, City of Marina
Chuck Lande, Marina Heights

2. **PLEDGE OF ALLEGIANCE** –Chair Houlemard asked Anya Spear to lead the Pledge of Allegiance.
3. **ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE**
- Chair Houlemard introduced Steve Emerson, who was sitting in the audience. Mr. Emerson may be running for mayor of the City of Marina in upcoming elections.
 - Chair Houlemard introduced new FORA staff members Jen Simon, Communications Coordinator and Robert John Norris, Jr., Principal Analyst. Mr. Norris will be involved with Preston Park, veterans cemetery, veterans clinic, and extension of FORA projects.
 - On February 8th the legislation to extend FORA will "drop" in Assembly, with hearings later in the month. CSUMB has an issue with the current FORA Board voting structure. The Sierra Club sent a letter of support for the extension of FORA to Assemblymember Monning. While in Sacramento earlier this week, Chair Houlemard and Mr. Norris spent time with Assemblymembers Monning, Alejo and Senators Canella and Blakeslee regarding the veterans cemetery and clean-up language to allow reimbursements at the local level if local funds are invested into the cemetery's endowment fund.
 - There has been action on the idea of dedicating the Bureau of Land Management lands as a National Monument. FORA will distribute a map and accurately describe the acreage to be dedicated. A National Monument dedication could mean higher ranking for funding and less onerous restrictions on developers regarding the use of habitat funds. The designation would additionally help Habitat Conservation Plan discussions with the US Fish and Wildlife Service and CA Dept. of Fish and Game because these habitat lands will be protected in perpetuity. Kathleen Lee stated that a resolution in support of the designation would go before the Board of Supervisors at their February 14th meeting.
 - The ADC Conference will be held in Monterey August 6, 7 and 8.
 - Representatives from the Department of Energy and the Environmental Protection Agency will be at FORA today at 9:30 to tour Fort Ord and discuss the energy program and planning grant.
4. **PUBLIC COMMENT PERIOD** – none
5. **APPROVAL OF MEETING MINUTES** – On a motion made by Graham Bice, and seconded by Nick Nichols, the January 4, 2012 meeting minutes were approved as presented.

6. FOLLOW-UP FROM JANUARY 13, 2012 FORA BOARD MEETING

1) The Board was asked to review closed session direction to the Executive Officer to enter into a two-party agreement without a City of Marina representative present in case of a Brown Act violation 2) Staff will schedule a meeting with Preston Park tenants 3) Preston Park mediation will continue tomorrow (2/2/2012) 4) Staff will be meeting more regularly with the jurisdictions regarding the FORA extension 5) Second votes authorized FORA to obtain an updated appraisal of Preston Park and to be prepared to put Preston Park on the market for sale.

7. OLD BUSINESS

a. Supreme Court ruling to dissolve redevelopment agencies

A report in the meeting packet prepared by Economic Planning Systems includes the promising opinion that despite the dissolution of redevelopment agencies, FORA should be able to continue to access its revenue stream. FORA will seek a similar legal opinion from BRP special counsel Brent Hawkins, which will be shared with the Committee when available.

b. Base Reuse Plan reassessment – consultant selection process

FORA Associate Planner Darren McBain explained that two consultant teams had responded to FORA's request for qualifications for the Base Reuse Plan reassessment. Both teams are comprised of knowledgeable consulting firms, including some local, who have been previously involved in former Fort Ord programs. Panel interviews are scheduled for Monday February 6th and any outcome will be delivered at the February Board meeting.

c. Capital Improvement Program development forecasts

FORA is awaiting updates from most land use jurisdictions. Agencies requiring FY 11/12 Capital Improvement Program background tables in e-file format should contact FORA Senior Planner Jonathan Garcia.

8. NEW BUSINESS

a. February FORA Board Workshop

i. Review Workshop Agenda

A FORA Board workshop is scheduled for February 10th at 2PM, prior to the start of the regular Board meeting. This year there is an unparalleled list of work items that FORA staff is undertaking. The workshop will provide brief presentations of these items and will illustrate how their schedules diverge and overlap.

9. REVIEW FEBRUARY 10, 2012 FORA BOARD AGENDA

1) The Board will be asked to decide on a two-party or three-party Preston Park agreement 2) The mid-year budget is being presented to the Finance Committee (FC) at their meeting later in the afternoon and will then be presented to the Board 3) The FORA committees remain generally unchanged with the exception of the FC, which will lose its chair in April when Mayor McCloud leaves office. Councilmember Bill Kampe is being asked to fill the chair position and councilmember Jim Ford is being asked to fill the vacant FC position. Regarding the Preston Park management agreement, Debby Platt noted that City of Marina mayor pro-tem O'Connell's revisions were not included in the draft agreement distributed in the packet. FORA Assistant Executive Officer Steve Endsley explained the FORA staff had received Mr. O'Connell's and Jennifer Coile's comments, many of which were duplicative. Staff had an issue with the City's request to indemnify Marina in an agreement they were not party to. The staff report will be revised to explain why some comments were not included in the agreement. Committee members were amenable to that solution.

9. ADJOURNMENT – Chair Houlemard adjourned the meeting at 9:04 a.m.

Meeting minutes prepared by Crissy Maras, Grants and Contracts Coordinator