

MINUTES
of the
FORT ORD REUSE AUTHORITY
BOARD OF DIRECTORS' MEETING
Fort Ord Reuse Authority Conference Facility/Bridge Center
December 11, 2009

1. CALL TO ORDER AND ROLL CALL

Chair Ralph Rubio called the December 11, 2009 meeting of the Board of Directors to order at 3:36 p.m. and requested a roll call.

Voting members present:

Chair/Mayor Rubio (City of Seaside)	Supervisor Parker (County of Monterey)
Councilmember Selfridge (City of Monterey)	Supervisor Potter (County of Monterey)
Councilmember Gray (City of Marina)	Councilmember Mancini (City of Seaside)
Councilmember Kampe (City of Pacific Grove)	Mayor McCloud (City of Carmel-by-the-Sea)
Councilmember O'Connell (City of Marina)	Jim Cook (County of Monterey)
Councilmember Barnes (City of Salinas)	

Absent were Mayor Edelen (City of Del Rey Oaks) and Mayor Pendergrass (City of Sand City). Alternate Jim Cook represented Supervisor Calcagno and alternate/ Councilmember Frank O'Connell represented Councilmember McCall.

Ex-Officio members present:

Debbie Hale (TAMC)	Rob Robinson (BRAC)
Kenneth Nishi (Marina Coast Water District)	Dan Albert, Jr. (MPUSD)
COL Darcy Brewer (U.S. Army)	Graham Bice (UC Santa Cruz)
Vicki Nakamura (Monterey Peninsula College)	James Main (CSUMB)
An McDowell (27 th State Assembly District)	

Absent were representatives from the 17th Congressional District and the 15th State Senate District. Mike Gallant sat in as an observer for Monterey-Salinas Transit.

With a quorum present Chair Rubio opened the meeting.

2. PLEDGE OF ALLEGIANCE

Chair Rubio asked Councilmember Gray, who agreed, to lead the Pledge of Allegiance.

3. ACKNOWLEDGEMENTS AND ANNOUNCEMENTS

Chair Rubio called attention to the FORA ESCA project display boards set up around the room and noted that the FORA/LFR ESCA Program Manager, Kristie Reimer, and the Westcliffe Engineers Community Outreach Consultant, Aimee Houghton, were present and available to answer any questions. Executive Officer Houlemard reported that some 30 members of the community, including a number of veterans, had attended the ESCA informal community workshop yesterday. One concern voiced was that the project "wasn't moving forward fast enough, so the whole region would have better access to outlying areas of Fort Ord." Chair Rubio congratulated Marina Coast Water District on closing escrow on the AMBAG/FORA buildings in

the Imjin Office Park, which opens the way for completing the parking lot and beginning construction of the FORA building.

4. PUBLIC COMMENT PERIOD - none
5. CONSENT AGENDA

There were three items on the Consent Agenda: Item 5a (November 13, 2009 board meeting minutes), Item 5b (Authorization to retain services for construction management assistance for General Jim Moore Boulevard Phase V and Eucalyptus Road Phase II), and Item 5c (Authorization to award General Jim Moore Boulevard Phase V and Eucalyptus Road Phase II construction contract). Mayor McCloud and Councilmember Barnes abstained from voting on the minutes, due to absence. There were no public comments. **Motion to approve the three items on the Consent Agenda was made by Supervisor Potter, seconded by Councilmember Mancini, and carried.**

6. OLD BUSINESS

Item 6a – 2009/10 mid-year Capital Improvement Program (“CIP”) report: Executive Officer Houlemard explained that today’s year-end report had been requested by several board members, since extended deliberations by the Administrative Committee had not reached finalization of projects being placed in time, which had prevented bringing the 2009/10 CIP to the Board for approval. A tag team of Steve Endsley (Director of Planning and Finance), Jonathan Garcia (Senior Planner), and Jim Arnold (Senior Project Engineer) gave a short PowerPoint presentation about the mid-year status of the CIP, which focused on (1) FORA’s remaining CIP obligations under the Base Reuse Plan as of July 1, 2009 (now estimated at \$189 million); (2) the significant updates (including the 5.7% Engineering News Record Construction Cost Index); and (3) the modified priorities of the CIP’s Transportation Network and Transit Elements. Mr. Endsley said recent discussions by the Administrative Committee about the timing of projects in the current economy and the news of the match grant stimulus funding from the Economic Development Administration (“EDA”) had seen new energy with the awarding of the grant funding of the General Jim Moore Boulevard/Eucalyptus (“GJMB/E”) project. Mr. Arnold reported that construction on the latter is scheduled to begin before year’s end and will result in at least 12 new miles of roadway on former Fort Ord. He said that securing funding for this project had advanced the timing of several other projects. He also noted that the GJMB/E project bids had come in at slightly over half of the engineers’ estimates. Mr. Endsley identified five remaining transportation projects in the CIP that had been moved up on the priority list. Discussion of projects that might benefit from the additional funding followed. Executive Officer Houlemard remarked that installing the water pipeline in GJMB through former Fort Ord to connect with points south needs careful consideration in light of the Army’s homeland security mission and other water needs in the area. Councilmember Mancini asked if signaling the GJMB and Coe Avenue intersection is being considered, in light of the influx of some 400 new students at Fitch School. Mr. Houlemard remarked that approval by EDA of diverting any “excess” grant funding must first be obtained but he encouraged all to think about how projects should be prioritized. Mayor McCloud asked about the status of the HWY 156 roadway enhancements. TAMC General Manager Debbie Hale responded that \$420 million had been the original estimate, but TAMC has been working with CalTrans to develop some phasing of this project, rather than wait until all the funds are available. She said a project update would be available in about six months. Councilmember O’Connell asked about the status of FORA’s request to EDA to lower the match percentage. Mr. Houlemard responded that the EDA grant had been awarded based on a 50% match. Since the county’s unemployment rate has now risen to a level where a lower grant match percentage might be possible, more grant funds might be available. A chart showing several possibilities was

distributed. Mr. Houlemard said decisions from EDA would not be available until January at the earliest, after which a new bid package may be required, along with board approval. Mr. Arnold noted that any additional grant funding from the federal stimulus funds would be restricted to GJMB/E roadway enhancements, including items that had to be eliminated when the original costs were calculate. There were no public comments. Ms. Hale suggested checking the inflation rate used in construction costs, which could free up some dollars. **Motion to receive the FORA staff presentation and approve the FY 2009/10 mid-year CIP update was made by Supervisor Parker, seconded by Councilmember Kampe, and carried.**

7. NEW BUSINESS

Item 7a – Progress report on veterans’ cemetery signage request: Executive Officer Houlemard provided an update, remarking that the sites had been prepared to accept the signs, which LFR, Inc. offered to install. He said approval of the signs by the County and Seaside is also moving forward. Supervisor Parker thanked the FORA staff for making this request a reality. An McDowell from Assemblymember Monning’s office said Mr. Monning had been working on an Act to Amend Military and Veterans Code Sections 1450-1457, which relate to funding the endowment parcel. She gave a copy of the current draft to the Deputy Clerk for the records. The only public comment was made by Jack Stewart, Vice Chair of the Citizens Advisory Committee for the cemetery, expressed his appreciation of FORA staff’s prompt response to the signage request and for the board’s continuing support.

Item 7b – Fiscal Year 08-09 Annual Financial Report (Audit Report): Executive Officer Houlemard called attention to the “unqualified opinion that the financial statements present fairly, in all material respects, the respective financial position of the governmental activities . . . of FORA as of June 30, 2009.” Finance Committee Chair, Mayor McCloud, added that this is the highest rating given. Several board members asked clarifying questions, which FORA Controller Ivana Bednarik and Mr. Houlemard answered. There were no public comments. **Motion to accept FORA’s FY 08-09 Annual Finance Report (“Audit Report”) by Marcello & Company, CPA’s, was made by Mayor McCloud, seconded by Supervisor Potter, and carried.**

8. EXECUTIVE OFFICER’S REPORT

There were five items in this report: Item 8a (Administrative Committee report), Item 8b (Executive Officer’s Travel Report), Item 8c (Status update of outstanding receivables), Item 8d (Habitat Conservation Plan - status report), and Item 8e (Approved 2010 Fort Ord Reuse Authority meeting dates). **Re Item 8d:** Executive Officer Houlemard announced that a meeting with the jurisdictions had occurred yesterday and another had been scheduled with the regulatory agencies on December 16th. He reported that progress is being made on the governance, financing, and moving ahead sections. He expressed hope that the documents are close to finalization, so they can be published and distributed for public comments. **Re Item 8e:** Chair Rubio requested that the December 2010 board meeting begin at 4:00 p.m., instead of 3:30, due to a special event in San Francisco that day.

9. ADJOURNMENT

Their being no further business, Chair Rubio adjourned the meeting at 4:20 p.m.

Minutes prepared by Linda Stiehl, Deputy Clerk

Approved by _____

Michael A. Houlemard, Jr., Executive Officer/Clerk

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