

**MINUTES**  
of the  
**FORT ORD REUSE AUTHORITY**  
**BOARD OF DIRECTORS' MEETING**  
Fort Ord Reuse Authority Conference Facility/Bridge Center  
November 13, 2009

1. CALL TO ORDER AND ROLL CALL

Chair Ralph Rubio called the November 13, 2009 meeting of the Board of Directors to order at 3:32 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)	Mayor Edelen (City of Del Rey Oaks)
Councilmember McCall (City of Marina)	Councilmember Mancini (City of Seaside)
Councilmember Kampe (City of Pacific Grove)	Mayor Pendergrass (City of Sand City)
Councilmember O'Connell (City of Marina)	

Absent were Mayor McCloud (City of Carmel), Supervisor Calcagno (County of Monterey), and Councilmember Barnes (City of Salinas). Arriving after the meeting was called to order was Supervisor Potter (County of Monterey).

Ex-Officio members present:

Todd Muck (TAMC)	Rob Robinson (BRAC)
Kenneth Nishi (Marina Coast Water District)	Dr. Marilyn Shepherd (MPUSD)
COL Darcy Brewer (U.S. Army)	Graham Bice (UC Santa Cruz)

Absent were representatives from the 17<sup>th</sup> Congressional District, the 15<sup>th</sup> State Senate District, the 27<sup>th</sup> State Assembly, CSU Monterey Bay, and Monterey Peninsula College. Arriving after the meeting was called to order was Hunter Harvath (Monterey-Salinas Transit).

With a quorum present Chair Rubio opened the meeting.

2. PLEDGE OF ALLEGIANCE

Chair Rubio asked Councilmember O'Connell, who agreed, to lead the Pledge of Allegiance.

3. ACKNOWLEDGEMENTS AND ANNOUNCEMENTS

Chair Rubio introduced and welcomed Councilmember Frank O'Connell, the Marina alternate sitting in for Councilmember Gray, and Todd Muck, a TAMC alternate. Mayor Pendergrass requested that an urgency item be added to the agenda, namely a resolution of appreciation and commendation for Joe Russell. **Motion to add this item to the agenda was made by**

**Mayor Pendergrass, seconded by Councilmember McCall, and carried.** Chair Rubio read the resolution and a **motion to accept this resolution was made by Councilmember Mancini, seconded by Councilmember McCall, and carried.** Mr. Russell accepted the framed document, thanked the board and made brief remarks.

#### 4. PUBLIC COMMENT PERIOD

Jack Stewart, Vice Chair of the Fort Ord Veterans' Cemetery Citizen Advisory Committee, read a letter signed by James Bogan, committee chair, requesting assistance with the installation of signage and appropriate monumentation on and adjacent to land targeted as the future site of the Central Coast Veterans State Cemetery. He said donors and potential donors want to "see" some type of progress, which will serve to increase interest and awareness of the cemetery and the committee's fundraising efforts. Ron Chesshire, Chief Executive Officer of the Monterey & Santa Cruz Counties Building & Construction Trades Council, said that several years ago his organization filed a lawsuit regarding Chapter 3 of FORA's Master Resolution, which describes the payment of prevailing wages on construction projects at former Fort Ord. When a number of people had asked him how the court issues had been resolved, he decided to bring copies to the FORA board members of the Final Judgment, which upheld payment of prevailing wages. He added his support of the veterans' cemetery.

Supervisor Parker asked staff to work with the veterans' committee regarding their request and report back to the Board. Executive Officer Houlemard said that FORA ESCA Program Manager Stan Cook and LFR ESCA Remediation Program Manager Kristie Reimer are already working on signage, and he asked them to provide a progress report at the December 11<sup>th</sup> board meeting.

#### 5. CONSENT AGENDA

There were two items on the Consent Agenda: Item 5a (September 11, 2009 board meeting minutes) and Item 5b (Approve budget increase for legal consultant). Supervisor Potter requested a correction of his jurisdiction (County, not City, of Monterey), and Supervisor Parker asked for clarification of a point in Item 5b, and. There were no public comments. **Motion to approve the two items on the Consent Agenda, along with the correction in the minutes, was made by Supervisor Potter, seconded by Supervisor Parker, and carried.**

#### 6. OLD BUSINESS

Item 6a – Environmental Services Cooperative Agreement (ESCA) – update: FORA ESCA Program Manager Stan Cook pointed out several noteworthy items in the report and moved on to his PowerPoint presentation, which included updates on the following Munition Response Areas ("MRA's"): Parker Flats, Track 1 County North (No Further Action), Group 2 Remedial Investigation/Feasibility Study (RI/FS), and Group 3 RI/FS update. Mr. Cook spoke about the problems resulting from illegal dumping and the very successful ESCA/ BLM/ Army Trash Pickup Day (October 24, 2009). He summarized the ESCA document schedule and process and closed his comments with updates on the Community Involvement and Outreach Program, upcoming meetings, information on the FORA ESCA Remedial Program website,

and a list of ESCA sources of information. There were no questions from the board or the public.

Item 6b – General Jim Moore Boulevard – status report: Senior Project Manager Jim Arnold reported that staff is working on the construction contract award for General Jim Moore Boulevard Phase V (“GJMB”) (paving of the re-aligned road from Coe Avenue to the Del Rey Oaks city limit) and Eucalyptus Road Phase II (paving of this road from GJMB to as far as the grant funding will allow). He said that the project contract had been advertised and a pre-bid meeting had taken place the previous week. He added that according to the grant stipulations, the project contractor must be hired by December 17<sup>th</sup>. He said the Board could expect a request for board authorization to award the contract at the December 11<sup>th</sup> meeting. Mr. Arnold estimated a twelve-month construction period. There were no board or public comments.

Item 6c – Memorandum of Agreement (“MOA”) among the Fort Ord Reuse Authority, Monterey County and Union Community Partners, LLC, concerning certain roadway obligations: Executive Officer Houlemard clarified that this MOA would allow the new developers of the East Garrison project to take credits against developer fees for FORA’s infrastructure obligations that they complete. He added that the document title would be amended to read Union Community Partners/ East Garrison Partners, LLC. There were no board or public comments. **Motion to approve the aforementioned MOA, as amended, was made by Councilmember Mancini, seconded by Councilmember Kampe, and carried.**

Item 6d – Young Nak Church property sale: Executive Officer summarized this report, noting that the property sale had taken much longer than expected but was now complete. There were no board or public comments.

## 7. NEW BUSINESS

Item 7a – Fort Ord Reuse Authority 2010 Legislative Agenda: Executive Officer Houlemard summarized each of the nine items. Councilmember Mancini asked about the status of the draft legislative redevelopment language. Mr. Houlemard responded that he had been working with the staffs of the combined Senate and Assembly Local Government Committees regarding the draft language that FORA Authority Counsel had crafted and others had edited. He added that this language is being circulated to FORA’s three state electeds for review and possible legislative sponsorship. Mr. Mancini asked if the language was exclusive to Fort Ord properties, and Mr. Houlemard replied yes. There were no further board comments and none from the public. **Motion to approve the 2010 Fort Ord Reuse Authority Legislative Agenda was made by Councilmember Mancini, seconded by Supervisor Potter, and carried.**

Item 7b – 2010 Fort Ord Reuse Authority (“FORA”) board meeting dates: Executive Officer reiterated that the draft meeting dates had been reviewed by the Executive Committee with a recommendation to change only the February 12<sup>th</sup> date to Thursday, February 11<sup>th</sup>. There were no board or public comments. **Motion to approve the draft 2010 FORA board meeting dates was made by Supervisor Parker, seconded by Councilmember Kampe, and carried.**

Item 7c – Staff report on preparing for swine flu (H1N1): Executive Officer said that two board members had requested that staff draft an influenza pandemic preparedness plan and the resulting policy (attached to the board report) was being presented to the board as an information item. There were no board or public comments.

8. EXECUTIVE OFFICER'S REPORT

There were eight items in this report: Item 8a (Administrative Committee report), Item 8b (Status update of outstanding receivables), Item 8c [Habitat Conservation Plan status report], Item 8d (Legislative Committee report), Item 8e (Finance Committee report), Item 8f (Executive Officer's travel report), Item 8g (Fort Ord Reuse Authority investments – status report), and Item 8h (ADMINISTRATIVE CONSISTENCY DETERMINATION FOR ENTITLEMENT: City of Seaside's Chartwell School Project): **Re Item 8f:** Executive Officer Houlemard added that he would be talking to Environmental Protection Agency officials and others at the Brownfields conference about possible funding for certain FORA projects. **Re Item 8h:** Mr. Houlemard reported that there had been no public requests to pull this item for a special hearing and possible appeal. The board members voiced no concerns, so staff's recommendation to approve the entitlement would stand. No action by the Board was needed.

9. ADJOURNMENT

Chair Rubio adjourned the meeting at 4:30 p.m.

Minutes prepared by Linda Stiehl, Deputy Clerk

Approved by \_\_\_\_\_  
Michael A. Houlemard, Jr., Executive Officer/Clerk