

MINUTES
of the
FORT ORD REUSE AUTHORITY
BOARD OF DIRECTORS' MEETING
Fort Ord Reuse Authority Conference Facility/Bridge Center
November 12, 2010

1. CALL TO ORDER

With a quorum present Chair/Mayor Ralph Rubio called the November 12, 2010 Board of Directors meeting to order at 4:32 p.m.

Voting members present:

Chair/Mayor Ralph Rubio (City of Seaside)

Councilmember Jim Ford (City of Marina)

Mayor David Pendergrass (City of Sand City)

Mayor Jerry Edelen (City of Del Rey Oaks)

Councilmember Tom Mancini (City of Seaside)

Mayor Pro-Tem Bill Kampe (City of Pacific Grove)

Councilmember Frank O'Connell (City of Marina)

Councilmember Janet Barnes (City of Salinas)

Mayor Sue McCloud (City of Carmel-by-the-Sea)

Councilmember Selfridge (City of Monterey)

Absent: Supervisor Parker (County of Monterey), Supervisor Calcagno (County of Monterey). Arriving after the roll call was Supervisor Dave Potter (County of Monterey).

Ex-Officio members present:

Dr. Bruce Margon (University of California Santa Cruz), Kevin Saunders (California State University Monterey Bay), Dr. Doug Garrison (Monterey Peninsula College), Gail Youngblood (Base Realignment and Closure), Kenneth Nishi (Marina Coast Water District), Pamela von Ness (United States Army) and Todd Muck (Transportation Agency of Monterey County).

Absent were representatives from the Monterey Peninsula Unified School District, Monterey Salinas Transit District and 27th State Assembly District. Arriving after the roll call were: Alec Arago (17th Congressional District) and David Meyerson (15th State Senate District).

2. PLEDGE OF ALLEGIANCE - Chair Rubio asked Councilmember Mancini, who agreed, to lead the Pledge of Allegiance.
3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE – Executive Officer Houlemard announced that there was a memorandum distributed to members relating to Item 7a which are additions to the Legislative Agenda for 2011 made by the Legislative Committee. Chair Rubio acknowledged Dianné Church's retirement thanking her for the work she has done on behalf of the redevelopment of the former Fort Ord. Chair Rubio presented Ms. Church with a resolution of appreciation and commendation by the FORA Board. Chair Rubio called for a motion which was made by 1st Vice Chair/Supervisor Potter seconded by Councilmember Mancini and carried unanimously.
4. PUBLIC COMMENT PERIOD – none
5. CONSENT AGENDA - Item 5a – October 8, 2010 FORA Board meeting minutes, City of Seaside request to fund traffic engineering services related to the opening of General Jim Moore Boulevard connector roads and 2011 FORA Board meeting dates. Motion to approve the Consent Agenda was made by Councilmember Mancini seconded by Mayor Pro-Tem Kampe and carried. Councilmember Frank O'Connell abstained from the minutes portion of the agenda vote.

6. **OLD BUSINESS – Item 6a - General Jim Moore Boulevard Phase V and Eucalyptus Road Phase II completion.** Executive Officer Houlemard thanked everyone who came to the General Jim Moore Boulevard opening on November 1st and introduced Senior Project Manager Jim Arnold. Mr. Arnold stated that the design work includes plans and spec's being drafted and recommended for approval to include 803 feet of remaining unimproved General Jim Moore Boulevard to the Project construction bidding documents as funding allows and only in order to utilize remaining grant funds. Mr. Arnold reported that this would include the South Boundary Road intersection with General Jim Moore Boulevard and completing this intersection will require processing a 2081 incidental take permit to allow the take of the Seaside birds beak that occurs at this intersection. He stated that at the December Board meeting he anticipates requesting authorization to advertise for bid. The anticipated components of the bid advertisement will be signalization and street lighting for General Jim Moore Boulevard, landscaping and extension of Eucalyptus Road to Parker Flats Cut-Off, which will enable preparation for the Eastside Parkway intersection. Mr. Arnold stated that FORA is confirming remaining funding as the current project is completed. Mr. Houlemard noted that the only action needed was to approve adding the construction of the 803 feet of the remaining unimproved General Jim Moore Boulevard which was not part of any approval of the Board in the past and will complete the project. Mayor Edelen commended Mr. Arnold's exemplary professional work with the City of Del Rey Oaks and expressed appreciation for the cooperation he exhibited. **Motion to adopt made by Mayor McCloud seconded by Potter and carried unanimously.**
7. **NEW BUSINESS – Item 7a – FISCAL YEAR 2011 LEGISLATIVE Agenda** – Executive Officer Houlemard noted the draft work program dated 11/3/10 and summarized each of the ten items listed. He noted that there were several additional items the Legislative Committee requested be included, particularly items I and J; I - Potential Legislation regarding Fort Ord Reuse Authority future obligations. Mr. Houlemard noted that this is a placeholder for the Board to discuss regarding obligations that may occur after FORA's current life, and item J - Support regional efforts to secure state legislation that would enable FORA jurisdictions to provide direct financial assistance to former Fort Ord commercial projects. Mr. Houlemard noted that the legislature passed this bill (AB 1791); however, the Governor vetoed the bill AB 1791. The local community may want to try again to pass this bill with the new Governor. **Motion to approve Fiscal Year 2011 Legislative Agenda was made by Councilmember Mancini, seconded by Councilmember Barnes and carried unanimously.**
8. **EXECUTIVE OFFICER'S REPORT** - There were four items summarized in this report: Item 8a (Administrative Committee report); Item 8b (Capital Improvement Program – work plan status report); Item 8c (Habitat Conservation Plan – status report); Item 8d (Outstanding Receivables). Executive Officer Houlemard highlighted item b and noted there was continued work in a favorable way with the consultant's review of the CIP which is on schedule. The Administrative Committee and Capital Improvement Program Committee meet on November 17th and will be working with the consultants. Item d – Outstanding receivables – Mr. Houlemard noted that several of the items have been collected: City of Marina – Community Hospital paid their fees and the Neeson Road projects' fees are still outstanding. City of Del Rey Oaks – The City has made interest reimbursement payments to FORA related to their outstanding Pollution and Legal Liability insurance policy payments. Finally, Union Community Partners is now current with their loan payments. Councilmember Ford had questions regarding the City of Marina outstanding payments. Executive Officer Houlemard noted that there were questions regarding the Neeson Road project. Mr. Houlemard assured the Board that all collections received since the September, 2010 will be formally reported to the Board by FORA Controller, Ivana Bednarik at the December 2010 meeting.
9. **ITEMS FROM MEMBERS – None**

10. CLOSED SESSION - There were two items on the Closed Session agenda a.) Preston Park Sale and b.) Possible Litigation. Item 10a.) included a conference with real property negotiators. Item 10 b.) was dismissed.

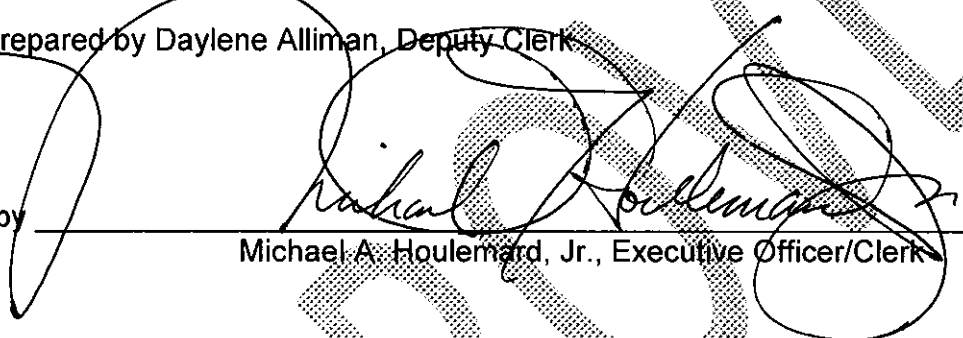
11. REPORT OUT OF CLOSED SESSION BY AUTHORITY COUNSEL - Executive Officer Houlemard and Authority Counsel Gerald Bowden reported out that the Board gave direction to the Executive Officer/negotiator regarding the sale of Preston Park as follows:

- a.) The FORA Board gave direction to make a specific offer to Marina and to conclude negotiations;
- b.) The FORA Board authorized the Executive Officer to make a binding offer for the Preston Park property with Marina; and
- c.) The FORA Board directed staff to set a meeting of the ad hoc Preston Park Negotiating Committee.

12. ADJOURNMENT - There being no further business, Chair Rubio adjourned the meeting at 5:32 p.m.

Minutes prepared by Daylene Alliman, Deputy Clerk

Approved by _____


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