



Fort Ord Reuse Authority

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BOARD OF DIRECTORS BOARD MEETING

Wednesday, February 22, 2012 at 4:00 p.m.

910 2nd Ave, Marina (Carpenter's Union Hall)

Minutes

1. CALL TO ORDER AND ROLL CALL

Chair Potter called the Board Meeting to order at 4:05 p.m.

Voting Members Present:

Chair/Supervisor Potter (County of Monterey)
1st Vice Chair Mayor Edelen (City of Del Rey Oaks)
Mayor McCloud (City of Carmel by the Sea)
Mayor ProTem O'Connell (City of Marina)
Councilmember Brown (City of Marina)

Councilmember Selfridge (City of Monterey)
Supervisor Parker (Monterey County)
Mayor ProTem Kampe (City of Pacific Grove)
Mayor Pendergrass (City of Sand City)
Mayor Bachofner (City of Seaside)
Councilmember Oglesby (City of Seaside)

Absent:

Supervisor Calcagno (Monterey County), Mayor Donahue (City of Salinas)

Ex-Officio Members Present:

Cristal Clark (15th State Senate District)
Nicole Charles (27th State Assembly District)

Graham Bice (University of California)
Ken Nishi (Marina Coast Water District)

Absent:

Congressman Sam Farr (17th Congressional District)
Senator Blakeslee (15th State Senate District)
Assemblymember Monning (27th State Assembly District)
Dr. Margon (University of California)
Kevin Saunders (California State University)
Dr. Garrison (Monterey Peninsula College)
Dr. Shepard (Monterey Peninsula Unified School District)

Hunter Harvath (Monterey-Salinas Transit District)
Pamela von Ness (United States Army)
Debbie Hale (Transportation Agency of Monterey County)
COL Clark (United States Army)
Gail Youngblood (Fort Ord BRAC Office)
Howard Gustafson (Marina Coast Water District)

2. PLEDGE OF ALLEGIANCE

Chair Potter led the Pledge of Allegiance.

3. ACKNOWLEDGEMENTS/ANNOUNCEMENTS, AND CORRESPONDENCE

Executive Officer Michael Houlemard noted that several Board Members were unable to attend the meeting due to scheduling conflicts. He extended staff's appreciation for those who had been able to reorganize their schedules in order to attend. Chair Potter concurred.

Mayor McCloud addressed the Board as a representative of the Monterey Peninsula Chamber of Commerce. She introduced Jody Hansen, Executive Director, and Jim Tunney, recent recipient of the Chamber's Public Official of the Year Award. Mayor McCloud announced that Mr. Houlemard had been unanimously selected as the 2011 Ruth Vreeland Memorial Public Official of the Year Award recipient. Mr. Houlemard would be formally acknowledged at the Monterey Peninsula Chamber of Commerce Annual Awards Dinner on March 24, 2012. Ms. Hansen offered her congratulations to Mr. Houlemard. Chair Potter stated that the distinction was well deserved and noted that Ruth Vreeland had been the personification of enthusiasm and love of public service.

4. PUBLIC COMMENT

Denise Turley asked that a copy of the January 13, 2012 Board meeting minutes be provided to her. She stated that the draft minutes reflected several inaccuracies that she would like to see corrected. Chair Potter replied that the minutes had been approved at the February 10, 2012 Board meeting and that Staff would provide a copy to her.

5. CONSENT AGENDA

- a. February 10, 2012 FORA Board minutes
- b. February 10, 2012 FORA Board meeting minutes

Mr. Houlemard stated that the final minutes from the February 10, 2012 Board meeting would include memos from both Mayor Pro-Tem O'Connell and FORA Counsel Jerry Bowden, as requested by Mayor Pro-Tem O'Connell.

Supervisor Parker suggested that her comments under item 6b had been mischaracterized and suggested that the text "discussed the implications of the legal opinion represented in the memo" be replaced with "raised questions about the characterization of the code section referenced in the legal memo."

Mayor McCloud recused herself, as she had not been present at the February 10, 2012 meeting. Councilmember Brown did the same.

MOTION: A motion was made, seconded, and approved to accept the minutes as amended.

VOTE: Aye: Potter, Edelen, O'Connell, Selfridge, Kampe, Pendergrass, Bachofner, Oglesby.

Abstain: McCloud, Brown

6. OLD BUSINESS

a. Preston Park Two Party Management Agreement Consideration (2nd Vote)

Senior Planner Jonathan Garcia discussed staff answers to a series of questions presented by the City of Marina regarding the Preston Park Management Agreement, which had been included in the Board packet. He emphasized that the original 3-Party Management Agreement prescribed a 2.5 percent compensation for Alliance Communities, Inc., the same amount prescribed in the proposed 2-Party Management Agreement. Mr. Houlemard stated that the management fee in the new Agreement would be the same as in the former Agreement.

Denise Turley suggested that consideration be given to Alliance Communities, Inc. employees who lived on site, and therefore also qualified as tenants. She noted that the rent schedules provided did not include a formula. She asked that Staff ensure the Tenant Grievance Procedure be approved in its final form.

MOTION: Mayor Edelen moved, seconded by Mayor Pro-Tem Kampe, and the motion passed to authorize the Executive Officer to execute a Preston Park Management Agreement with Alliance Communities, Inc.

VOTE: Aye: Potter, Edelen, McCloud, Parker, Selfridge, Kampe, Pendergrass, Bachofner, Oglesby.

No: O'Connell, Brown

b. Base Reuse Plan Reassessment – Consultant Selection

Associate Planner Darren McBain described the Base Reuse Plan Reassessment consultant selection process. He explained that in January 2012 Staff had issued a Request for Qualifications (RFQ) for the project. Staff had received responses from two planning firms, AECOM and EMC Planning Group. Each firm had assembled a team consisting of a primary planning firm working with sub-consultants to provide additional expertise. Panel interviews were held on February 6, 2012 and the panel agreed that both candidates were well qualified. The panel voted 4 to 1 in favor of AECOM. Staff then conducted reference checks and held a second round of interviews with FORA Staff. Staff felt that both firms responded well and affirmed the panel's original selection.

Supervisor Parker noted that the scope of work did not include environmental review, which had been included in the RFQ. Mr. McBain replied that with the RFQ, Staff had attempted to be as inclusive as possible. However, CEQA was not considered to be a component of the current scope of work. Mr. Houlemard stated that staff had been regularly meeting with groups interested in the outcome of the reassessment process and had made a conscious effort not to prejudge the outcome. He added that the second phase of the process would be the completion of any required environmental review, which would likely take place in the next fiscal year. Supervisor Parker agreed that it was not possible to know how extensive the CEQA process would be until the extent of the reassessment had been determined. She clarified that the timeline provided did not include environmental review. Mr. Houlemard stated it did not.

Mayor Edelen stated the panel interview comments communicated the panel's view that a non-local firm could provide a higher degree of objectivity than a local firm. He inquired as to why more consideration had not been given to the importance of hiring a local firm that was familiar with the area. Mr. McBain emphasized that Staff was presenting the panel's recommendation, not their own. His impression had been that the locality of the firms in question was not a major factor used by the panel in their decision making process.

Councilmember Oglesby stated that he had interpreted the comments similarly to Mayor Edelen. He indicated a desire to see public interest community groups included in the public outreach process.

Councilmember Selfridge stated that EMC Planning Group had performed the original Base Reuse Plan, about which there had been no complaints. She inquired as to whether the panel had shown any special preference to them based on the fact that they were a local firm. Mr. McBain stated that had not been one of the qualifications listed in the RFQ.

Mayor McCloud stated that given the limited number of applicants, the Board should have reviewed the candidates rather than a panel. She inquired as to the items received from each applicant included in the Board packet and the members of the interview panel. Mr. Houlemard stated that the members of the panel had been Nick Chiulos, County of Monterey, Christine Di Iorio, City of Marina, Lisa Brinton, City of Seaside, Daniel Dawson, City of Del Rey Oaks, and Elizabeth Caraker, City of Monterey. Mayor McCloud felt that the Board did not have enough information to make a determination and requested that staff provide a side-by-side comparison of the two applicant firms.

Mayor Pro-Tem Kampe inquired as to the bid prices received from each firm. Mr. Houlemard stated that it had been a qualification based process, but that the scope of work would be negotiated within the \$250,000 budgeted for this year. He added that staff anticipated additional work would be needed for the next fiscal year.

Mayor McCloud suggested that a local firm's familiarity with the area could potentially translate into a cost savings. Mr. Houlemard stated that the panel had found both advantages and disadvantages to familiarity.

Ralph Rubio, member of the Carpenters Union, indicated his support for a local hiring preference. He agreed that the suggestion of a side-by-side comparison of the two firms would be useful.

Ron Cheshire, Monterey-Santa Cruz Building Construction Trades Council, stated that his organization would like to be included as a FORA stakeholder. He emphasized the need to utilize local businesses as much as possible.

Frank Lambert, agreed with comments made regarding the need for local preference.

Michael Groves, President of EMC Planning Group, addressed the Board. He stated that his firm was very proud of the work that they had done on the original Base Reuse Plan and that they were enthusiastic about taking on the Base Reuse Plan Reassessment. He discussed the challenges in completing the original Plan. He emphasized that although each member of their team had experience on current or previous FORA projects, they would have no difficulty in remaining objective.

Bill Wiseman, RBF Consulting, stated that RBF was a local consulting group and proposed to work with AECOM to complete the Base Reuse Plan Assessment. He listed the FORA projects that RBF Consulting had been involved with over the previous 15 years. As a former EMC Planning Group employee, he had helped to prepare the final EIR for the original Base Reuse Plan. He stated that AECOM would provide significant base closure experience, as well as a fresh perspective. He emphasized the need for an organized approach to the stakeholders and recommended the implementation of a customized Community Participation Plan from the outset of the project.

Adena Friedman, AECOM, stated that AECOM had a great deal of base reuse experience throughout the state. She discussed AECOM's qualifications and briefly introduced the various members of the AECOM team.

Erin Harwayne, Denise Duffy and Associates, introduced herself as the current Project Manager for the FORA Habitat Conservation Plan EIR. She noted that Denise Duffy and Associates would act as a sub-consultant to EMC Planning Group on the Base Reuse Plan Reassessment and stated that it was important that the team chosen for the project have local experience and knowledge.

Mayor Edelen stated that EMC Planning Group had done good work on the original Plan and indicated his support for their selection. He acknowledged that there would likely be a lot of opposition during the Base Reuse Plan Reassessment process and felt that EMC Planning Group's expertise would allow them to hit the ground running.

Mayor Pendergrass agreed. He stated that he had known the EMC Planning Group since 1978 and had great respect for them. He felt that a fresh perspective would only be useful in the case of a new Base Reuse Plan and indicated his opposition to the panel's decision.

Councilmember Oglesby felt that the Board should make the final decision regarding the selection of a consultant. He emphasized the importance of transparency and trust and indicated his support for the selection of EMC Planning Group.

MOTION: Supervisor Parker moved, seconded by Mayor Pro-Tem O'Connell, to authorize the Executive Officer to negotiate and enter into a phase I contract with the consulting firm AECOM to perform the Base Reuse Plan reassessment work, not to exceed \$250,000.

Supervisor Parker explained that both firms had strong local components. She stated FORA could utilize AECOM's expertise to address the unfulfilled population and job growth projections from the original Base Reuse Plan. She expressed concerns regarding the objectivity of EPS, a sub-consultant of EMC Planning Group.

Mayor Pro-Tem Kampe stated that he did not yet have enough information to reach a conclusion. He stated that a fresh perspective could be advantageous, but shouldn't be considered a factor unless the basis for its necessity could be articulated. He stated track record was an important criterion, and noted that AECOM appeared to have been an original participant in the development of the original Base Reuse Plan, but later abandoned the project. He requested more information regarding that, and other, issues.

Chair Potter stated that EMC Consulting Group was both experienced and well qualified.

VOTE: A voice vote was taken. Due to the fact that the item was not unanimously approved, it was determined that the item would return at the next regularly scheduled Board meeting for a second vote.

MOTION: Mayor Pro-Tem Kampe moved, seconded by Mayor Edelen, to authorize the Executive Officer to negotiate and enter into a phase I contract with EMC Consulting Group to perform the Base Reuse Plan reassessment work, not to exceed \$250,000.

VOTE: A voice vote was taken. Due to the fact that the item was not unanimously approved, it was determined that the item would return at the next regularly scheduled Board meeting for a second vote.

7. ITEMS FROM MEMBERS

No items were received.

8. CLOSED SESSION – the Board adjourned into closed session at 5:07 p.m.

a. Real Property Negotiations (Gov Code 54956.8)

Property: Preston Park - APN 031-201-027 and APN 031-201-028

Principal Negotiator: Michael Houlemard (with FORA Board Negotiators)

Under Consideration: Price and Terms of Payment Mediator's Recommendation with City of Marina

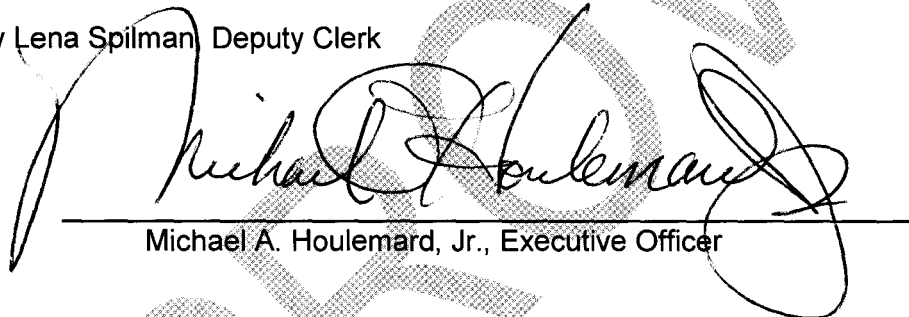
The Board adjourned into open session at 5:32 p.m.

ANNOUNCEMENT OF ACTION TAKEN IN CLOSED SESSION: The Board provided instructions to the Negotiating Committee and staff.

9. ADJOURNMENT: Chair Potter adjourned the meeting at 5:34 p.m.

Minutes prepared by Lena Spilman, Deputy Clerk

Approved by:



Michael A. Houlemard, Jr., Executive Officer

APPROVED