



# FORT ORD REUSE AUTHORITY

## BOARD OF DIRECTORS SPECIAL MEETING MINUTES

4:30 p.m. - Friday, December 13, 2013

University Center at California State University, Monterey Bay  
100 Campus Center (6<sup>th</sup> Avenue), Seaside, CA 93955

### 1. **CALL TO ORDER**

Chair Edelen called the meeting to order at 4:30 p.m.

#### **Voting Members Present:** (*\*alternates*)

Chair/Mayor Edelen (City of Del Rey Oaks)  
Councilmember Beach (City of Carmel-by-the-Sea)  
Mayor Gunter (City of Salinas)  
Mayor Kampe (City of Pacific Grove)  
Councilmember Morton (City of Marina)

Mayor ProTem O'Connell (City of Marina)  
Mayor Pro-Tem Oglesby (City of Seaside)  
Supervisor Parker (County of Monterey)  
Mayor Pendergrass (City of Sand City)  
Mayor Rubio (City of Seaside)

**Absent:** Councilmember Selfridge (City of Monterey), Supervisor Potter (County of Monterey), Supervisor Salinas (County of Monterey), Mayor Pendergrass

**Ex-officio (Non-Voting) Board Members Present:** Sonja Arndt\* (20<sup>th</sup> Congressional District), Nicole Charles\* (17<sup>th</sup> State Senate District), Erica Parker\* (29<sup>th</sup> State Assembly District), Graham Bice\* (University of California), Debbie Hale (Transportation Agency for Monterey County), Bill Collins (Fort Ord BRAC Office), and Director Moore (Marina Coast Water District).

### 3. **PLEDGE OF ALLEGIANCE**

Chair Edelen led the Pledge of Allegiance.

### 4. **ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE**

Executive Officer Michael Houlemard read Board resolution 13-11, recognizing City of Monterey City Manager Fred Meurer, into the record. Chair Edelen stated the resolution would be added to the consent agenda and discussed Mr. Muerer's national leadership in the area of public/private defense community partnerships.

#### **a. Report on Outcomes from the CSUMB/FORA Base Reuse Implementation Colloquium**

Mr. Houlemard provided a report to the Board on the Colloquium, summarizing the main points and comments received for each panel. President Ochoa welcomed the Fort Ord Reuse Authority (FORA) Board to California State University, Monterey Bay (CSUMB) and discussed the need to incorporate the information received over the previous two days into base reuse efforts. Multiple Board members commented on the event and its impact.

### 8. **PUBLIC COMMENT PERIOD**

Members of the public addressed the Board.

### 5. **CONSENT AGENDA**

Chair Edelen explained that although the FORA Board had previously approved the transfer of the California Central Coast Veterans Cemetery (CCCVC) property and authorized the Executive

Officer to take necessary actions to implement the transfer, the state of California required a formal resolution authorizing the Executive Officer to sign the agreement. Staff had received the agreement from the state the previous day, not permitting time for the item to be properly agendaized. As the state required immediate execution of the agreement, Chair Edelen requested Board approval to add the item to the consent agenda as an urgency item.

MOTION: Mayor Rubio moved, seconded by Supervisor Parker, to add resolution 13-11, authorizing the Executive Officer to execute an agreement for no cost transfer and acceptance of real property with the state of California, to the consent agenda as an urgency item.

MOTION PASSED: unanimous

- a. **Approval of the October 4, 2013 Board Meeting Minutes**
- b. **Approval of the November 8, 2013 Board Meeting Minutes**
- c. **Approval of 2014 FORA Board Meeting Schedule**
- d. **FORA Policy Amendments: Expense Reimbursement/Cell Phone**
- e. **Legal Services Contract Extension – Alan Waltner**
- f. **Adopt Resolution 13-10, Recognizing Monterey City Manager Fred Meurer**
- g. **Adopt Resolution 13-11, Authorizing the Executive Officer to Execute an Agreement for No Cost Transfer and Acceptance of Real Property with the State of California**

MOTION: Mayor Rubio moved, seconded by Mayor Gunter, to approve the consent agenda.

MOTION PASSED: unanimous

## 6. **OLD BUSINESS**

### a. **Capital Improvement Program Review - Phase III Study Authorization**

Senior Planner Jonathan Garcia presented the item to the Board.

MOTION: Mayor Gunter moved, seconded by Mayor Rubio, to:

- i. Approve FY 13-14 budget augmentation of \$25,000 for the Financial Consultant line item to pay for the supplemental Habitat Conservation Plan analyses (Task 4).
- ii. Authorize the Executive Officer to execute contract amendment #8 with Economic & Planning Systems, Inc. (EPS) to complete the Capital Improvement Program (CIP) – Phase III Study, not to exceed \$75,000.

MOTION PASSED: unanimous

### b. **Preston Park Management Agreement Extension with Alliance Communities, Inc.**

Principal Analyst Robert Norris presented the item to the Board.

MOTION: Mayor Rubio moved, seconded by Supervisor Parker, to authorize the Executive Officer to extend the Alliance/FORA Preston Park Management Agreement for one year.

MOTION RECEIVED MAJORITY APPROVAL (2<sup>nd</sup> Vote Required for Passage): Ayes: Edelen, Beach, Parker, Oglesby, Rubio, Gunter, Kampe. Noes: Morton, O'Connell

### c. **Fort Ord Initiatives (Measures K & M Election)**

#### i. **Receive Certification of Election Results from Monterey County Elections Department**

#### ii. **Extend Election Legal Services Contract - Steve Churchwell**

Mr. Houlemard presented the item. Authority Counsel Jon Giffen responded to Board questions.

MOTION: Mayor Gunter moved, seconded by Mayor Pro-Tem Oglesby, to receive certification of election results from the Monterey County Elections Department and to extend the Election Legal Services Contract with Steve Churchwell, not to exceed an additional \$11,000.

MOTION PASSED: unanimous

**7. NEW BUSINESS**

**a. Adopt 2014 FORA Legislative Agenda**

Mr. Houlemard reviewed the 2014 Legislative Agenda. Supervisor Parker asked that “and active transportation” be added to the last item under “Proposed Position” in Section E. Director Moore requested that the word “permitted” under “Benefits” in Section C be amended to “projected.”

Erica Parker announced the 12:00 p.m. December 18<sup>th</sup> Water Bond Hearing to take place in Seaside.

MOTION: Mayor Rubio moved, seconded by Mayor Kampe, to approve the 2014 Legislative Agenda, as revised.

MOTION PASSED: unanimous

**8. EXECUTIVE OFFICER’S REPORT**

**a. Outstanding Receivables**

**b. Habitat Conservation Plan Update**

**c. Finance Committee**

**d. Post Reassessment Advisory Committee**

**e. Travel Report**

**f. Appraisal Instructions for Church of Jesus Christ of Latter-Day Saints (LDS) Site in City of Marina**

**g. Public Correspondence to the Board**

Mr. Houlemard noted that FORA had switched from Union Bank to 1<sup>st</sup> Capital Bank. He stated that all items were informational and did not require discussion.

**9. ITEMS FROM MEMBERS**

None.

**10. CLOSED SESSION** - The Board adjourned into closed session at 5:40 p.m.

**a. Conference with Legal Counsel - Existing Litigation, Gov Code 54956.9(a) – 3 Cases**

**i. Keep Fort Ord Wild v. Fort Ord Reuse Authority (FORA), Case Number: M114961**

**ii. Bogan v. Houlemard, Case Number: M122980**

**iii. The City of Marina v. Fort Ord Reuse Authority, Case Number: M11856**

**b. Public Employee Performance Evaluation – Gov Code 54957**

**Executive Officer - Contract Terms and Conditions**

**6. ANNOUNCEMENT OF ACTION TAKEN IN CLOSED SESSION**

The Board reconvened into open session at 5:59 p.m. and Authority Counsel Jon Giffen announced no reportable action was taken.

**10. ADJOURNMENT**

Chair Edelen adjourned the meeting at 6:00 p.m.