



FORT ORD REUSE AUTHORITY

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FORT ORD REUSE AUTHORITY BOARD OF DIRECTORS REGULAR MEETING MINUTES

Friday, December 12, 2014 at 2:00 p.m.

910 2nd Avenue, Marina, CA 93933 (Carpenters Union Hall)

1. **CALL TO ORDER**

Chair Edelen called the meeting to order at 2:01 p.m.

2. **PLEDGE OF ALLEGIANCE**

Councilmember Haffa led the Pledge of Allegiance.

3. **CLOSED SESSION**

The Board adjourned to closed session at 2:03 p.m.

b. **Conference with Legal Counsel - Existing Litigation, Gov Code 54956.9(a) – 2 Cases**

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

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

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

The Board reconvened into open session at 2:40 p.m. and Authority Counsel Jon Giffen announced no reportable action had been taken.

5. **ROLL CALL**

Voting members present: (*alternates) (AR: entered after roll call)

Chair/Mayor Edelen (Del Rey Oaks)

Mayor Pro-Tem Beach (City of Carmel-by-the-Sea)

Mayor Gunter (City of Salinas)

Councilmember Lucius (City of Pacific Grove)

Vice Chair/Mayor Pro-Tem O'Connell (City of Marina)

Councilmember Morton (City of Marina)

Mayor Pro-Tem Oglesby (City of Seaside)

Supervisor Parker (County of Monterey)

Mayor Pendergrass (City of Sand City)

Supervisor Potter (County of Monterey)

Mayor Rubio (City of Seaside)

Councilmember Haffa (City of Monterey)

Absent: Supervisor Calcagno (County of Monterey)

Ex-officio (Non-Voting) Members Present: Taina Vargas Edmond* (29th State Assembly District), Donna Blitzer (University of California, Santa Cruz), Eduardo Ochoa (California State University Monterey Bay), Vicki Nakamura* (Monterey Peninsula College), Lisa Rheinheimer* (Monterey Salinas Transit), Lyle Shurtleff* (Fort Ord BRAC Office), Director Moore (Marina Coast Water District).

6. **ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE**

Chair Edelen announced that long-time FORA Senior Project Manager Jim Arnold had unexpectedly passed away and asked that the Board observe a moment of silence in his memory.

Executive Officer Michael Houlemard discussed the upcoming January 22, 2014 Fort Ord Trails Symposium. He also announced that FORA had recently hosted a visit from Economic Development Agency Regional Director Len Smith, during which Mr. Smith met with representatives from jurisdictions across the region, introduced newly appointed Economic Development Agency representative Malinda

Matson, and indicated he would advance FORA's \$350,000 business plan grant to assist in building removal work.

7. CONSENT AGENDA

Mr. Houlemard noted that a revised version of the November 14, 2014 minutes had been distributed to the Board and public.

a. Approve November 12, 2014 Board Meeting Minutes

b. Approve November 14, 2014 Board Meeting Minutes

c. Approve 2015 FORA Board Meeting Schedule

MOTION: Supervisor Potter moved, seconded by Mayor Rubio, to approve the consent agenda, including the revised November 14, 2014 Board meeting minutes.

MOTION PASSED UNANIMOUSLY

8. BUSINESS ITEMS

a. 2nd Vote: Approve Agreement with Monterey Bay Economic Partnership

Mr. Houlemard provided a brief background of the item and discussed the terms of the proposed agreement. Mary Ann Leffel addressed Board member comments, and Bud Colligan discussed the history of his involvement in the Monterey Bay Economic Partnership and the concept behind their regional approach. The Board received comments from members of the public.

MOTION: Mayor Gunter moved, seconded by Mayor Rubio, to authorize the Executive Officer to execute an agreement, not to exceed \$100,000, to join the Monterey Bay Economic Partnership for a period of one year, after which the item will return for Board consideration.

MOTION PASSED: *Ayes*: Beach, Edelen, Gunter, Lucius, Oglesby, Pendergrass, Potter, Rubio. *Noes*: Morton, O'Connell, Parker, Haffa. *Abstentions*: None. *Absent*: Calcagno.

b. Post Reassessment Advisory Committee Report - Approve Trails Symposium Budget

Associate Planner Josh Metz reviewed the event schedule and speaker list for the upcoming Trails Symposium.

MOTION: Supervisor Parker moved, seconded by Mayor Gunter, to approve the Fort Ord Trails Symposium Budget, not to exceed \$27,000.

MOTION PASSED UNANIMOUSLY

c. Accept Fiscal Year 13-14 Annual Financial Report

Mr. Houlemard presented the item and responded to Board member questions. The Board received comments from members of the public.

MOTION: Supervisor Potter moved, seconded by Mayor Rubio, to accept the Moss, Levy & Hartzheim, Certified Public Accountants Fort Ord Reuse Authority Fiscal Year 2013-14 Annual Financial Report, as presented.

MOTION PASSED UNANIMOUSLY

d. Approve Resolution Requesting Preston Park Loan Extension

Mr. Houlemard requested to present items 8d, 8e, and 8f together, as they were directly related. Chair Edelen agreed. Mr. Houlemard provided background information on each item, noting the amended resolution distributed for item 8d.

MOTION: Mayor Rubio moved, seconded by Mayor Gunter, to approve resolution 14-14, as amended, requesting a Preston Park loan extension to June 15, 2015.

MOTION PASSED UNANIMOUSLY

e. Approve One Year Renewal of Preston Park Management Agreement with Alliance Communities, Inc.

MOTION: Mayor Pro-Tem Oglesby moved, seconded by Councilmember Lucius, to authorize the Executive Officer to renew the Alliance/FORA Preston Park Management Agreement for a term of one year.

MOTION RECEIVED MAJORITY APPROVAL (2ND VOTE REQUIRED): Ayes: Beach, Edelen, Gunter, Haffa, Lucius, Oglesby, Pendergrass, Potter, Rubio. Noes: Morton, O'Connell, Parker. Abstentions: None. Absent: Calcagno.

Chair Edelen announced that a special meeting would be necessary to allow a second vote on this item prior to expiration of the agreement.

f. Authorize Preston Park Budget Amendment for Compliance Work

Director Moore discussed rebates available from Marina Coast Water District for low-flow toilet replacements.

MOTION: Mayor Rubio moved, seconded by Supervisor Potter, to authorize the transfer of up to \$300,000 from the Preston Park Fiscal Year 2013-14 Capital Improvement Program Budget to the Preston Park Operating Budget to bring the property into compliance with California/Marina Coast Water District Drought Regulations.

MOTION RECEIVED MAJORITY APPROVAL (2ND VOTE REQUIRED): Ayes: Beach, Edelen, Gunter, Haffa, Lucius, Oglesby, Parker, Pendergrass, Potter, Rubio. Noes: Morton, O'Connell. Abstentions: None. Absent: Calcagno.

Councilmember Lucius inquired as to whether representatives from the City of Marina had a conflict requiring recusal from this item. Authority Counsel Jon Giffen responded that while he could not provide individual legal advice to members of the Board, in his opinion Marina representatives did not have a legal conflict for which they must recuse themselves from the item.

g. Approve Corrective Amendment to Executive Officer Contract

Mr. Giffen presented the item to the Board and received Board members comments.

MOTION: Supervisor Potter moved, seconded by Mayor Rubio, to approve a corrective amendment to the Executive Officer's contract to permit merit increases.

MOTION RECEIVED MAJORITY APPROVAL (2ND VOTE REQUIRED): Ayes: Beach, Edelen, Gunter, Lucius, O'Connell, Oglesby, Pendergrass, Potter, Rubio. Noes: Haffa, Morton, Parker. Abstentions: None. Absent: Calcagno.

9. PUBLIC COMMENT PERIOD

The Board received comments from members of the public.

10. EXECUTIVE OFFICERS REPORT

a. **Outstanding Receivables**

No report given on this item.

b. **Habitat Conservation Plan Update**

Supervisor Parker asked when the screen check draft Habitat Conservation Plan would be ready for public review. Senior Planner Jonathan Garcia stated it should be ready for release in approximately three months. Donna Blitzer inquired into the cause of the delay, and Mr. Houlemard explained that staff continued to receive requests for review of new elements, which required considerable consultant time.

c. **Administrative Committee**

No report given on this item.

d. **Finance Committee**

No report given on this item.

e. **Post Reassessment Advisory Committee**

No report given on this item.

f. **Regional Urban Design Guidelines Task Force**

No report given on this item.

g. **Travel Report**

Mr. Houlemard provided details of his experience at the recent Association of Defense Communities (ADC) conference in San Francisco, highlighting the benefits of participation in this and other ADC events. He urged the jurisdictions to utilize ADC resources on issues relating to base closure and economic development.

h. **Public Correspondence to the Board**

No report given on this item.

i. **Administrative Consistency Determination for Entitlement: City of Marina Church of Latter-Day Saints**

No report given on this item.

j. **Administrative Consistency Determination for Entitlement: City of Marina Marriott Hotel**

Councilmember Beach suggested that visual depictions of proposed projects would greatly assist her review and Mr. Houlemard agreed to investigate ways to incorporate visual elements.

11. **ITEMS FROM MEMBERS**

None.

12. **ADJOURNMENT**

Chair Edelen adjourned the meeting in memory of Jim Arnold at 4:10 p.m.