



**FORT ORD REUSE AUTHORITY
BOARD OF DIRECTORS REGULAR MEETING MINUTES**

Friday, October 14, 2016 at 2:00 p.m.
910 2nd Avenue, Marina, CA 93933 (Carpenters Union Hall)

1. CALL TO ORDER

Chair O'Connell called the meeting to order at 2:00 p.m.

2. PLEDGE OF ALLEGIANCE

Chair O'Connell led the pledge of allegiance.

3. ROLL CALL

Mayor Joe Gunter (City of Salinas)
Council member Alan Haffa (City of Monterey)
Mayor David Pendergrass (City of Sand City)
Pro-Tem Ian Oglesby (City of Seaside)
Council member Janet Reimers (City of Carmel)
Mayor Pro-Tem Frank O'Connell (City of Marina)
Council member Casey Lucius (City of Pacific Grove)

Mayor Ralph Rubio (City of Seaside)
Mayor Jerry Edelen (City of Del Rey Oaks)
Council member Gail Morton (City of Marina)
Supervisor Jane Parker (County of Monterey)
Supervisor Dave Potter (County of Monterey)
Supervisor John Phillips (County of Monterey)

Ex-officio (Non-Voting) Board Members Present: Dr. Eduardo Ochoa (CSUMB), Tom Moore (MCWD), Bill Collins (Ft Ord BRAC Office), Colonel Brown (US Army), Vicki Nakamura (MPC), Donna Blitzer (UCSC), Erica Parker (29th State Assemblymember Stone), Nicole Charles and (17th State District Senator Monning).

Absent: Lisa Rheinheimer (MST), Alec Arago (20th Congressional District) and PK Diffenbaugh (MPUSD)

4. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE

Michael A. Houlemard Jr. announced the great success of the California Central Coast Veterans Cemetery Opening Ceremony that was held on Tuesday October 11, 2016. Mr. Houlemard thanked Mr. Robert Norris, FORA Principal Analyst, who is also a veteran for his tremendously work that he completed behind the scenes. Chair O'Connell commented on the Major General William H. Gourelly VA-DOD Clinic Ribbon Cutting Ceremony that was held on Friday, October 14, 2016. Mr. Houlemard also announced the Prevailing Wage Jurisdictional Training that will be scheduled for November 1st, 2016.

Public comment was opened, there were no comments received.

5. CLOSED SESSION

a. *Conference with Legal Counsel – Existing Litigation, Gov. Code 54956.9: Keep Fort Ord Wild v. Fort Ord Reuse Authority (FORA), Case No.: M114961*

Chair O'Connell advised the Board that it was determined that there was no need for Closed Session by Authority Counsel, Jon Giffen. The hearing is scheduled for November 4, 2016 at 9am – Superior Court of California County of Monterey – Hon. Lydia M. Villarreal. Mr. Giffen expects to have an update for the Board at the next meeting.

6. CONSENT AGENDA

Supervisor Jane Parker requested to pull item 6f - Fort Ord Reuse Authority Building Removal Program Update for a comment. Council Member Gail Morton requested to ask a question regarding item 6k – Habitat Conservation Plan Report Update.

- a. Approve September 9, 2016 Board Meeting Minutes
Janet Reimers provided a correction to the September 9, 2016 Board Meeting minutes – roll call section which indicated she was absent instead of present.
- b. Administrative Committee
- c. Veterans Issues Advisory Committee
- d. Water/Wastewater Oversight Committee
- e. Transition Task Force Committee
- f. Fort Ord Reuse Authority Building Removal Program Update
Ms. Parker made comments regarding the priority set by the Post Reassessment Advisory Committee (PRAC) of identifying funding to accomplish the goal of removing the blight in the former Fort Ord. Mr. Parker indicated that are buildings and blight beyond what is discussed in the update report and wanted to point out that the Board should really find a way to implement a way to get the buildings removed. This is a priority of FORA as an entity and in the event that FORA sunsets in 2020 there is limited time to get the work done or there will be a significant impact on Seaside and Marina.
- g. Environmental Services Cooperative Agreement Quarterly Report Update
- h. Travel Report
- i. Public Correspondence to the Board
- j. Prevailing Wage Report Update
- k. Habitat Conservation Plan Report Update
Council member Gail Morton asked some questions to clarify information provided in item 6k - Habitat Conservation Plan Report Update for comment and Jonathan Brinkmann, Principal Planner and the Executive Officer responded.

Chair O'Connell asked for public comment. There was a public comment on item 6f.

MOTION: On motion by Board member Potter and seconded by Board member Rubio and carried by the following vote the Board approved Consent Agenda items 6a-6k with amendments to item 6a – 9/9 Board Meeting minutes to reflect Janet Reimers as present.

MOTION PASSED UNANIMOUSLY

7. BUSINESS ITEM

- a. **Authorize Execution of Amendment #1 to City of Del Rey Oaks FORA Insurance Repayment Agreement**

Mr. Brinkmann provided the staff report and presentation. The request for authorization of an amendment (#1) to the City of Del Rey Oaks FORA Insurance Repayment Agreement comes to the Board as a follow up item from the Boards October 10, 2014 meeting. Although the Board authorized the amendment to the Insurance Repayment Agreement, the amendment had not been considered by the Del Rey Oaks City Council. City staff at Del Rey Oaks are prepared to present to their City Council on October 25, however FORA staff made minor revisions to reflect the amount to be paid by Del Rey Oaks as of September 30, 2016 and also an agreement term extension through June 30, 2019.

Mr. Brinkmann and Mr. Houlemard responded to a question regarding the five percent (5%) interest rate on the loan and explained that it was in place to be consistent with other jurisdictions that had repayment agreements and also that it was Board policy that set the rate of interest.

***MOTION:** On motion by Board member Rubio and seconded by Board member Phillips and carried by the following vote, the Board approved the authorization to execute Amendment #1 to the City of Del Rey Oaks FORA Insurance Repayment Agreement.*

Board member Lucius made a comment about the fiscal impact portion of the staff reports and that it would be helpful to have an illustration of how the items with fiscal impact are actually paid for.

Public comment was opened, there were no comments received.

MOTION PASSED UNANIMOUSLY

b. Eastside Parkway Environmental Review Contract

Mr. Brinkmann provided the staff report and presentation. Mr. Brinkmann provided a brief background on the roadway network in the 1997 Base Reuse Plan (BRP) and the identification of Eastside Road that connects Imjin Parkway to Gigling Road as a transportation infrastructure improvement and explained that development projects are paying FORA Community Facilities District (CFD) Special Taxes in which CIP projections show collection of sufficient dollars to fund this BRP Roadway mitigation.

Staff recommended that the Board receive the report with responses to the questions regarding the Eastside Parkway Environmental Review Contract and to direct the Executive Officer/staff to:

- a. Conduct an open solicitation for a consultant to perform the Eastside Parkway environmental review in accordance with the National Environmental Policy Act (NEPA) & California Environmental Quality Act (CEQA) requirements; **or**
- b. Authorize the Executive Officer to negotiate and execute a professional services contract amendment #3 (**Attachment A**) with Whitson and Associates, Inc. (Whitson) to agreement FC-05102010 for the oversight and completion of the Eastside Parkway Environmental Review, not to exceed \$568,100 in additional funding.

Staff answered questions regarding the available budget remaining for transportation projects; an inquiry regarding the payment of legal expenses related to Capital Projects; and provided further explanation of the answers to the questions previously submitted before the September 9 meeting.

Board members provided questions/comments and staff answered about the choice of charts utilized in the presentation (GANT chart suggested); the new TAMC study that would be presented at the October 26 Administrative Committee meeting and how those results might affect change in the projections for this and other projects; the projections of the time delay and other “downsides” besides the 2-3 month delay; what FORA investments have been to date in the re-alignment.

Public comment was opened, comments were received.

*MOTION: On motion by Board member Edelen and seconded by Board member Gunter to Authorize the Executive Officer to negotiate and execute a professional services contract amendment #3 (**Attachment A**) with Whitson and Associates, Inc. (Whitson) to agreement FC-05102010 for the oversight and completion of the Eastside Parkway Environmental Review, not to exceed \$568,100 in additional funding.*

The Board discussed the motion.

SUBSTITUTE MOTION: As a substitute motion by Board member Haffa and seconded by Board member Parker and carried by the following the Board canceled the first motion by Board member Edelen and moved to conduct an open solicitation for a consultant to perform the Eastside Parkway environmental review in accordance with the National Environmental Policy Act (NEPA) & California Environmental Quality Act (CEQA) requirements.

Staff clarified the major pros and cons of each of the Boards option as outlined in the staff report.

Public comment was opened, comments were received.

ROLL CALL VOTE FOR SUBSTITUTE MOTION: MOTION FAILED

AYES	NOES
Haffa	Gunter
Reimers	Pendergrass
Lucious	Oglesby
Parker	Phillips
Morton	Potter
	Edelen
	Rubio
	O’Connell

Chair O’Connell asked the motion by Board member Edelen be re-stated and vote be taken verbally and a show of hands.

MOTION PASSED AND WILL COME BACK NEXT MONTH (NOVEMBER)

AYES (8)	NOES (5)
Gunter	Haffa
Pendergrass	Morton
Oglesby	Parker
Phillips	O’Connell
Potter	Reimers
Edelen	
Rubio	
Lucious	

c. Water Augmentation Project Planning Process

Mr. Brinkmann presented the staff report and provided an update on the item and informed the Board that the Technical Advisor Group (TAG) met on August 26, 2016 and reviewed the MOU and the elements of the Water Augmentation program. Staff is in the process of drafting a solicitation and expect to review the work with the TAG in late October and then bring a negotiated contract to the Board in December.

There were no comments from the Board or the public on the item.

d. Economic Development Quarterly Status Update

Josh Metz, Economic Development Manager provided the staff report and presentation. Mr. Metz provided a brief background to the Board about the activity of Economic Development since January 2015 when the Board reviewed its economic recovery strategies.

Dr. Ochoa, CSUMB, provided additional activity related to Economic Development at CSUMB.

Staff responded to questions from the Board.

Public comment was opened, there were no comments received.

e. University of California Monterey Bay Education Science and Technology Center Status Update

This item was postponed and will be added at the next Board Meeting on November 4th, 2016.

8. PUBLIC COMMENT PERIOD

Public comment was opened, there were no comments received.

9. ITEMS FROM MEMBERS

The Board were no items received from Board Members.

10. ADJOURNMENT

The meeting adjourned in honor of Maj. William Williams at 3:38 p.m.