



APPROVED

FORT ORD REUSE AUTHORITY
BOARD OF DIRECTORS REGULAR MEETING MINUTES
2:00 p.m., Friday, March 9, 2018 | Carpenters Union Hall
910 2nd Avenue, Marina, CA 93933

1. CALL TO ORDER

Chair Rubio called the meeting to order at 2:00 p.m.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by City of Pacific Grove Mayor Bill Kampe.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE

Executive Officer Michael Houlemard announced:

- a. Discussion regarding the Executive Committee Selection Policy will be in April.
- b. 2018 Start Up Challenge –sign up at www.startupmontereybay.org
- c. California Association for Local Economic Development Conference, Monterey, March 14-16.
- d. Veteran Town Hall on March 21 at 5:00 p.m. at VA-DOD Outpatient Clinic in the dining area

4. CLOSED SESSION

- a. Conference with Legal Counsel – Gov. Code 54956.9(d)(2) one matter of significant exposure to litigation. Claimant: Marina Community Partners
- b. Conference with Legal Counsel – Gov. Code 54956.9(a): Keep Fort Ord Wild v. Fort Ord Reuse Authority, Monterey County Superior Court, Case No.:17CV004540

Time entered: 2:04 p.m. Time exited: 2:15 p.m.

5. ANNOUNCEMENT OF ACTION TAKEN IN CLOSED SESSION

Authority Counsel, Jon Giffen reported no action to report.

6. ROLL CALL

Voting Members Present:

Supervisor Jane Parker (Monterey County), Supervisor Mary Adams (Monterey County), Supervisor John Phillips (Monterey County), Mayor Jerry Edelen (City of Del Rey Oaks), Councilmember Frank O’Connell (City of Marina), Councilmember Gail Morton (City of Marina), Councilmember Alan Haffa (City of Monterey), Mayor Ralph Rubio (City of Seaside), Mayor Pro Tem Dennis Alexander (City of Seaside), Mayor Mary Ann Carbone (City of Sand City), Mayor Joe Gunter (City of Salinas), Mayor Bill Kampe (City of Pacific Grove), Councilmember Jan Reimers (City of Carmel-by-the-Sea)

Ex-officio (Non-Voting) Board Members Present:

Nicole Hollingsworth (17th State Senate District), Erica Parker (29th State Assembly District), Steve Matarazzo (University of California Santa Cruz), Col. Lawrence Brown (United States Army), Lisa Rheinheimer (Monterey Salinas Transit), Dr. PK Diffenbaugh (Monterey Peninsula Unified School District), Bill Collins (Base Realignment and Closure), Dr. Walter Tribley (Monterey Peninsula College), Dr. Thomas Moore (Marina Coast Water District)

7. CONSENT AGENDA

- a. Approve February 9, 2018 Meeting Minutes
- b. Administrative Committee
- c. Veterans Issues Advisory Committee
- d. Water/Wastewater Oversight Committee Update
- e. Base Reuse Plan Post-Reassessment Category I Report
- f. Prevailing Wage Status Report
- g. 2018 Anticipated FORA Board Work Program
- h. 2018 Chair Committee Appointments
- i. Public Correspondence to the Board

Chair Rubio introduced the consent agenda items and asked Board members to make their request for any items to be pulled. Board member Parker requested to make a comment on item 7e and Board member Morton requested to make a comment on item 7f. Staff provided response to the comments. Board member Morton requested to pull item 7g – 2018 Anticipated FORA Work Program, the Chair indicated the item and question would be heard at the end of the business items as item “8f”.

MOTION: On motion by Board member Alexander and second by Board member Carbone and carried by the following vote, the Board moved to approve the consent agenda items 7a-7f and 7h-7i.

MOTION PASSED UNANIMOUSLY

8. BUSINESS ITEMS

- a. Eastside Parkway Goals and Objectives – 2d Vote

Principal Planner Jonathan Brinkmann presented the item and reviewed the motion and vote that was taken at the February 9, 2018 Board meeting. The changes that were offered through Board member Garfield’s motion were reviewed. Public comment was received on the item. The Board provided comments, questions and brief discussion on the item and the second vote. Authority Counsel Jon Giffen acknowledged receipt of a letter provided to the Board during the meeting from John Farrow of M R Wolfe & Associates (attached).

MOTION (2d Vote): On motion by Board member Edelen and second by Board member Alexander and carried by the following roll call vote, the Board moved to approve the Eastside Parkway Goals and Objectives for use in future preparation of an Environmental Impact Report in compliance with the California Environmental Quality Act.

Roll Call Vote: Motion Passed (8 Ayes; 5 Noes)

Item 8a: Motion (2d Vote)			
Director Parker	No	Director Rubio	Aye
Director Phillips	Aye	Director Alexander	Aye
Director Adams	No	Director Carbone	Aye
Director Edelen	Aye	Director Gunter	Aye
Director O’Connell	No	Director Kampe	Aye
Director Morton	No	Director Reimers	Aye
Director Haffa	No		

b. Fiscal Year 2017-2018 Mid-Year Budget/Section 115 Trust

Mr. Houlemard introduced the item and Rachel Sanders from the Public Agency Retirement Services (PARS), and Randall Yurchak from High Mark Capital Management. An amended board report was provided on the desk of each board member prior to the meeting, providing corrections that clarified the amounts for expenditures. Mr. Houlemard confirmed that the net increase in expenditures is \$586,100. Ms. Sanders and Mr. Yurchak presented the section 115 trust. The Board provided comments and questions in which staff responded. Public comment was received. The Board discussed separating the three actions related to the item.

MOTION 1: On motion by Board member Edelen and second by Board member Gunter the Board moved to approve the Finance Committee, recommended FORA fiscal year 2017-2018 Mid-Year budget adjustments and authorize the Executive Officer to negotiate associated contract documents for Board review/approval at a future meeting for FORA to participate in Public Agencies Post-Employment Benefits Section 115 Trust Program administered by Public Agency Retirement Services and when brought back before the Board, the same documentation that was provided to the Executive Committee showing each one of the various areas to be invested, each year (how much was made or lost) in order for the Board to see what the potential liability is; and to review or adopt an adjusted investment policy change to bring back to the Board at a future meeting.

Ayes: Parker, Phillips, Adams, Edelen, O'Connell, Haffa, Rubio, Alexander, Carbone, Gunter, Kampe, Reimers

Noes: Morton

The item will return for a second vote at the April 13, 2018 regular Board meeting.

MOTION 2: On motion by Board member Gunter and second by Board member Edelen and carried by the following vote, the Board approved the request for payment of \$586,160 to CalPERS for the unfunded actuarial liability, saving interest cost and reducing the estimated CalPERS \$6.3M - \$8.3M termination liability.

MOTION PASSED UNANIMOUSLY

c. Economic Development Report

Economic Development Manager Josh Metz provided a presentation with an overview of the Economic Development program, reuse progress, local capacity, regional support, partnerships, the Unmanned Aerial Systems Integration Pilot Program (UASIPP) and upcoming events. Mr. Metz also informed the Board and public that the details regarding the presentation were available on www.ordforward.org. Upcoming Economic Development related events were also announced, including the 5th Annual Salinas Valley Agtech Summit on March 27, 2018 and the 9th Annual Startup Challenge Monterey Bay occurring between March – May, 2018. Staff responded to questions and comments from the Board. There were no comments from the public.

This item was for information only.

d. Transition Planning Update

Prevailing Wage/ Risk Coordinator Sheri Damon provided a presentation with an overview of the Transition Ad-Hoc Committee (TAC), transition updates in regards to the schedule and the summary charts for transportation and habitat. Future TAC meeting dates are scheduled to be held on March 27, 2018 at 2:00 p.m. and April 18, 2018 at 12:30 p.m. Ms. Damon also reviewed Senate Bill SB 50 and meeting with State Lands Commission regarding the bills application and administrative regulations, Natural Resource Committee staff; and Legislative offices. Mr. Houlemard provided further

information/ comments to enhance the discussion regarding SB 50. Staff responded to questions and comments from the Board. There were no comments from the public.

This item was for information only.

e. Marina Successor Agency Request that FORA subordinate its Right to Statutory Payments – 2d Vote

Principal Planner, Jonathan Brinkmann, provided an overview of the subordination request, property tax resource, clarifications and the second vote. On January 25, 2018 FORA received a letter from the Successor Agency to the Marina Redevelopment Agency (RDA) requesting FORA to subordinate its right to receive property tax revenue to the Successor Agency's debt service obligations on 2018 Tax Allocation Refunding Bonds. A vote was taken at a Board special meeting on March 7, 2018 and due to the lack of a unanimous vote, the item returns for a second vote. Staff responded to questions and comments from the Board. Public comment was received.

MOTION (2d Vote): On motion by Board member Edelen and second by Board member Phillips and carried by the following roll call vote, the Board moved to direct staff to transmit a response letter to the Successor Agency to the Marina Redevelopment Agency, rejecting the subordination request at this time, requesting more information, and also directed FORA staff to coordinate with the Successor Agency to the Marina RDA staff and attempt to achieve a mutually beneficial arrangement.

Roll Call Vote: Motion Passed (9 Ayes; 4 Noes)

Item 8e: Motion (2d Vote)			
Director Parker	No	Director Rubio	Aye
Director Phillips	Aye	Director Alexander	Aye
Director Adams	No	Director Carbone	Aye
Director Edelen	Aye	Director Gunter	Aye
Director O'Connell	No	Director Kampe	Aye
Director Morton	No	Director Reimers	Aye
Director Haffa	Aye		

9. PUBLIC COMMENT

There was no public comment received.

10. ITEMS FROM MEMBERS

Dr. Thomas Moore (MCWD) provided an update on MCWD items and informed the Board and public of the Prop. 218 rate increase protest deadline of Monday, March 12, 2018.

11. ADJOURNMENT at 4:48 p.m.

Minutes Prepared by:
Dominique L. Jones
Deputy Clerk

Approved by


Michael A. Houlemard, Jr.
Executive Officer