



**FORT ORD REUSE AUTHORITY  
BOARD OF DIRECTORS REGULAR MEETING MINUTES  
2:00 p.m., Friday, March 8, 2019 | Carpenters Union Hall  
910 2<sup>nd</sup> Avenue, Marina, CA 93933**

**1. CALL TO ORDER**

Chair Supervisor Jane Parker called the meeting to order at 2:00 p.m.

**2. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Dr P.K Diffenbaugh.

**3. CLOSED SESSION**

- a. Conference with Legal Counsel – Gov. Code §54956.9(a), (d)(1): Keep Fort Ord Wild v. Fort Ord Reuse Authority. Monterey County Superior Court Case No.: 17CV004540, Pending Litigation.
- b. Conference with Legal Counsel – Gov. Code §54956.9(a), (d)(1): Marina Community Partners, LLC v. Fort Ord Reuse Authority, Monterey County Superior Court Case No.: 18CV000871, Pending Litigation.

Time Entered: 2:02 p.m.

Time Exited: 2:23p.m.

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

Authority Counsel Jon Giffen announced there was no action to report.

**5. ROLL CALL**

**Voting Members Present:**

Supervisor Jane Parker (County of Monterey), Supervisor Mary Adams (County of Monterey), Supervisor John Phillips (County of Monterey), Councilmember John Gaglioti (City of Del Rey Oaks), Councilmember Frank O'Connell (City of Marina), Mayor Pro-Tem Gail Morton (City of Marina), Councilmember Alan Haffa (City of Monterey), Mayor Ian Oglesby (City of Seaside), Councilmember Jon Wizard (City of Seaside), Mayor Mary Ann Carbone (City of Sand City), Mayor Joe Gunter (City of Salinas), Councilmember Cynthia Garfield (City of Pacific Grove), Councilmember Jan Reimers (City of Carmel-by-the-Sea)

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

Steve Matarazzo (University of California, Santa Cruz), Andre Lewis (California State University Monterey Bay), Dr. P.K. Diffenbaugh (Monterey Peninsula United School District), Colonel Gregory Ford (United States Army), Bill Collins (Fort Ord Army Base Realignment & Closure Office), David Martin (Monterey Peninsula College), Lisa Rheinheimer (Monterey-Salinas Transit), Todd Muck (Transportation Agency of Monterey District), Dr. Matt Zefferman (Marina Coast Water District), Toby Uptain-Villa (17<sup>th</sup> State Senate District), Erica Parker (29<sup>th</sup> State Assembly District), Kathleen Lee (20<sup>th</sup> Congressional District)

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

Executive Officer Michael Houlemard announced the following:

Mr. Houlemard requested one emergency item be added to the agenda: Resolution of Appreciation for Bill Kempe.

**MOTION:** On motion by Board member Oglesby and second by Board member Garfield and carried by the following vote, the Board moved to allow one emergency item Resolution of Appreciation for Bill Kampe.

**MOTION PASSED UNANIMOUSLY**

Board Member Garfield read into the record Resolution of Appreciation for Bill Kampe.

**MOTION:** On motion by Board member Garfield and second by Board member Morton and carried by the following vote, the Board moved to approve the Resolution of Appreciation.

**MOTION PASSED UNANIMOUSLY**

**7. CONSENT AGENDA**

- a. Approve February 8, 2019 Meeting Minutes
- b. Administrative Committee
- c. Veterans Issues Advisory Committee
- d. Water/Wastewater Oversight Committee
- e. Habitat Conservation Plan Update
- f. Public Correspondence to the Board

Chair Parker read the consent agenda items and asked if members had any comments or items to pull for discussion. Board member Adams requested item 7e – Habitat Conservation Plan Update, be pulled for comment.

**Motion:** On motion by Board member Gunter and second by Board member Adams and carried by the following vote, the Board moved to approve the consent agenda items 7a -7d and 7f. Item 7e was moved to the end of the Business items.

**MOTION PASSED UNANIMOUSLY**

## **8. BUSINESS ITEMS**

### **a. Regional Building Removal Feasibility Report**

Principal planner Jonathan Brinkmann provided a brief presentation covering the progress report outlining the current status of the Building Removal Program. Mr. Brinkmann provided the Board with an update as to the tasks in the current scope of work for the consultants NHA Advisors. The tasks include completing the Legal and Financial Feasibility Study, which will be in the form of memos and designing a financial plan to remove the buildings. The memos will look at questions to ensure the legality and feasibility of the building removal. The financial plan includes a takedown program with two components: 1) potential remaining removal in The Dunes on Monterey Bay or, 2) all remaining buildings that are not under contract for removal. The plan will include a comparative analysis of individual jurisdiction building removal liability vs. a base-wide conceptual plan. NHA Advisors' scope of work also includes two meetings with the Administrative Committee-one to present the quantitative analysis and three iterations of the draft financial plan, and another meeting to present the final draft financial plan. Mr. Brinkmann reviewed the timeline covered in the consultant's scope of work. Staff responded to questions from the Board and Public.

### **INFORMATION ONLY**

### **b. Monterey Bay Drone, Automation & Robotics Technology (DART) Initiative & Proposed Mid-year Budget Adjustment**

Economic Development Manager Josh Metz gave a presentation providing an overview of the DART Initiative and how it emerged from the unsuccessful bid for a Federal Aviation Administration ("FAA") Unmanned Aerial System Integration Pilot Program designation at the Marina Airport. Mr. Metz reviewed the vision of the program to establish and operate a world class Drone, Automation, Robotics Technology Testing & Development cluster in the Monterey Bay region. This is an opportunity to align industry, government, and academia to realizing the potential. Since the Fort Ord Reuse Authority ("FORA") is set to legislatively sunset June 20, 2020 steps have been taken to establishing the IRS Tax Code 501(c)(3) organization Monterey Bay DART Consortium. Which will connect stakeholders, pursue and secure public and private funding, host industry and educational forums, and advocate for the safe and appropriate market, facilities and airspace access. Mr. Metz reviewed the calendar: DART Meetups are from 6:00 p.m. to 8:00 p.m. at University California Monterey Bay Education Science and Technology ("UCMBEST") the 3<sup>rd</sup> Tuesday of every other month; the 2019 Drone Camp is from June 17-20th, 2019 at California State University Monterey Bay ("CSUMB") & UCMBEST; and the DART Symposium is from June 20-21st, 2019. A request for a total of \$60k in proposed budget adjustments to help support the DART program include \$50k in local match funding for an Economic Development Administration ("EDA") grant. However, the local match funds would be contingent on securing a contribution from the City of Marina and EDA grant

approval. The local fund matching request will be presented to the City of Marina City Council for consideration. In addition, \$10k is being requested to help support implementation of the 1<sup>st</sup> Monterey Bay DART Symposium, planned for Friday, June 21, 2019. Staff responded to questions from the Board and Public.

### **INFORMATION ONLY**

#### **c. Fiscal Year 2018-2019 Mid-Year Budget**

Mr. Houlemard presented the item noting the Mid-Year Budget was reviewed by the Finance Committee and Executive Committee. The Finance Committee found sufficient funds to cover the recommendation and the Executive Committee (on February 27, 2019), recommended Board approval of the health insurance premium staff benefit adjustment to continue per existing Board policy. Controller Helen Rodriguez assisted in answering questions from the Board.

**Motion:** On motion by Board member Gunter and second by Board member Carbone and carried by the following vote, the Board moved to approved the 2018-2019 Mid-Year Budget.

### **MOTION PASSED UNANIMOUSLY**

#### **d. 2018 Transition Plan Update**

##### **i. 2018 Transition Plan and Facilitator Progress Report**

Mr. Houlemard introduced the item and Risk Manager Sheri Damon provided a brief presentation outlining FORA's staff activities and progress toward implementing the 2018 Transition Plan. Staff facilitated a meeting between Army, Regulator and Special Council in order to discuss the property transfer and easement process. The meetings included representatives from Monterey County and the City of Seaside. The main focus was to learn about the administrative order on consent on the Environmental Services Cooperative Agreements ("ESCA") process, and met with Regulators and Special Council staff from Washington, DC.

FORA is continuing to implement the Human Resource recommendations which the Board approved on February 8, 2019. Kendall Flint, from Regional Government Services ("RGS"), provided an update covering the progress of the meetings with member jurisdictions, which have included Board members, ex-officio agencies, and environmental groups, to identify key issues. Mrs. Flint reviewed the identified issues: structure of entity post-FORA, Community Facility District extension, review of the Capital Improvement Plan ("CIP") projects post FORA, regional and affordable housing, and water issues. RGS will continue working to facilitate negotiations, while establishing clear direction on responsibilities and tasks that need to be completed, or managed, by the member jurisdictions. Mrs. Flint and staff responded to questions from the Board and Public.

**INFORMATION ONLY****ii. Habitat Management Plan Responsibility Report**

Mr. Houlemard introduced the item and reiterated the Board's direction that consent agenda item 7e Habitat Conservation Plan Update be presented with the Habitat Management Plan Responsibility Analysis Report. Associate Planner Mary Israel and Mr. Brinkmann presented the Habitat Conservation Plan ("HCP") status and Habitat Management Plan ("HMP") responsibilities and cost projections. Ms. Israel provided an HMP background identifying when it was established, who the participants are, habitat reserve locations, and tasks and requirements of the HMP. Principal Planner Jonathan Brinkmann continued the presentation covering the cost estimate to complete the HMP compared to completing an HCP. Mr. Brinkmann provided an estimate of member jurisdiction costs which included startup costs. Mr. Brinkmann noted what permitting would be required after HMP requirements are completed and how much development acres are available to member jurisdictions. Staff responded to questions from the Board and Public.

**INFORMATION ONLY**

Consent Agenda Item 7e: Director Adams had requested Item 7e be pulled for comment concerning the word "must" in the staff report. The Board wanted to clarify that the terminology is broader than "must", and directed staff to use HCP or other habitat plan alternative language in the future. There was no public comment.

**Motion:** On motion by Board member Adams and second by Board member Oglesby and carried by the following vote, the Board moved to approve the consent agenda item 7e.

**e. Legislative Committee Report**

Mr. Houlemard reviewed each item on the draft 2019 Legislative Agenda providing background of the issues, benefits, challenges and proposed position. Staff responded to questions and comments from the Board and Public.

**Motion:** On motion by Board member Morton and second by Board member Gaglioti and carried by the following vote, the Board moved to approve the 2019 Legislative Agenda with the exclusion in its entirety of section A, and setting a special meeting as soon as possible to review language to be forwarded to Senator Monning's office.

**MOTION PASSED UNANIMOUSLY**

Chair Parker called for a motion to extend the meeting beyond 5:00 p.m.

**MOTION:** On motion by Board member Morton and second by Board member Garfield and carried by the following vote, the Board moved to hear public comment and adjourn the meeting.

**MOTION PASSED UNANIMOUSLY**

**9. PUBLIC COMMENT**

There were no comments from the public

**10. ITEMS FROM MEMBERS**

There were no items from members.

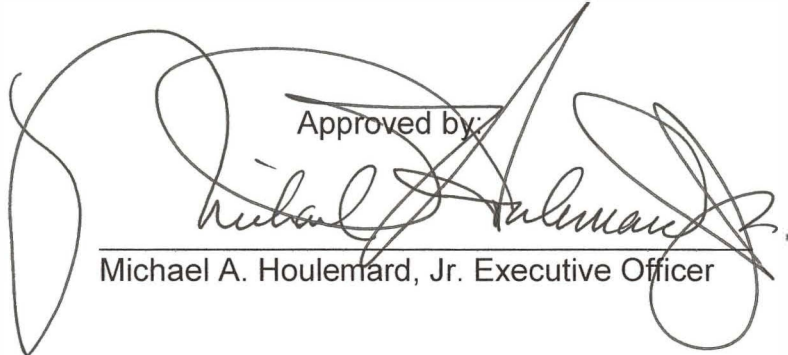
**11. ADJOURNMENT** at 5:24 p.m.

Minutes Prepared by:

Heidi L. Lizarbe

Deputy Clerk

Approved by:

A large, stylized handwritten signature in black ink, appearing to read "Michael A. Houlemard, Jr.", is written over the "Approved by:" text and extends across the printed name below.

Michael A. Houlemard, Jr. Executive Officer