



APPROVED

FORT ORD REUSE AUTHORITY
BOARD OF DIRECTORS SPECIAL MEETING MINUTES
1:00 p.m., Friday, February 21, 2020 | Carpenters Union Hall
910 2nd Avenue, Marina, CA 93933

1. CALL TO ORDER

Chair Supervisor Jane Parker called the meeting to order at 1:01 p.m.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Kendall Flint of Regional Government Services (“RGS”).

3. CLOSED SESSION

- a. Conference with Legal Counsel—Gov. Code §54956.9(a), (d)(1): Fort Ord Reuse Authority v. All Persons Interested in the Matter of the Issuance and Sale of Bonds by the Fort Ord Reuse Authority and the Tax Increment Revenue Pledged To, and to be Used for, the Repayment of Such Bonds. Monterey County Superior Court Case No.: 20CV000381, Pending Litigation.
- b. Conference with Legal Counsel—Gov. Code §54956.9(d)(2): Anticipated Litigation, Significant Exposure to Litigation, one potential case.

Time Entered: 1:05 p.m.

Time Exited: 2:11 p.m.

4. ANNOUNCEMENT OF ACTION TAKEN IN CLOSED SESSION

Authority Counsel Jon Giffen provided an update to the Board. No action to report.

5. ACKNOWLEDGMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE

Executive Officer Joshua Metz announced the following:

- Joby Aviation was issued a Conditional Use Permit on February 19, 2020 to begin initial construction on prototype manufacturing building at Marina Airport.
- The City of Seaside Planning Commission unanimously approved the Campus Town development project and will move forward to the Seaside City Council then to FORA consistency determination.
- The Cal State University, Monterey Bay (“CSUMB”) Student Union building development is underway.
- Building removal initial steps have begun in the former Fort Ord barracks behind FORA’s office known as “CDEC Hill” with a target completion date of late June 2020.
- The Drones Automation Robotics Technology (“DART”) Symposium will take place June 25-26, 2020.
- Deputy Clerk/ Executive Assistant Heidi Gaddy has accepted a position with the Monterey Peninsula Unified School District.

6. ROLL CALL

Voting Members Present:

Supervisor Jane Parker (County of Monterey), Supervisor John Phillips (County of Monterey), Mayor Pro-Tem Gail Morton (City of Marina), Supervisor Mary Adams (County of Monterey), Councilmember Frank O’Connell (City of Marina), Councilmember Alan Haffa (City of Monterey), Mayor Ian Oglesby (City of Seaside), Councilmember Jon Wizard (City of Seaside), Mayor Joe Gunter (City of Salinas),

Councilmember Jan Reimers (City of Carmel-by-the-Sea), Councilmember Cynthia Garfield (City of Pacific Grove), Mayor Mary Ann Carbone (City of Sand City), Councilmember John Gaglioti (Del Rey Oaks)

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

Kathleen Lee (20th Congressional District), Nicole Hollingsworth (17th State Senate District), Steve Matarazzo (University of California, Santa Cruz), Colonel Gregory Ford (United States Army), Bill Collins (Base Realignment and Closure), David Martin (Monterey Peninsula College), Dr. P.K. Diffenbaugh (Monterey Peninsula Unified School District)

7. BUSINESS ITEMS

a. 2nd Vote- Nomination of City of Seaside as FORA Successor to Environmental Services Cooperative Agreement (“ESCA”) and Local Redevelopment Authority (“LRA”)/ Economic Development Conveyance (“EDC”) Agreement with US Army

Ms. Flint reviewed the item and the motion being presented for a second vote. Staff and consultants responded to questions and heard comments from members and public.

<i>Item 7a: 2nd Vote</i>			
<i>Director Parker</i>	<i>AYE</i>	<i>Director Reimers</i>	<i>AYE</i>
<i>Director Gunter</i>	<i>AYE</i>	<i>Director Phillips</i>	<i>AYE</i>
<i>Director O’Connell</i>	<i>NO</i>	<i>Director Gaglioti</i>	<i>AYE</i>
<i>Director Haffa</i>	<i>AYE</i>	<i>Director Wizard</i>	<i>AYE</i>
<i>Director Adams</i>	<i>AYE</i>	<i>Director Oglesby</i>	<i>AYE</i>
<i>Director Garfield</i>	<i>AYE</i>		

Motion Passed by Majority (11 AYES; 1 NO)

b. Habitat Conservation Plan (“HCP”)/ Environmental Impact Report (“EIR”) Options

Ms. Flint reviewed the item and noted that the Board will be asked to provide direction to the Executive Officer on HCP/EIR next steps. The five following options were discussed: 1) Prepare and certify EIR and adopt HCP; 2) Prepare and certify EIR with no project alternative. Do not adopt HCP; 3) Prepare and certify EIR with revised project alternative(s) based on phased development/ do not adopt HCP; 4) Do not complete EIR/ provide funds to Joint Powers Authority (“JPA”) to explore options for phasing HCP; 5) Determine viability of phased HCP implementation and determine value of completing EIR and/or revising and recirculating the document. The Board engaged in robust discussion regarding the pros and cons of proposed options. Staff and consultants answered questions and heard public comment.

MOTION: On motion by Board member Gunter and seconded by Board member Gaglioti and carried by the following vote, the Board moved to approve EIR/HCP certification and adopt Option #2: certify the EIR with no project alternative and do not adopt the HCP.

SUB-MOTION: On motion by Board member Gaglioti and seconded by Board member Gunter and carried by the following vote, The Board moved to pursue Option #3; direct staff to prepare and certify EIR with no project alternative(s) based on phased development and do not adopt the HCP, not-to-exceed \$200,000.

<i>Item 7b: Motion</i>			
<i>Director Parker</i>	<i>NO</i>	<i>Director Haffa</i>	<i>AYE</i>
<i>Director Gunter</i>	<i>AYE</i>	<i>Director Phillips</i>	<i>AYE</i>
<i>Director O’Connell</i>	<i>NO</i>	<i>Director Gaglioti</i>	<i>AYE</i>
<i>Director Morton</i>	<i>NO</i>	<i>Director Wizard</i>	<i>AYE</i>

<i>Director Adams</i>	<i>NO</i>	<i>Director Oglesby</i>	<i>AYE</i>
<i>Director Carbone</i>	<i>AYE</i>	<i>Director Garfield</i>	<i>AYE</i>
<i>Director Reimers</i>	<i>AYE</i>		

Motion Passed by Majority (9 AYES; 4 NO) – 2nd Vote Required

8. PUBLIC COMMENT

Public comment was received.

9. ITEMS FROM MEMBERS

- Director Garfield noted five public libraries will be accepting gently used prom dresses, bridesmaids' dresses and eveningwear for a giveaway in April.

10. ADJOURNMENT at 3:58 p.m.

Minutes Prepared by:
Natalie Van Fleet
Deputy Clerk