



**FORT ORD REUSE AUTHORITY
REGULAR EXECUTIVE COMMITTEE MEETING MINUTES**

3:30 p.m., March 30, 2016 | FORA Executive Officer's Conference Room
920 2nd Avenue, Suite A, Marina CA 93933

1. CALL TO ORDER /PLEDGE OF ALLEGIANCE

Chair O'Connell declared a quorum and called the meeting to order at 3:30 pm.

Committee Members Present: Chair O'Connell, Vice-Chair Rubio, Mayor Edelen, Mayor Gunter and Dr. Ochoa.

Absent: Supervisor Parker.

Others present: Jon Giffen (Authority Counsel).

Pledge of allegiance was led by Chair O'Connell.

2. CLOSED SESSION

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

Chair O'Connell introduced the item before going to closed session and opened the floor for public comment. There was no public comment.

The Executive Committee adjourned into closed session at 3:31 p.m.

3. ANNOUNCEMENT OF ACTION TAKEN IN CLOSED SESSION

The Executive Committee reconvened into open session at 3:35 p.m.

Authority Counsel, Jon Giffen, announced there was no reportable action taken by Board.

No public comment was received.

4. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

a. Ribbon Cutting Ceremony Bureau of Land Management Regional Offices 4/8 at 1:15 PM

Mr. Houlemard said the ribbon cutting ceremony is scheduled for April 8th at 1:15 p.m. at the Bureau of Land Management's parking lot area and that Board was invited to attend.

5. PUBLIC COMMENT PERIOD

Chair O'Connell asked for public comment. No public comment was received.

6. APPROVAL OF MEETING MINUTES

a. March 2, 2016 Minutes

MOTION: Mayor Edelen moved, seconded by Mayor Rubio, to approve the March 2, 2016 meeting minutes as presented. Abstentions: Dr. Ochoa.

MOTION PASSED UNANIMOUSLY

Chair O'Connell asked for public comment. No public comment was received.

7. APRIL 8, 2016 BOARD MEETING AGENDA REVIEW

Mr. Houlemard reviewed the Draft April 8 Board agenda and highlighted several items: A resolution acknowledging Councilmember Victoria Beach for her contributions to FORA; under Consent Agenda, the budget was updated and will be reviewed by Board; two different agreements for water augmentation and a 3-party agreement will be provided to Board in 2 months; and Oak Woodlands Conservation: community representatives asked that it be moved to Executive Committee. Mayor Rubio asked that the Oak Woodlands item be placed under Business Items given the considerable amount of comments received from community. Mr. Houlemard provided a summary of status of the UCSC MBEST center and current developments in the lack of industrial space. He added that the economic activity report includes information on agriculture, technology and vintners interests and the strong success with CSUMB (start-up challenge, etc.). Under item 8b, the Executive Committee will receive an updated report on the Transition Plan; Items 10a-i are regular items which Board is updated. Item 10i is a periodic item that came to FORA as a request for an update on local employment and that the last report given to Board was in 2013. Mr. Houlemard said this report to Board could be added as a Consent Agenda item. Chair O'Connell asked members for their agreement to move Item 10i to Consent and remove closed session agenda item altogether.

The Board received public comments.

MOTION: Mayor Edelen moved, seconded by Mayor Gunter, to approve the April 8, 2016 Board agenda as presented and to include the revisions requested.

MOTION PASSED UNANIMOUSLY

8. BUSINESS ITEMS

- a. Fort Ord Reuse Authority 2020 Sunset and Transition Plan
 - i. Proposed FORA Sunset process
 - ii. Appoint Ad-Hoc Committee

Mr. Houlemard introduced this item and Steve Endsley provided a power point presentation. He emphasized the short timeline before this transition begins. A transition plan memo was drafted last fall, revised after receipt of input from Legislative, Administrative and Finance Committees' was provided. Several slides provided a list of items to be performed, resources available (assets and revenues), the major CEQA mitigations left in the transit/transportation/water augmentation/Habitat Management Plan and other responsibilities remaining for the next successor agency, as well as ESCA and basewide building removal program. In addition, there are contractual obligations (water/insurance/retirement/health) that FORA has entered into. A process to determine how they will be met, along with the oversight and administration is needed.

President Ochoa asked if FORA's work on this transition includes work that needs to be carried out by others. Mr. Houlemard said there is munitions/water rights (conveyed from Army to FORA) and the need to create individual agreements with each jurisdiction/agency. These contractual obligations have not been done, but they need to be figured out. Dr. Ochoa asked if an extension of FORA is being considered. Mr. Houlemard answered the Board must consider all options and decide. Steve Endsley said both retirement /health will have to be liquidated by June 30, 2020. Assets and revenues sources are land sales and lease proceeds, property taxes, membership and franchise fees and other sources of grants. Special Legislation would have to be created in order to allow the transfer of these revenues/funds to the successor agency. He added that the alternatives are to extend FOR A as is; create a Successor Agency (like FORA) for a fixed term to replace it but ensure that they retain those funds or a JPA which might work with other federal agencies; or, finally, an "ala carte" program could be created with the possibility of going to another

agency or decide how these obligations will be transferred. One slide covered a list of items to be completed til 2060. FORA is on time to complete all of its obligations but most jurisdictions would not. Mayor Rubio asked if road network is on the CEQA mitigations. Steve said it is a major obligation and the fee would have to stay in effect. The Board needs to make decisions and define what roles are needed and approve the Transition Plan. A meeting with LAFCO confirms a Plan by 2018; and State Legislative office receives a report with specified timeline; jurisdictions then review/comment as well as other agencies working with FORA. Then legislative approvals are sought.

Chair O'Connell asked for comments from members and asked if an appointment of an Ad-Hoc committee needs to be created. Mr. Houlemard said either a task force or Executive Committee could review this Transition Plan. Members said the composition of this task force should be from jurisdictions that have land in Fort Ord.

Chair O'Connell asked for public comment. The Committee received public comment about contracts that cannot be touched by legislation; speculation that "burdens" go away when FORA goes away; fees are collected and the portion of these fees given to certain agencies and lack of flexibility afterwards. Mr. Houlemard said that some of these contracts already specify that federal agencies get to approve these changes and that FORA has already done this exercise before and this is how the 2020 sunset came about. Another member of public favored an extension of FORA but that only land-use jurisdictions be a part of it. Chair O'Connell said he will appoint members to the Transition Plan task group.

MOTION: Moved by Mayor Gunter, seconded by Mayor Edelen to support Chair's recommendation to form a FORA Transition Plan task group.

MOTION PASSED UNANIMOUSLY.

b. Purchase Authorization Request

Deputy Clerk Maria Buell asked for authorization for the purchase of two annual professional memberships as stated in the staff report.

MOTION: Moved by Mayor Gunter, seconded by Mayor Edelen, to authorize purchase of two memberships.

MOTION PASSED UNANIMOUSLY

No public comment was received.

c. Travel Report Request

Deputy Clerk, Maria Buell, provided a brief presentation on this item and added that Executive Officer is not requesting reimbursement for his trip to Carlisle, Pennsylvania and she requested approval from Executive Committee.

MOTION: Mayor Rubio moved, seconded by Mayor Edelen, to authorize travel for June as requested by staff.

MOTION PASSED UNANIMOUSLY

Dr. Ochoa offered a friendly amendment by asking that Executive Officer be reimbursed for flight to the National Summit at Carlisle, Pennsylvania. The maker of the motion, Mayor Rubio, accepted the friendly amendment. Vote remained unchanged.

The Executive Committee received no public comment.

d. Monthly Executive Officer Expenditures (under \$100)

Ms. Buell stated there were no Executive Officer expenditures for the month of March.

9. ITEMS FROM MEMBERS

Mayor Rubio stated that PRAC had several work items request on issues dealing with affordable housing and a water symposium that affect budget and staff time. He added that focus on priorities on Base Reuse Plan and CEQA mitigation must be followed and asked Executive Committee to review what is being requested by these committees so that staff does not get taxed. He further reiterated that FORA has had the same number of staff for years and the work load is building up constantly; that focus on winding down FORA's work and secure an end to it must be a priority; and that the Board needs to understand what is being requested before it is approved. Mayor Rubio requested this information be provided at their next meeting.

10. ADJOURNMENT

The meeting adjourned at 4:27 p.m.