

**ACTION MINUTES  
OF THE  
FORT ORD REUSE AUTHORITY  
BOARD OF DIRECTORS' MEETING  
March 10, 2006**

**1. CALL TO ORDER AND ROLL CALL**

Chair/Mayor Mettee-McCutchon called the meeting to order at 4:03 pm. The following members, representing a quorum, were present:

Voting members

Chair/Mayor Mettee-McCutchon (City of Marina)	1 <sup>st</sup> Vice Chair/Mayor Russell (City of Del Rey Oaks)
2 <sup>nd</sup> Vice Chair/Mayor Rubio (City of Seaside)	Mayor Costello (City of Pacific Grove)
Mayor McCloud (City of Carmel-by-the-Sea)	Mayor Pendergrass (City of Sand City)
Mayor Albert (City of Monterey)	Supervisor Smith (County of Monterey)
Councilmember Mancini (City of Seaside)	Councilmember Morrison (City of Marina)

Absent were Supervisors Calcagno and Potter (County of Monterey) and Councilmember Sanchez (City of Salinas). Tisha Hutchins, a member of Supervisor Calcagno's staff, assumed his seat at the board table and said she would be sitting in for the supervisor as a non-participating representative.

Ex-Officio members:

Rito Guerra (15 <sup>th</sup> State Senate District)	Dan Johnson (CSUMB)
Dr. Carl Ehmann (Monterey Peninsula College)	John Lamb (MPUSD)
Bill Reichmuth (TAMC)	Graham Bice (UC MBEST)
COL Jeffrey Cairns (U.S. Army)	Kenneth K. Nishi (Marina Coast Water District)

Alec Arago (17<sup>th</sup> Congressional District) and Karen Fisbeck (BRAC) arrived several minutes after the meeting was called to order. Lora Lee Martin (UC MBEST) replaced Graham Bice at the board table at 4:08 pm. Absent were representatives from the 27<sup>th</sup> State Assembly District and Monterey-Salinas Transit.

With a quorum present, Chair Mettee-McCutchon called the meeting to order.

**2. PLEDGE OF ALLEGIANCE**

Chair Mettee-McCutchon asked all to stand and join her in the Pledge of Allegiance.

**3. ACKNOWLEDGEMENTS**

Mayor McCloud asked if a study session/report about the sustainable, "green building" features currently available in the development/construction industry could be provided to board members. Executive Officer Houlemard noted the inclusion of recycling elements in the Base Reuse Plan and said staff would bring a recommendation back to the Board.

**4. PUBLIC COMMENT PERIOD**

There were no public comments.

## 5. CONSENT AGENDA

There were two items on the Consent Agenda: Item 5a (February 10, 2006 Board Meeting Action Minutes) and Item 5b (Adoption of Resolution #06-8, Amending Resolution #06-2, Regarding \$10 Million Line of Credit). **Motion to approve Items 5a and 5b was made by Councilmember Mancini, seconded by Councilmember Morrison, and carried.**

## 6. OLD BUSINESS

Item 8a –Habitat Conservation Plan Approval Process – Status Report: Director of Planning and Finance Steve Endsley called attention to the copy of the handout from Denise Duffy & Associates (“DDA”), which had served as DDA’s recent presentation to the Administrative Committee. He said staff and DDA were planning a presentation to the Board in May. Chair/Mayor Mettee-McCutchon asked about the status of the individual take permit for the East Garrison project, and Mr. Endsley responded that he thought it was still pending. Chair Mettee-McCutchon questioned the rationale of FORA’s continuing financial outlay with no approval of the Habitat Conservation Plan in sight and asked that this issue be considered for further discussion at a future board meeting. Mr. Guerra encouraged the Board and staff members to contact Senator Maldonado’s office for assistance with this and other issues in Sacramento. Chair/Mayor Mettee-McCutchon replied “Consider it done.”

## 7. NEW BUSINESS

Item 7a – CONSISTENCY DETERMINATIONS: Item 7a(i) – City of Marina Zoning Ordinance Amendments to Implement Housing Element, and Item 7a(ii) – South Marina Zoning Map Amendments: Director of Planning and Finance Steve Endsley spoke from a PowerPoint presentation on Item 7a(i), which included a background summary of the process. There were no board or public comments on either item. **Motion to approve Resolution #06-6, concurring in the City of Marina’s consistency determination for Amendments to the Marina Zoning Ordinance implementing a housing element program and finding these amendments consistent with the Base Reuse Plan, was made by Mayor Russell, seconded by Councilmember Morrison, and carried. Motion to approve Resolution #06-7, concurring in the City of Marina’s consistency determination for Amendments to the South Marina Zoning Map and finding the zoning amendments within the jurisdiction of the Fort Ord Reuse Authority consistent with the Base Reuse Plan, was made by Councilmember Mancini, seconded by Councilmember Morrison, and carried.**

## 8. EXECUTIVE OFFICER’S REPORT

There were three items in the Executive Officer’s Report: Item 8a (Administrative Committee Report), Item 8b (Executive Officer’s Travel Report), and Item 8c (Four Administrative Consistency Determinations for Entitlements: Item 8c(i) – City of Seaside’s Monterey College of Law Project; Item 8c(ii) – City of Marina’s Golden Gate University Project; Item 8c(iii) – City of Marina’s Imjin Office Park Project; and Item 8c(iv) – City of Marina’s Las Animas Concrete, LLC, Batch Plan Project). Executive Officer Houlemard made the following comments re Item 8a: The Administrative Committee continues to be a very active, working group whose members advise and work closely with the FORA staff; re Item 8b: These reports are approved by the Executive Committee and provided to the Board as informational; and re Item 8c: There have been no requests by board members for a hearing and no requests from the public for an appeal, so the Executive Officer’s finding of consistency with the Base Reuse Plan is provided as information only.

## 9. ANNOUNCEMENTS AND CORRESPONDENCE

Executive Officer Houlemard commented that a number of interesting and key topics, such as proposed federal legislation affecting base closures and the new (final) rules in the recently published “Base

Redevelopment & Realignment Manual", were covered at the recent Association of Defense Communities Winter Forum, which he attended. He will provide a more detailed report at the next board meeting. Chair Mettee-McCutchon reported that she had had the distinct pleasure of welcoming the approximately 700 attendees at the recent California Redevelopment Association meeting in Monterey, and many of these people had expressed quite an interest in the redevelopment of the former Fort Ord.

Chair Mettee-McCutchon adjourned the regular meeting at 4:29 pm. A short break was called before the Chair opened the Closed Session.

**10. CLOSED SESSION (approximately 45 minutes)**

The Closed Session item was a Conference with Real Property Negotiators concerning the price and terms of agreement of the Early Transfer/Environmental Services Cooperative Agreement (ET/ESCA) parcels. Executive Officer Houlemard serves as the agency negotiator. A quorum of voting members was present at all times during the Closed Session.

**11. ADJOURNMENT**

At approximately 5:14 pm, the Closed Session ended and the Open Session was reconvened. Executive Officer Houlemard reported out of Closed Session that the Board had provided direction to the negotiators. Chair Mettee-McCutchon adjourned the meeting.

Minutes prepared by Linda Stiehl, Deputy Clerk

Approved by \_\_\_\_\_  
Michael A. Houlemard, Jr., Executive Officer/Clerk