

MINUTES
of the
FORT ORD REUSE AUTHORITY
BOARD OF DIRECTORS' MEETING
Fort Ord Reuse Authority Conference Facility/Bridge Center
July 9, 2010

1. CALL TO ORDER AND ROLL CALL

Chair Rubio called the July, 2010 Board of Directors meeting to order at 3:30 p.m. and requested a roll call.

Voting members present:

1st Vice Chair/Supervisor Potter
(County of Monterey)
2nd Vice Chair/Councilmember McCall
(City of Marina)
Jim Cook, alternate for Supervisor
Calcagno (County of Monterey)
Mayor Pendergrass (City of Sand City)
Councilmember/Vice Mayor Selfridge (City
of Monterey)

Janet Barnes (City of Salinas)
Mayor McCloud (City of Carmel-by-the-Sea)
Mayor Edelen (City of Del Rey Oaks)
Mayor ProTem Ken Gray (City of Marina)
Councilmember Mancini (City of Seaside)
Mayor ProTem Kampe (City of Pacific Grove)

Absent was Supervisor Parker (County of Monterey).

Ex-Officio members present:

An McDowell, (27th State Assembly District)
Graham Bice (UCSC)
Douglas Garrison (Monterey Peninsula
College)
Col. Darcy Brewer (U.S. Army)

Gail Youngblood (BRAC)
Don Bachman (TAMC)
John Marker (CSUMB)
Ken Nishi (Marina Coast Water District)

Absent were: Congressman Sam Farr (17th Congressional District), Rito Guerra (15th State Senate District), Dr. Marilyn Shepherd (Monterey Unified School District), Hunter Harvath (Monterey-Salinas Transit).

With a quorum present Chair Rubio called the meeting to order.

2. PLEDGE OF ALLEGIANCE

Chair Rubio asked Mayor Edelen, who agreed, to lead the Pledge of Allegiance.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE – Executive Officer Houlemard reported that there were communications received by the City of Marina on July 8, 2010 related to Item 6b and responses provided by FORA Staff. Mr. Houlemard noted that copies were provided to the Board members and available to the public.
4. PUBLIC COMMENT – Wash Stallworth, Jr., President of the California Sea Kings introduced Mr. Peter Andrews the Director and Board member of the Planning Committee discussed the Sports and Recreation project in the Seaside Surplus II area of the Former Fort Ord.

5. CONSENT AGENDA

Item 5a - June 11, 2010 board meeting minutes

Item 5b - Authorize extension of contract limits – Top Grade Construction, Inc.

Item 5c - Publication of Executive Officer's Goals – FY 2010/2011

Motion to approve the Consent Agenda was made by Mayor Pendergrass, seconded by Mayor ProTem Kampe, and carried with Councilmember Barnes and Chair/Mayor Rubio abstaining.

6. OLD BUSINESS

Item 6a - Office of Economic Adjustment Grant - Executive Officer Houlemard reported that this was an information item. The Board received a report regarding progress on the Office of Economic Adjustment ("OEA") grant award of \$460,000 received to conduct Central Coast Veterans Cemetery Infrastructure Planning. This grant will accomplish essential infrastructure planning and coordinate efforts by local, state, and the national government to complete the Veterans cemetery on former Fort Ord. Executive Officer Houlemard stated ongoing updates will be provided to the Board.

Item 6b - Approval of the Capital Improvement Program ("CIP") for FY 2010/2011 through 2021/2022 - Executive Officer Houlemard reported that staff has requested the Board to approve the re-programmed CIP document which reflects the most recent land use jurisdiction development forecasts. FORA Acting Assistant Executive Officer/Director of Planning and Finance Steve Endsley provided an overview of modifications to the CIP in a presentation to the Board. Mr. Endsley also presented a draft of the Work Plan anticipated for the period beginning September 2010 through June 2011. Board member Cook asked if the loan funds returned from the Marina/Salinas Valley Memorial Healthcare System (SVMHS) and FORA note/agreement could be used for priority projects such as the Eastside Parkway in the CIP. Executive Officer Houlemard noted that use of these funds, once paid to FORA, would be consistent with the CIP as written and no further action would be required of the Board since Eastside would be first in line after Davis Road matching funds. He noted that the SVMHS funds should be paid in the calendar year. After further discussion by the members of the Board and public comment, the Board directed staff to return on an ongoing basis, beginning a review process in September 2010 and completing a final report in January 2011 that provides an evaluation of the post FORA CIP obligations and a determination of whether development and Community District Fees ("CDF") could be adjusted without increasing jurisdiction risk or liabilities. **Motion to approve the FY 2010/2011 CIP budget was made by Mayor McCloud seconded by 1st Vice Chair/Supervisor Potter and carried unanimously.**

7. NEW BUSINESS

Item 7a - Monterey Branch Line Light Rail Video Simulation: presentation by Transportation Agency for Monterey County ("TAMC") - TAMC Associate Transportation Planner Kristen Hoschouer made a presentation regarding the proposed Monterey Branch Line Light Rail and why rapid transit is needed on this route. She discussed the goal is to reestablish rail service on the Monterey branch line (Union Pacific in 2003), which is from Castroville to Monterey. Ms. Hoschouer highlighted the benefits of the light rail which includes quiet, safe, 100 passenger low emission cars which would be operated by Monterey Salinas Transit ("MST").

Item 7b. - CONSISTENCY DETERMINATION: Monterey County Housing Element - Assistant Redevelopment and Housing Director for the County of Monterey, Marti Noel, made a presentation to the Board regarding the Housing Element for 2009-2014 which was adopted by the Board of Supervisors on June 15, 2010. The County requested that the FORA Board find the Housing Element Consistent with the Fort Ord Base Reuse Plan. The Housing Element has been adopted into the County's existing 1982 General Plan which also incorporates the Fort Ord Base Reuse Plan for the County's areas on Fort Ord. The Housing Element has been found consistent with the General Plan by the Board of Supervisors. A primary purpose of the Housing Element is to demonstrate how the County will accommodate its Regional Housing Needs Allocation ("RHNA"). Association of Monterey Bay Area Governments ("AMBAG") has allocated a RHNA of 1554 units to Monterey County for this Housing Element cycle. The California Department of Housing and Urban Development ("HCD") requires the County to plan and to accommodate the RHNA through appropriately zoned land. Ms. Noel stated that significant progress has been made in meeting the RHNA through the adoption of Community Plans and Specific Plans, including East Garrison Specific Plan. There are only 174 additional units to accommodate. Ms. Noel additionally noted that sites have been identified in Castroville that are already zoned for appropriate densities to accommodate the 174 units at the required income levels. Ms. Noel concluded her report by stating that none of the sites identified to meet the remaining RHNA are on Fort Ord, nor do any of the other policies or programs contained in the Housing Element impact the County area on Fort Ord, infrastructure on Fort Ord, or open space on Fort Ord. Acting Assistant Executive Officer/Director of Planning and Finance Steve Endsley pointed out that questions had arisen about County of Monterey ("MOCO") compliance with the Fort Ord Reuse Authority Prevailing Wage policy and the Jobs-Housing Balance/Below Market Rate Housing policies. In each case, MOCO is in compliance. **Motion to approve was made by Councilmember Mancini seconded by Mayor ProTem Kampe and carried.**

8. EXECUTIVE OFFICER'S REPORT

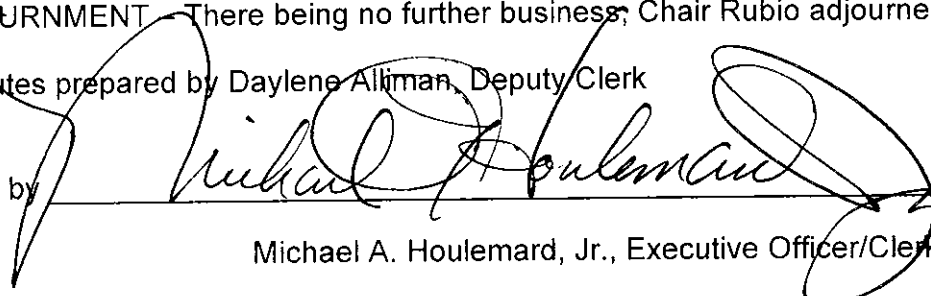
There was no discussion about the three items in the Executive Officer's Report (Item 8a – Administrative Committee report; Item 8b – Executive Officer's travel report; and Item 8c – Fort Ord Reuse Authority FY 2009-10 Annual Report, and they stood as information items.

9. ADJOURNMENT

There being no further business, Chair Rubio adjourned the meeting at 5:18 p.m.

Minutes prepared by Daylene Alliman, Deputy Clerk

Approved by


Michael A. Houlemard, Jr., Executive Officer/Clerk