

**MINUTES**  
of the  
**FORT ORD REUSE AUTHORITY**  
**BOARD OF DIRECTORS' MEETING**  
Fort Ord Reuse Authority Conference Facility/Bridge Center  
September 10, 2010

1. CALL TO ORDER

With a quorum present Chair/Mayor Ralph Rubio called the September 10, 2010 Board of Directors meeting to order at 3:30 p.m.

Voting members present:

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| Supervisor Jane Parker (County of Monterey)         | Mayor Sue McCloud (City of Carmel-by-the-Sea)    |
| Chair/Mayor Ralph Rubio (City of Seaside)           | Mayor Jerry Edelen (City of Del Rey Oaks)        |
| Councilmember Jim Ford (City of Marina)             | Councilmember Ian Oglesby (City of Seaside)      |
| Mayor David Pendergrass (City of Sand City)         | Councilmember Alan Cohen (City of Pacific Grove) |
| Councilmember Nancy Selfridge<br>(City of Monterey) | Mayor Pro-Tem Ken Gray (City of Marina)          |

Absent: Councilmember Janet Barnes (City of Salinas), 2<sup>nd</sup> Vice Chair/Councilmember McCall. Arriving after the roll call were: 1<sup>st</sup> Vice Chair/Supervisor Dave Potter (County of Monterey) and Jim Cook (County of Monterey).

Ex-Officio members present:

Dr. Bruce Margon (University of California Santa Cruz), John Marker (California State University Monterey Bay), Dr. Doug Garrison (Monterey Peninsula College), COL Darcy Brewer (United States Army), Gail Youngblood (Base Realignment and Closure), Kenneth Nishi (Marina Coast Water District), Don Bachman (Transportation Agency of Monterey County).

Absent were representatives from the 17<sup>th</sup> Congressional District, the 15<sup>th</sup> State Senate District, the 27<sup>th</sup> State Assembly District, and the Monterey Peninsula Unified School District. Arriving after the roll call was Hunter Harvath (Monterey Salinas Transit).

2. PLEDGE OF ALLEGIANCE – Chair Rubio asked Councilmember Ford, who agreed, to lead the Pledge of Allegiance.
3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE – Chair Rubio announced that he wanted to close the meeting in memory of John Fisher - an activist and very supportive of FORA. Chair Rubio noted that Mr. Fisher will be missed in the community. In addition, Chair Rubio noted receipt of the Association of Defense Communities (“ADC”) 360 Report newsletter which was distributed and discusses future base closures.
4. PUBLIC COMMENT – None
5. CONSENT AGENDA – A correction to the minutes of the FORA Board meeting was made as Councilmember Alan Cohen, City of Pacific Grove, was not in attendance as stated. **Motion to approve the Consent Agenda as corrected was made by Mayor McCloud, seconded by Supervisor Parker, and carried.**

## 6. OLD BUSINESS

Item 6a - Environmental Services Cooperative Agreement ("ESCA") Field work update – Executive Officer Houlemard announced to the Board that FORA Real Property & Facilities Manager/ESCA Program Manager Stan Cook and LFR Consultant Kristie Reimer would give a multifaceted presentation regarding the progress on the ESCA project remedial activities since last reported. Mr. Cook gave a quarterly report "power point" presentation regarding the ESCA program grant. He reported that FORA has received approximately \$100M from the US Army to remediate munitions and explosives on 3,348 acres on the former Fort Ord. Mr. Cook noted that FORA was currently working in the field on quality assurance from Gigling Road to 8<sup>th</sup> Avenue south-east of the Department of Defense building, as well as active field work removing any anomalies at the corner of Parker Flats Road, south of Veterans Cemetery property, north of the water towers.

Ms. Reimer reported that the Fort Ord project was mentioned in three of the ten sessions on Base Reuse at ADC conference held in San Francisco, August 7-11, 2010. Ms. Reimer recognized Executive Officer Houlemard's participation in the Regulatory Roundtable which was held at the event further noting that FORA was exemplified in the Risk Management session and the final program of the event was dedicated to the Fort Ord project called "Ranges to Residences, Fort Ord's successful privatization program," which was very well attended. Ms. Reimer stated that there is positive interest from the ADC community on the work being done at the former Fort Ord. The quarterly ESCA newsletter was distributed to members of the Board and Ms. Reimer stated that this version of the newsletter was dedicated to the Residential Quality Assurance ("RQA") process. Ms. Reimer reminded the audience that the reason for the RQA process was that there were regulatory concerns about the adequacy of the MEC (Munitions and Explosives of Concern) clearance for residential use.

Mr. Cook announced ESCA recent and upcoming events and noted resources available to the public including the website [www.fora-esca-rp.com](http://www.fora-esca-rp.com) and weekly updates hotline: (831) 883-3506.

In appreciation for the User's Group volunteer efforts, each was presented with a commendation. Mr. Cook noted that the User's Group has met over the past three years providing input about access issues on the former Fort Ord such as trail closure, illegal dumping, security, and property management.

Mr. Cook introduced the Fort Ord Recreational Trail ("F.O.R.T.") friends Steering Committee as follows: Central Coast CycloCross Association; Monterey Bay Youth Camp; Monterey County Search & Rescue Dogs; Monterey Horse Park/Monterey Downs; Monterey Off-Road Cycling Association; Wednesday Night Laundry Runners. Mr. Houlemard thanked the FORT Friends for their efforts and their advocacy in protecting and keeping 'open space' for habitat conservation. Mr. Houlemard also thanked the U.S. Army for their commitment in keeping the former Fort Ord open and accessible. Chair Rubio also thanked the User's Group praising the ESCA program as a model for the nation, stating people are paying attention to and duplicating this effort around the country.

Item 6b - Resolution fixing the employer's contribution under the Public Employees' Medical and Hospital Care Act – Mr. Houlemard reported that a current resolution was needed by the California Public Employees' Retirement System ("CalPERS") in order to codify actions taken by the Board since 1999. He further noted that a resolution is required by CalPERS as the official document to formally adjust the employer portion of the health insurance benefits contribution and informed the Board that there was no fiscal impact to this Board item. FORA Controller Ivana Bednarik confirmed that the 11% increase in insurance benefit cost beginning January 2011 would be

assumed by the employee. **Motion to adopt the resolution was made by Councilmember Ford, seconded by Supervisor Potter, and carried unanimously.**

7. NEW BUSINESS

Item 7a - CONSISTENCY DETERMINATION: Marina's General Plan Amendment and Rezone for Monterey Peninsula College ("MPC") Marina Satellite Campus - FORA Senior Planner Jonathan Garcia reported that the City of Marina had submitted its General Plan and zoning amendments for consistency determination and these changes would implement the previous approval by the Board for the property swap agreement with MPC. Mr. Garcia stated that the city completed a thorough consistency analysis of these adjustments according to the base reuse plan. Mr. Garcia confirmed the Administrative Committee's recommendation that the FORA Board concur with the city's consistency determination. **Motion to adopt the resolution and to concur in the City of Marina's determination of consistency was made by Supervisor Parker, seconded by Mayor McCloud, and carried unanimously.**

8. EXECUTIVE OFFICER'S REPORT

Item 8a - Administrative Committee Report - Mr. Houlemard noted the Administrative Committee draft minutes which outlined the previous report given by Mr. Garcia, regarding the Consistency Determination recommendation. Item 8b - Capital Improvement Program ("CIP") - Mr. Houlemard stated that the FORA Board (and specific requests from Council members Gray and McCall, and Supervisor Potter) has asked staff to engage in several items related to the CIP and a selection of a consultant would be made shortly to support those requests. He noted that progress has been made and a full report will be made to the Board in January. Item 8c - Habitat Conservation Plan ("HCP") - Mr. Houlemard stated that the U.S. Fish and Wildlife Service has provided FORA staff with updates and they have made progress by completing their comments on several of the chapters and a meeting has been scheduled for the end of October.

9. ITEMS FROM MEMBERS - None

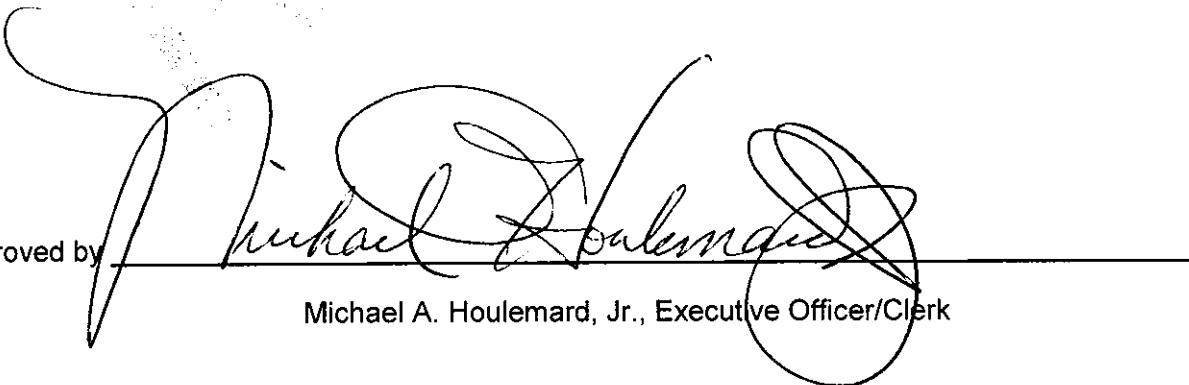
10. CLOSED SESSION - Preston Park Safe Negotiating Authority

11. REPORT OUT OF CLOSED SESSION BY AUTHORITY COUNSEL - The Board heard from and gave direction to the negotiating team.

12. ADJOURNMENT - There being no further business, Chair Rubio adjourned the meeting at 4:50 p.m.

Minutes prepared by Daylene Alliman, Deputy Clerk

Approved by



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