



Fort Ord Reuse Authority

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BOARD OF DIRECTORS BOARD MEETING

Friday, March 9, 2012 at 3:30 p.m.

910 2nd Ave, Marina (Carpenter's Union Hall)

Minutes

1. CALL TO ORDER AND ROLL CALL

Chair Potter called the Board Meeting to order at 3:30 p.m.

Voting Members Present:

Chair/Supervisor Potter (County of Monterey)
1st Vice Chair Mayor Edelen (City of Del Rey Oaks)
Mayor McCloud (City of Carmel by the Sea)
Mayor ProTem O'Connell (City of Marina)
Councilmember Brown (City of Marina) @ 4:10 p.m.
Mayor Donahue (City of Salinas)

Councilmember Selfridge (City of Monterey)
Supervisor Parker (Monterey County)
Mayor ProTem Kampe (City of Pacific Grove)
Mayor Pendergrass (City of Sand City)
Mayor Bachofner (City of Seaside)
Councilmember Oglesby (City of Seaside)

Absent:

Supervisor Calcagno (Monterey County)

Ex-Officio Members Present:

Alec Arago (17th Congressional District) @ 3:36 p.m.
Cristal Clark (15th State Senate District)
Nicole Charles (27th State Assembly District)
Vicki Nakamura (MPC)
Debbie Hale (Transportation Agency of
Monterey County)
Gail Youngblood (Fort Ord BRAC Office)

Graham Bice (University of California)
Howard Gustafson (Marina Coast Water District)
Justin Wellner (CSUMB)
Hunter Harvath (Monterey-Salinas Transit
District) @ 3:35 p.m.
Pamela von Ness (United States Army)

Absent:

Dr. Shepard (Monterey Peninsula Unified School District)

2. PLEDGE OF ALLEGIANCE

Mayor Edelen led the Pledge of Allegiance.

3. ACKNOWLEDGEMENTS/ANNOUNCEMENTS, AND CORRESPONDENCE

Executive Officer Michael Houlemard encouraged members of the public to complete a Public Comment Form in order to assist with the accuracy of the minutes, noting that completion was voluntary. He stated that FORA had distributed a press release on March 6, 2012 in response to recent allegations from Keep Fort Ord Wild, copies were available to the public. He noted that, in response to questions from Board Members, UCSC had agreed to pull Agenda Item 5b from the Consent Agenda and to reschedule it for consideration at a future Board meeting.

a. University of California (UC) Monterey Bay Education, Science, and Technology (MBEST) Center Stakeholder's Visioning Process – Final Results Update

UCSC Vice Chancellor for Research Bruce Margon provided a final update on the UC MBEST Visioning Process, summarizing proposed next steps, which included the formation of an UC MBEST advisory group.

Mayor McCloud asked whether UC MBEST planned to include the Monterey Institute of International Studies, and Dr. Margon stated that their goal was to be fully inclusive.

LeVonne Stone, Fort Ord Environmental Justice Network, expressed dissatisfaction that the Fort Ord Environmental Justice Network had not been included in the UC MBEST visioning process.

Mr. Houlemard noted that UCSC and FORA had shared visioning process costs.

b. Letter from California Military Base Reuse Coalition to State Legislators

Mr. Houlemard informed the Board that the Executive Committee had authorized staff to move forward with a letter to the Joint Committees of the California State Assembly regarding the potential for the creation of "Military Base Reuse and Recovery Zones or another mechanism to help local jurisdictions to recover from the impacts of base closure.

4. PUBLIC COMMENT

Arthur McLoughlin, Chair of the Monterey Bay Youth Camp, stated that after 20 years they were preparing for the final transfer of the Youth Camp land. He announced that their Board of Directors currently had several vacancies and they were seeking qualified individuals to fill those positions. He asked that all interested parties provide their contact information to FORA staff member Stan Cook.

Ron Chesshire, Monterey Santa Cruz Building Construction and Trades Council, discussed the UC MBEST Final Visioning Report. He expressed concern regarding the lack of growth within the Monterey Bay Area community and the misinformation recently circulated regarding population growth projections. He emphasized the need for quality jobs for the middle class.

Ms. Stone stated that she was interested in the progress on the proposed Veterans Cemetery project and the Veterans Clinic. She inquired as to the location of the original Community Plan.

Mark Mesiti-Miller, Communities Organized for Relational Power in Action (COPA), discussed the importance of instituting a policy of local preference with regards to awarding contracts and urged the Board to select EMC Planning to complete the Base Reuse Plan (BRP) Reassessment. Chair Potter noted that the selection of a consultant to complete the BRP Reassessment was agenda item and suggested that Mr. Mesiti-Miller reserve his comments until the Board reached that item.

5. CONSENT AGENDA

a. February 22, 2012 FORA Board minutes

MOTION: Mayor Edelen moved, seconded by Mayor McCloud, and the motion passed to approve the minutes of February 22, 2012 as written.

VOTE: Abstain: Mayor Bachofner (not present for the February 22, 2012 meeting) Absent: Supervisor Calcagno

b. UC MBEST Center Stakeholders Visioning Group Commitment Letter

Per Mr. Houlemard's earlier announcement, the item will appear at a future meeting.

6. OLD BUSINESS

a. Base Reuse Plan reassessment consultant selection – 2nd Vote

FORA Associate Planner Darren McBain explained that at the February 22, 2012 Board meeting, a majority of the Board had voted in favor of awarding the consulting contract for completion of the BRP Reassessment to EMC Planning Group. As the vote was not unanimous, the item needed to return for a second vote. Due to the fact that the motion to award the contract to AECOM had not received majority approval at the February 22, 2012 meeting, it did not return for a second vote. Mr. McBain summarized the information provided in staff report. He announced that the RBF/AECOM team had withdrawn their proposal for the project and no longer wished to be considered.

Mr. Mesiti-Miller urged FORA to adopt a local preference policy.

Ralph Rubio, Carpenters Local 605, spoke in support of local preference. He stated that EMC Planning Group had done great job for FORA in the past and urged that the Board award the contract to them.

Mr. Chesshire, citizen, stated that both firms were qualified, but that EMC Planning Group was familiar with the history of the base closure and had compiled an experienced local team.

Ms. Stone stated that FORA needed to institute a strong local preference policy.

Mayor Pro-Tem O'Connell expressed dissatisfaction with the consultant selection process, noting that AECOM had scored higher in the panel interviews and the Administrative Committee concurrence. He indicated his plan to vote in opposition to the EMC Planning Group selection based on his concern about the process not EMC as an entity.

Mayor Donohue expressed support for EMC Planning Group.

MOTION: Mayor Edelen moved, seconded by Mayor Donohue, and the motion passed to authorize the Executive Officer to negotiate and enter into a contract with EMC Planning Group to perform the BRP Reassessment work, not to exceed \$250,000.

VOTE: No: Mayor Pro-Tem O'Connell dissented, passed by Second Vote majority

b. California Central Coast Veterans Cemetery – Support AB 1842

Mr. Houlemard stated that the 2012 Legislative Agenda included support for efforts to establish a California Central Coast Veterans Cemetery on Fort Ord. Currently, AB 629 allowed FORA to contribute to the design and application process for the proposed cemetery. AB 1842 proposed to create a mechanism by which any advances from the local community to the state endowment fund for veterans Cemetery design were reimbursable by federal funds received by the state. He emphasized that AB 1842 addressed a missing link in the process that would make it easier for local organizations and individuals to contribute to the establishment of a Veterans Cemetery. He emphasized that AB 1842 was scheduled to be heard in the State Assembly on March 20, 2012. In order to be effective, letters of support needed to be received by legislators prior to that date.

Ms. Stone inquired as to the timeline for the project, how many acres had been proposed for inclusion in the cemetery project, and how many jobs the project was anticipated to create for the community.

Tom Mancini, Veterans Cemetery Advisory Committee, urged the Board to sign the letter of support for AB 1842.

FORA Senior Planner Jonathan Garcia stated that the timeline for the project would be determined by when the funding was deposited into the state's endowment fund. Once that was done, the design phase would last approximately a year and a half. Construction would take approximately the same amount of time. The current cemetery proposal included approximately 78 acres. More jobs were anticipated during the construction phase, with 3-4 long-term positions needed to maintain the cemetery.

MOTION: Supervisor Parker moved, seconded by Councilmember Oglesby, and the motion passed to approve a Letter of Support for AB 1842.

c. Resolution in Support of a National Landscape Conservation System designation for former Fort Ord habitat lands

Mr. Houlemard stated that the Board had previously indicated support for the designation, but that White House representatives had asked for a show of formal support.

Mayor Edelen expressed support for the designation, noting that it would not affect adjacent property owners and their land designations.

Alec Arago, 17th Congressional District, added that a national Monument designation could only apply to federal land.

Chair Potter stated that he had been in Washington, D.C. earlier in the week and had discussed the designation with Bob Abbey's Chief of Staff. He inquired as to the possibility of expansive buffer zones that would affect proposed development and had been assured that was not the case.

Councilmember Oglesby expressed support for the designation.

Mr. Houlemard stated that Congressman Farr was confident that the support of local jurisdictions would be influential at the national level.

Mr. Chesshire provided an email of support he had sent to the Pew Environment Group, urging their support for the designation.

Ms. Stone expressed concern that the designation would restrict the use of the land for the local community.

MOTION: Supervisor Parker moved, seconded by Councilmember Oglesby, and the motion passed unanimously to adopt Resolution 12-2 in support of a National Landscape Conservation System designation for the Bureau of Land Management's (BLM's) former Fort Ord habitat lands.

7. NEW BUSINESS

None.

8. EXECUTIVE OFFICER'S REPORT

a. Outstanding Receivables

FORA Controller Ivana Bednarik stated that all payments were being made according to the agreed upon schedules.

b. Administrative Committee Report

Mr. Houlemard noted that the Administrative Committee minutes had been provided for Board review.

c. Finance Committee Report

Mr. Houlemard noted that the Finance Committee minutes had been provided for Board review.

d. Habitat Conservation Plan

Mr. Houlemard stated that he planned to speak with representatives from the U.S. Department of Fish and Wildlife Service while in Washington, D.C. for the Annual FORA Federal Legislative Mission

in April. The Habitat Conservation Plan was progressing according to the schedule provided to the Board at the February 10, 2012 Board Workshop.

d. Executive Officer's Travel Report

Mr. Houlemard explained that he had made several trips to Sacramento to discuss impacts to the community from the loss of redevelopment funds and to provide testimony before Assembly Committees. He stated that a panel would be meeting with the Speaker of the California State Assembly, Assemblymember Monning and a group of Assemblymembers regarding the creation of some form of recovery program. The program might come in the form of military base reuse and recovery zones, which would have a suite of mechanisms to assist the communities of the state. He discussed his trips to Sacramento to brief members of the Assembly Local Government Committee regarding AB 1614 and AB 1842 and his February trip to Miami for the Association of Defense Communities (ADC) Winter Forum.

Mayor Bachofner stated that the ADC Winter Forum trip was extremely useful and that it had provided a valuable opportunity to meet with colleagues across the nation facing similar military base closures. Chair Potter agreed and urged members of the Board to attend the August 2012 Annual ADC Conference Monterey.

Ms. Stone expressed concern that the public was not provided subsidy to attend the ADC Winter Forum. Mr. Houlemard explained that the ADC is a mixture of the private sector, the public sector, and military. He noted that FORA benefits from and contributes back to ADC.

9. ITEMS FROM MEMBERS

Upon the request of Councilmember Oglesby, Mr. Houlemard agreed to provide the Board with a copy of the UC MBEST Final Visioning Report. Mr. Houlemard provided an explanation of the closed session items for the public.

Ms. Stone asked why Preston Park was being discussed in closed session. Chair Potter replied that the Brown Act permitted real property negotiations to be considered in closed session.

10. CLOSED SESSION – the Board adjourned into closed session at 4:35 p.m.

- a. Conference with Legal Counsel - Existing Litigation (Gov Code 54956.9) – 2 Cases
 - i. Keep Fort Ord Wild v. Fort Ord Reuse Authority, Case Number: M116438
 - ii. Keep Fort Ord Wild v. Fort Ord Reuse Authority, Case Number: M114961
- b. Real Property Negotiations (Gov Code 54956.8)
Property: Preston Park - APN 031-201-027 and APN 031-201-028
Principal Negotiator: Michael Houlemard (with FORA Board Negotiators)

The Board adjourned into open session at 5:08 p.m.

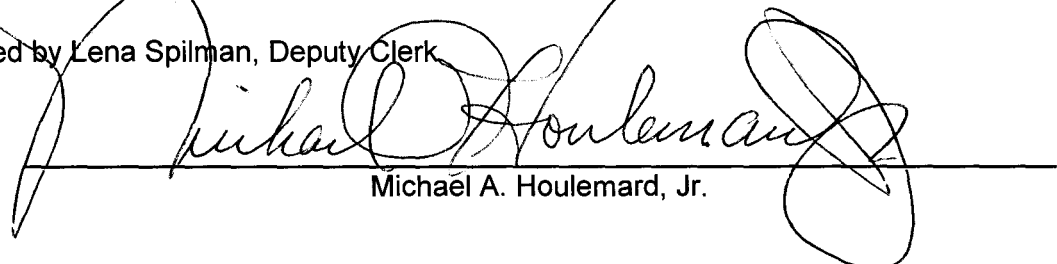
11. ANNOUNCEMENT OF ACTION TAKEN IN CLOSED SESSION:

Authority Counsel Jerry Bowden announced that the Board provided instructions to the Negotiating Committee and staff.

12. ADJOURNMENT: Chair Potter adjourned the meeting at 5:34 p.m.

Minutes prepared by Lena Spilman, Deputy Clerk

Approved by:



Michael A. Houlemard, Jr.