



FORT ORD REUSE AUTHORITY

BOARD OF DIRECTORS SPECIAL MEETING MINUTES

2:00 p.m. - Friday, July 12, 2013

910 2nd Avenue, Marina, CA 93933 (Carpenter's Union Hall)

1. CALL TO ORDER AND ROLL CALL

Chair Edelen called the meeting to order at 2:01 p.m.

A roll call was conducted by the Deputy Clerk and a quorum was confirmed.

Voting Members Present: (**alternates*)(AR: entered after roll call)

Chair/Mayor Edelen (City of Del Rey Oaks)

Councilmember Beach (City of Carmel-by-the-Sea)*

Mayor Kampe (City of Pacific Grove)

Mayor Gunter (City of Salinas)

Councilmember Morton (City of Marina)

Mayor ProTem O'Connell (City of Marina)

Mayor Pro-Tem Oglesby (City of Seaside)

Mayor Pendergrass (City of Sand City)

Supervisor Parker (County of Monterey)

Supervisor Potter (County of Monterey)

Mayor Rubio (City of Seaside)

Supervisor Salinas (County of Monterey)

Councilmember Selfridge (City of Monterey)

Voting Members Absent: None.

Ex-officio (Non-Voting) Board Members Present: Alec Arago* (20th Congressional District), Erica Parker* (29th State Assembly District), Scott Brandt (University of California), Vicki Nakamura* (Monterey Peninsula College), Debbie Hale (Transportation Agency of Monterey County), Colonel Fellingner (U.S. Army), and Director Thomas Moore (Marina Coast Water District).

2. CLOSED SESSION

The Board adjourned into closed session at 2:03 p.m.

- a. **Conference with Legal Counsel - Existing Litigation, Gov Code 54956.9(a) – Five Cases**
 - i. **Keep Fort Ord Wild v. Fort Ord Reuse Authority, Case Numbers: M114961, M116438, M119217**
 - ii. **Bogan v. Houlemard, Case Number: M122980**
 - iii. **The City of Marina v. Fort Ord Reuse Authority, Case Number: M118566**
- b. **Conference with Legal Counsel - Anticipated Litigation, Gov Code 54956.9(b) – One Case**
- c. **Public Employee Performance Evaluation – Executive Officer (Gov Code 54957)**

3. ANNOUNCEMENT OF ACTION TAKEN IN CLOSED SESSION

The Board reconvened into open session and Authority Counsel Jon Giffen announced no reportable action had been taken.

4. PLEDGE OF ALLEGIANCE

Councilmember Selfridge led the Pledge of Allegiance.

5. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE

Chair Edelen welcomed Vice Chancellor of Research, Dr. Scott Brandt, as the new University of California, Santa Cruz representative to the FORA Board. He noted that he had recently presented former Presidio Garrison Commander Colonel Clark an Executive Committee

proclamation recognizing his service to the FORA Board at the Presidio's change of command ceremony and welcomed Colonel Fellingner as the new U.S. Army representative to the FORA Board.

6. CONSENT AGENDA

- a. Approval of the June 21, 2013 Board Meeting Minutes**
- b. Resolution Fixing the Employer's Contribution Under the Public Employee's Medical and Hospital Care Act**

MOTION: Supervisor Salinas moved, seconded by Mayor Rubio, to approve the consent agenda, as presented.

MOTION PASSED: unanimous

7. NEW BUSINESS

- a. Fort Ord Reuse Authority Master Resolution Section 2.02.010 (Meetings – Time and Place) – Amend Board Meeting Start Time**

Executive Officer Houlemard provided a brief history of FORA Board decisions regarding meeting start times, noting that at their July 2, 2013 meeting the Executive Committee recommended Board adoption of a Master Resolution amendment to establish a 2:00 p.m. Board meeting start time.

MOTION: Mayor Gunter moved, seconded by Mayor Rubio, to amend Section 2.02.010 of the Fort Ord Reuse Authority Master Resolution to establish a regular Board meeting start time of 2:00 p.m.

MOTION PASSED: unanimous.

8. OLD BUSINESS

- a. Environmental Services Cooperative Agreement (ESCA) – Update**
 - i. Presentation/Update**
 - ii. Property Transfer/Risk Management**

Mr. Houlemard introduced ESCA Program Manager Stan Cook, who provided an ESCA update to the Board. Mr. Cook reviewed specific remediation work areas and habitat restoration efforts and discussed the regulatory review process. Mr. Houlemard discussed the opportunity for entities to participate in an extension of the soon to expire Pollution Legal Liability Insurance Policy.

MOTION: Mayor Rubio moved, seconded by Supervisor Potter, to accept the report.

Supervisor Parker requested that Authority Counsel prepare a memo regarding FORA's legal authority under state law regarding land use decisions. Authority Counsel agreed.

MOTION PASSED: unanimous.

- b. FY 2013/14 Capital Improvement Program**

Mr. Houlemard presented the item, stating that the Administrative Committee had discussed the item in detail at their July 2, 2013 meeting. Assistant Executive Officer Steve Endsley gave a PowerPoint presentation review of recent Board/Committee actions regarding the CIP and discussed the next steps in the process.

Several members of the public and the Administrative Committee urged the Board to postpone approval of the FY 2013/14 CIP and allow the Administrative Committee additional time to review the document.

MOTION: Supervisor Potter moved, seconded by Supervisor Salinas, to continue the item to the August 9, 2013 Board meeting.

MOTION APPROVED: unanimous.

c. Preston Park Fiscal Year 2013/2014 Budget (2nd Vote)

2nd VOTE: Supervisor Potter moved, seconded by mayor Pendergrass, to approve FY 2013/2014 Preston Park Housing Operating and Capital Expenditure Budgets to include funds for capital Improvements and a 2.4% rental increase

MOTION PASSED: Ayes: Beach, Edelen, Gunter, Kampe, Oglesby, Pendergrass, Potter, Rubio, Salinas. Noes: Morton, O'Connell, Parker, Selfridge

d. Base Reuse Plan (BRP) Post-Reassessment Follow-Up

i. Receive Report from Post-Reassessment Advisory Committee (PRAC)

ii. Consider PRAC "Category IV" Approach Recommendations

Senior Planner Jonathan Garcia presented the item and the Board received comments from members of the public.

MOTION: Supervisor Parker moved, seconded by Councilmember Morton to:

1. Conduct a colloquium hosted by CSUMB to explore the following topics:
 - . Discuss how to identify and attract economic development to the former Fort Ord.
 - . Discuss how to complete the BRP design guidelines.
 - . Discuss how to complete blight removal.
 - . Discuss how to emphasize the National Monument designation in order to serve as an immediate catalyst for tourism and other economic development.
2. Authorize PRAC to coordinate with CSUMB and FORA staff to develop the colloquium program for the Fall of 2013.

MOTION PASSED: unanimous.

e. FORA Initiatives Status Report and Recommendations

i. California Central Coast Veterans Cemetery, Open Space Preservation, and Economic Revitalization Initiative

ii. Protect Fort Ord Open Space Initiative

Mr. Houlemard presented the item and certified the results of County's signature verification. He discussed the various options for conducting an election, which included contracting for elections services with either a private firm or the County of Monterey, as outlined in the Board item. Authority Counsel answered questions regarding the cost of different election options.

MOTION: Mayor Rubio moved, seconded by Supervisor Potter, to authorize the Executive Officer to execute a contract with the County of Monterey to conduct a county-wide election in response to the certified initiatives, concurrent with the November 5, 2013 general election.

MOTION PASSED: unanimous.

9. PUBLIC COMMENT PERIOD

The Board received comments from members of the public.

10. EXECUTIVE OFFICER'S REPORT

- a. **Outstanding Receivables**
- b. **Habitat Conservation Plan Update**
- c. **Administrative Committee**
- d. **Veterans Issues Advisory Committee**
- e. **Administrative Consistency Determination for Entitlement: City of Seaside's Chartwell School Kiln and Clay Storage Shed**

Mr. Houlemard discussed the item. He reported that staff had not received an appeal to the consistency determination and that, as such, no Board action was required.

- f. **Capital Improvement Program Review – Phase II Study Final Report**
- g. **Base Reuse Plan California Environmental Quality Act and Land Use Memorandum Summary**

Mr. Garcia provided background information, noting that staff would provide the remaining scope of work at the August 9, 2013 Board meeting.

- h. **Public Correspondence to the Board**

11. ITEMS FROM MEMBERS

None

12. ADJOURNMENT

Chair Edelen adjourned the meeting at 4:07