

**MINUTES  
OF THE  
FORT ORD REUSE AUTHORITY  
BOARD OF DIRECTORS' MEETING**

**at the  
Fort Ord Reuse Authority Conference Facility/Bridge Center  
March 13, 2009**

1. CALL TO ORDER AND ROLL CALL

Chair Rubio called the meeting to order at 3:36 p.m. and requested a roll call.

Voting members:

Chair/Mayor Rubio (City of Seaside)  
Mayor McCloud (City of Carmel)  
Councilmember Gray (City of Marina)  
Councilmember Kampe (City of Pacific Grove)

Councilmember Selfridge (City of Monterey)  
Mayor Russell (City of Del Rey Oaks)  
Councilmember Mancini (City of Seaside)  
Mayor Pendergrass (City of Sand City)

Arriving after the roll call were 1<sup>st</sup> Vice Chair/Supervisor Potter (County of Monterey), Mr. Jim Cook (alternate for Supervisor Calcagno), and Councilmember Barnes (City of Salinas). Absent were 2<sup>nd</sup> Vice Chair/Councilmember McCall (City of Marina) and Supervisor Parker (County of Monterey).

Ex-Officio members:

Graham Bice (UC MBEST)  
Vicki Nakamura (Monterey Peninsula College)  
Kenneth K. Nishi (Marina Coast Water District)

James Main (CSUMB)  
COL Darcy Brewer (U.S. Army)  
Rob Robinson (BRAC)

Arriving after the roll call was Dr. Marilyn Shepherd (Monterey Peninsula Unified School District). Mike Gallant, a Monterey-Salinas Transit staff member, and Mike Zeller, a staff member at the Transportation Agency for Monterey County, sat at the dais as observers for their agencies. Absent were representatives from the 17<sup>th</sup> Congressional District, the 15<sup>th</sup> State Senate District, and the 27<sup>th</sup> State Assembly District.

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

2. PLEDGE OF ALLEGIANCE

Chair Rubio asked Councilmember Ken Gray, who agreed, to lead the Pledge of Allegiance.

3. ACKNOWLEDGEMENTS

Chair Rubio acknowledged the presence of Mike Gallant, who was representing Monterey-Salinas Transit as an observer at the dais. Executive Officer Houlemard announced that he had been informed that the deeds transferring the almost 3,300 acres in the FOSET 5 would be delivered to FORA for signature next week.

#### 4. PUBLIC COMMENT PERIOD

California American Water Company ("CalAm") General Manager Craig Anthony asked for the board's support in moving the recycled water project forward through former Fort Ord to the Monterey Peninsula. He said the large black pipe now stored along General Jim Moore Blvd. would be moved offsite until that roadway is constructed and the pipe can be installed. This pipe will convey recycled water to the south end of the former Fort, serving Monterey Peninsula College, Seaside, Del Rey Oaks and Monterey projects there; the pipe will connect to other conveyance pipes to provide recycled water to the Monterey Peninsula. He announced that the agreement between Marina Coast Water District ("MCWD") and CalAm to collaborate their efforts to support the regional water project would be signed next week. He urged support for the regional water project and remarked that he looks forward to working with MCWD. Bill Taylor from Shoreline Workforce Development reported that road from Imjin Parkway to the Shoreline facility had deteriorated to mud and potholes, which has hurt their business. He stated that he has had no responses to his requests that these safety hazards and detriments to Shoreline's programs be assuaged. While recognizing the impacts of the national economic downturn, he asked that a layer of rocks be spread on the road until the permanent surface can be installed. Chair Rubio thanked Mr. Anthony and said he looked forward to reaching full agreement during the current project deliberations.

#### 5. CONSENT AGENDA

There were three items on the Consent Agenda: Item 5a (February 9, 2009 board meeting minutes), Item 5b (Contract extension for Habitat Conservation Plan consultant: ICF Jones & Stokes), and Item 5c (Use of Preston Park funds to reimburse Cypress Knolls developer and the City of Marina for California Avenue road improvement costs). Executive Officer Houlemard asked that Item 5c be pulled. **Motion to approve Items 5a and 5b was made by Supervisor Potter, seconded by Mayor McCloud, and carried.** Executive Officer Houlemard recommended that the fourth Whereas (WHEREAS, portions of the California Avenue Extension Project . . .) and # 3 of the Terms and Conditions (Subsequent Development Projects) be deleted. A clean version was available as a handout. There were no board or public comments. **Motion to approve Item 5c was made by Mayor Russell, seconded by Councilmember Mancini, and carried.**

#### 6. OLD BUSINESS

Item 6a - Habitat Conservation Plan ("HCP") approval process: Director of Planning and Finance Steve Endsley provided an update of developments occurring since the board report was written. He said the March 11<sup>th</sup> special meeting, which focused on the three auxiliary documents, was very successful in terms of progress made. Mayor Russell asked if there were a time constraint regarding the Joint Powers Agreement, and Executive Officer Houlemard replied that this document, which will form the Fort Ord Regional Habitat Cooperative, must be approved by all parties before the HCP can be signed, now anticipated in seven or eight months. There were no other board comments or comments from the public.

Item 6b - California State University, Monterey Bay 2007 Master Plan Recirculated Draft Environmental Impact Report: Memorandum of Understanding ("MOU") between CSUMB and Fort Ord Reuse Authority: Executive Officer Houlemard remarked that the draft MOU regarding Academic Buildings and Payment of Deficit Period Costs attempts to define key understandings of how the campus and the surrounding jurisdictions will work together in the future, including items

such as campus growth and annual reporting of its impacts and how the payment of CSUMB's \$2,326,795 deficit period mitigations will be paid. Underlying the MOU was the spirit of collaboration each had emphasized. CSUMB Vice President Jim Main thanked the FORA Executive Committee for its cooperative spirit in reaching this understanding, adding that it was a step in the right direction. He stated that the university puts a high priority on replacing the deteriorating buildings on the campus with new facilities but has agreed to make concerted efforts to avoid creating traffic impacts, which would incur additional mitigations. John Fischer, a member of the public from Pacific Grove, said he assumed the proposed university housing was outside the campus area, and impact fees had already been taken care of. Bruce Delgado from Marina stated that the presence of a university in Marina is an important step for the City, and added his support to the innovative approach that had been memorialized in the MOU. Executive Officer Houlemard responded to Mr. Fischer's comments by confirming that the impact fees for the affordable university housing had been settled in a separate agreement years ago. **Motion to approve the MOU with CSUMB not to contest CSUMB's construction of new academic buildings in exchange for CSUMB's agreement to repay the \$2,326,795 deficit period debt to FORA before June 30, 2014, was made by Councilmember Mancini, seconded by Councilmember Kampe, and carried.**

7. EXECUTIVE OFFICER'S REPORT

There was one item in this report: Item 7a (Administrative Committee report). There were no board or public comments.

8. ANNOUNCEMENTS AND CORRESPONDENCE

Councilmember Ken Gray announced the official opening of the Fort Ord Dunes State Park at 11:00 a.m. on April 15, 2009. He invited all to attend the event and mark their calendars now. Executive Officer Houlemard called attention to the Los Angeles Times article handout entitled "*Mountain biking on Ft. Ord Public Lands: Beware the old explosives*". He also said staff is hoping to schedule a special tour for board members of the Residential Quality Assurance (RQA) Pilot Projects in the ESCA property. The tour will begin prior to the 3:30 p.m. start of the April 3, 2009 board meeting.

9. ADJOURNMENT

Chair Rubio adjourned the meeting at 3:58 p.m.

Minutes prepared by Linda Stiehl, Deputy Clerk.

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