



Fort Ord Reuse Authority

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BOARD OF DIRECTORS BOARD MEETING

Friday, April 13, 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)
Mayor Donahue (City of Salinas)
Nick Chiulos (County of Monterey)

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

Absent:

Supervisor Calcagno (Monterey County) Councilmember Brown (City of Marina)
Mayor ProTem Kampe (City of Pacific Grove)

Ex-Officio Members Present:

Alec Arago (17th Congressional District) @ 3:40 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)
Dan Albert, Jr. (Monterey Peninsula Unified School District)

Graham Bice (University of California)
Howard Gustafson (Marina Coast Water District)
Hunter Harvath (Monterey-Salinas Transit District) @ 3:40 p.m.
Pamela von Ness (United States Army) @ 3:56 p.m.
Kevin Saunders (CSUMB)

2. PLEDGE OF ALLEGIANCE

Mayor McCloud 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 announced that the meeting was being recorded by Access Monterey Peninsula (AMP) Media and was tentatively scheduled to broadcast on the Seaside and Marina local government channels (channel 25) at 9:00 pm on April, 16, 2012. Copies of the DVD would be available at the FORA office.

a. Resolution Recognizing the Outstanding Public Service of Mayor Sue McCloud

Chair Potter read the resolution into the record. Mayor McCloud thanked all noted the professionalism of the whole FORA organization.

MOTION: Mayor Bachofner moved, seconded by Councilmember Oglesby, and the motion passed unanimously to adopt the resolution recognizing the outstanding public service of Mayor Sue McCloud.

4. PUBLIC COMMENT

Ron Chesshire stated he had provided an EPS study to Mr. Houlemard regarding the economic impact of delayed military base reuse in California. He discussed the population data for the central coast.

Summer, a freshman at Marina High School, stated that further development on the former Fort Ord would increase the safety of the area surrounding her high school. She urged FORA to sell more land in order to promote development and create jobs.

Eleanor, local resident, stated that she hoped there would be sufficient job opportunities to allow her granddaughter to stay in the area after graduating from high school. She urged FORA to continue their efforts to rebuild Fort Ord and expressed appreciation for work their work.

Chair Potter noted that the appropriate place to discuss the future of Fort Ord development would be under Item 6a.

Tom Moore stated that the Sierra Club sub-committee had been meeting with FORA for the previous six months. He expressed appreciation for the fact that the Board meeting was being televised and urged FORA to find a way to televise all future Board and Committee meetings.

5. CONSENT AGENDA

- a. **March 9, 2012 FORA Board Meeting Minutes**
- b. **Commitment of Grant Matching Funds Toward Transportation Agency for Monterey County's Multi-Modal Corridor Planning Grant**

Howard Gustafson noted that he, not Ken Nishi, had been present at the April 13, 2012 meeting and asked that the minutes be amended to reflect that. Mr. Houlemard asked that the day on the top of the minutes be changed from Wednesday to Friday.

MOTION: Mayor Bachofner moved, seconded by Mayor Edelen, and the motion passed to approve the consent agenda as amended.

Abstain: Alan Cohen (not present at the March 9, 2012 meeting)

6. OLD BUSINESS

- a. **Base Reuse Plan Reassessment- Update**

- i. **Contract Status Report**

Assistant Executive Officer Steve Endsley provided a brief overview regarding the status of the contract with EMC Planning Group.

- ii. **Kick Off Presentation by EMC Planning**

Michael Groves, EMC Planning Group, presented. He emphasized that the Base Reuse Plan reassessment would be a team effort between FORA staff, the land use jurisdictions, the Board, local agencies, and the public. He introduced members of the EMC Planning Group (EMC) team, reviewed the purpose of the reassessment and the proposed scope of work, and provided a timeline for completion of the various phases of work.

David Zehnder, Economic and Planning Systems (EPS), stated that the market study, considered phase 1 of the reassessment, would analyze the competitive demand and supply of different

sectors of the market. EPS would then evaluate that information in relation to FORA's critical obligations on the former Fort Ord.

Michael Groves stated that public outreach was the other major component to phase 1 of the reassessment, which would be achieved in part through a series of community workshops. These workshops would be co-hosted by FORA and held in different venues throughout the surrounding jurisdictions. He emphasized the need to provide accurate and consistent information at all workshops to ensure that everyone received the same information and understanding of the issues. Phase 2 of the reassessment was a scoping report, which was a summary of the market study and all information collected through the public workshop process. Once completed, the scoping report would be presented to Board for review and direction. Initial comments and direction received from the Board would be incorporated into the reassessment document (phase 3). Phase 4 was analysis and follow-up on the Board's review of the draft reassessment report, resulting in the finalized reassessment document. He reviewed the proposed schedule for completion of the various phases, noting that they would need to adhere to a very tight schedule in order to complete the reassessment by the January 2013 deadline.

Mayor Pro-Tem O'Connell asked whether the draft reassessment document would undergo a public review period, in which the community would have time to make comments and offer input on the document. Mr. Groves stated that they had not yet established how that aspect of the process would work, but that opportunities would exist to facilitate public comment on the draft document before the final document was prepared.

Supervisor Parker inquired as to whether the reassessment would document and summarize amendments made to the BRP over time through the consistency determination process. Mr. Groves replied that changes to the BRP were documented in the staff reports written for consistency determinations presented to the Board. He noted that they would report on those amendments as a part of the Reassessment process.

Councilmember Oglesby agreed with Mayor Pro-Tem O'Connell that the public should have a chance to comment on the draft reassessment document. He inquired as to basis of the decision regarding how the community workshops were split between the different jurisdictions. Mr. Groves explained that the rationale behind the proposal for Seaside, Del Rey Oaks, and Monterey to co-host a joint workshop was one of limited financial resources and time, but also related to the close geographical proximity of the three jurisdictions.

Debbie Hale discussed the need for updated population forecasts and commented that coordination between the CIP and the land use analysis would be critical in determining how much money was available for capital improvements.

LeVonne Stone, Fort Ord Environmental Justice Network, emphasized the need for the reassessment process to consider impacts to the local community, and to address the interests of job seeking underserved.

Tom Moore remarked that the staff report for the item had mischaracterized requests made by the Sierra Club. He felt that the former Fort Ord already had far too many entitled, but unbuilt, housing units for the market to bear and that there were not enough jobs to support the approved units.

Nancy Amadeo, City of Marina resident, expressed her interest in how the workshops would be conducted and emphasized the need to include all affected communities.

Luanna Conley, Citizens for a Sustainable Marina and Keep Fort Ord Wild, stated that there was now a new set of stakeholders. She urged the Board to expand the public outreach to be more

inclusive than presently proposed and to include a mechanism for public input on the draft reassessment document, once completed.

Veronica Morales introduced herself as a representative of Hispanic businesses on the peninsula, and Seaside in particular. She voiced support AB 1614 and the extension of FORA, in order to allow FORA more time to aid in the community's economic recovery from the closure of Fort Ord.

Amy White, Executive Director of Landwatch Monterey County, stated that Landwatch believed that the BRP required a full update. She stated that the assumptions of 1997 were no longer applicable and that housing on the former Fort Ord needed to be completely reassessed. She commented that the current proposal for community involvement in the BRP Reassessment process was front-loaded, with no input after the drafting of the document. She added that she would support a full update in 2013 or 2014.

Daryl Choates, City of Seaside resident and former Councilmember, stated that a lot of work went into the formation of FORA and the development of the BRP. Many diverse groups were brought in to work together, sometimes for the first time. He urged FORA to continue in their work on the current path.

A member of the public introduced herself as a 51 year resident of the City of Marina and stated she was sad to see the empty buildings and barracks that still remained on the former Fort Ord. She urged FORA to focus on development and job creation so that the area's youth would not be forced to leave the community in search of opportunities.

Jodie Hansen, President and CEO of the Monterey Bay Chamber of Commerce, agreed with the previous two speakers. She expressed concern regarding groups that seemed opposed to almost any commercial and residential development and explained that from the beginning, it was decided that Fort Ord would be used to the benefit of all members of the community. The BRP was designed to balance preservation, development, and education. She asked the Board to maintain that tradition.

Bob Schaffer stated that FORA did not create jobs, developers created jobs. What FORA could do was to create an atmosphere in which developer's wanted to do business, which he felt FORA had done.

A member of the public introduced himself as a resident of the City of Salinas since 1974 and stated that he had been present during the discussion about what would happen to Fort Ord after closure. He had been impressed with the inclusivity of the process and the decision that Fort Ord should be considered an asset to the entire community.

Ron Chesshire, Monterey Santa Cruz Building and Construction Trades Council, provided an economic history of the central coast region. He stated that there was a need for opportunities for the area's youth.

Carlos Ramos, read prepared statements from the Seaside Sand City Chamber of Commerce, the Latino Environmental Justice Advocates, and others, which he offered to the Deputy Clerk as part of the official record. He further noted the need to sustain job creation activities.

A member of the public introduced herself as a native of Monterey County and stated she had witnessed a real need for jobs and economic stimulus in the community.

Ralph Rubio, Carpenter's Union, stated that FORA had kept many of their promises. He asked that as the Board moves forward with the reassessment of the BRP, not to reassess their

promise to the create jobs.

Sergio Sanchez, Councilmember for the City of Salinas, stated that many of the people who worked on the peninsula lived in Salinas. He noted that Salinas residents who worked here would be happy to move closer to their jobs. He indicated his support for FORA extension.

Mr. Groves stated that FORA had made it very clear to them that the BRP Reassessment process had to include all affected groups. He indicated they were attempting to complete the project within a very limited timeframe, but were still open to suggestions. There would be opportunities for public input at the end of the reassessment process, but they preferred to hold the workshops at the beginning. The Board was likely to review the reassessment document several times toward the end of 2012.

Mr. Houlemard acknowledged the requests made by members of the public for additional public input and stated that staff might be able to work with EMC to increase the number of workshops, by readjusting the budget and adding some resources.

Mayor Bachofner suggested that the Board consider televising all meetings at which the Reassessment was discussed and that they be held during the evenings or on the weekends.

Supervisor Parker stated that she would like to see the reassessment include a thorough analysis of water, traffic, and housing allocations.

Councilmember Oglesby indicated that all groups should have an equal opportunity to participate and equal access to the consultants. He urged the consultants to consider the demographics relating to youth of working age. He expressed dissatisfaction with the fact that the City of Seaside had not been assigned an individual workshop.

Mayor McCloud stated that FORA's current governance model promoted support and understanding between the various stakeholders. She emphasized the need to retain this model and allow each stakeholder a seat at the table.

MOTION: Mayor Edelen moved, seconded by Supervisor Parker, and the motion passed unanimously to accept the report as presented.

b. California Central Coast Veterans Cemetery – Support AB 1842

Mr. Houlemard provided an overview of AB 1842, noting that the bill was scheduled to be heard by the Assembly Veterans Affairs committee on April 24, 2012. Mayor Bachofner asked to receive information regarding where to send letters of support. Mr. Houlemard replied that Principal Analyst Robert Norris would provide that information.

Jack Stewart, Vice Chairman of the Citizens Advisory Committee for the Central Coast Veterans Cemetery Foundation, stated that they had been working to get a veterans cemetery project going for 15 years, during which time they had receive continuous support from FORA. He urged attendance and public input at their monthly meetings.

Ralph Villar, 1st District representative to the Citizens Advisory Committee for the Central Coast Veterans Cemetery Foundation represent, thanked the Board for their efforts in moving the project forward. He stated that he had started his career at Fort Ord in 1948 and that he planned to be buried there. He asked FORA to continue their support for the veterans cemetery project.

Janet Parks, President of the Central Coast Veterans Cemetery Foundation, stated that there was currently no place in the region to lay veterans to rest or to honor their service. She explained that the

veterans cemetery would memorialize their service to our country. She thanked the FORA Board for their assistance.

Greg Moreno, recently retired marine, expressed his gratitude to FORA for their participation in the project. He stated that it was important for veterans to have a place to be buried close to their home.

Daryl Choates stated that he was the son of a veteran and that his proudest moment in public service was when the City of Seaside gifted the land for the veterans cemetery. He emphasized the importance of completing the project.

MOTION: Mayor Edelen moved, seconded by Mayor McCloud, and the motion passed unanimously to accept the report.

c. Preston Park Disposition – Updated Appraisal

Mr. Houlemard stated that the Board had previously directed staff to move ahead with the disposition of the Preston Park Housing Complex. Part of that process was to obtain an updated appraisal, which was received by staff the previous week. Staff had provided a summary of the updated appraisal. The appraisal indicated that the underlying value of property had slightly increased from the last appraisal, completed a little more than two years prior. Staff planned to move forward with the selection of a broker to complete the disposition process.

MOTION: Mayor Edelen, seconded by Mayor McCloud, and the motion passed unanimously to accept the report.

d. FORA Extension Update – AB 1614

Mr. Houlemard announced that the legislation had passed through the Assembly Local Government Committee and the floor of the Assembly, where it received a 55-15 vote. The bill was now headed to the Senate Rules Committee and would likely be scheduled for a hearing in the Senate in late May or early June.

MOTION: Mayor Edelen moved, seconded by Mayor McCloud, and the motion passed unanimously to accept the report.

7. NEW BUSINESS

a. UC MBEST Request for Resumption of Interim Agricultural Water Use

Mr. Houlemard stated that staff had received a letter earlier in the day that brought up some questions regarding the process associated with the interim agricultural water use for UC MBEST. As such, UCSC had requested that the item be continued to a future Board meeting.

MOTION: Mayor Edelen moved, seconded by Councilmember Selfridge, and the motion passed unanimously to pull the item for consideration at a future meeting.

8. EXECUTIVE OFFICER'S REPORT

- a. Outstanding Receivables**
- b. Administrative Committee Report**
- c. Finance Committee Report**
- d. Habitat Conservation Plan**
- d. Executive Officer's Travel Report**

Mr. Houlemard noted that two staff members and the Chair would soon depart for the 2012 Annual FORA Legislative Mission and reviewed several of the meeting planned for the trip. He stated that he had nothing more to add to any of the items on the Executive Officer's Report.

MOTION: Mayor Edelen moved, seconded by Mayor McCloud, and the motion passed unanimously to receive the reports.

9. ITEMS FROM MEMBERS

Alec Arrago expressed his appreciation to the City of Seaside staff for their help in determining a location for the recently announced veterans clinic. He noted that at some point early in the process, they hoped to invite representatives from the Palo Alto VA hospital to attend a FORA Board meeting. He stated it would be a joint clinic between the Department of Veterans Affairs and the Department of Defense and discussed the challenges associated with integration of the two systems.

Nancy Selfridge discussed her recent visit to the City of Monterey's sister city Lankaran, Azerbaijan with Monterey Agricultural Commissioner Eric Lauritzen.

10. CLOSED SESSION – the Board adjourned into closed session at 5:15 p.m.

Public Comment – Closed Session Items

Steve Bloomer, Councilmember for the City of Seaside, asked the Board to remember their mission and to be aware that many people were depending upon them to make the right decision.

- 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

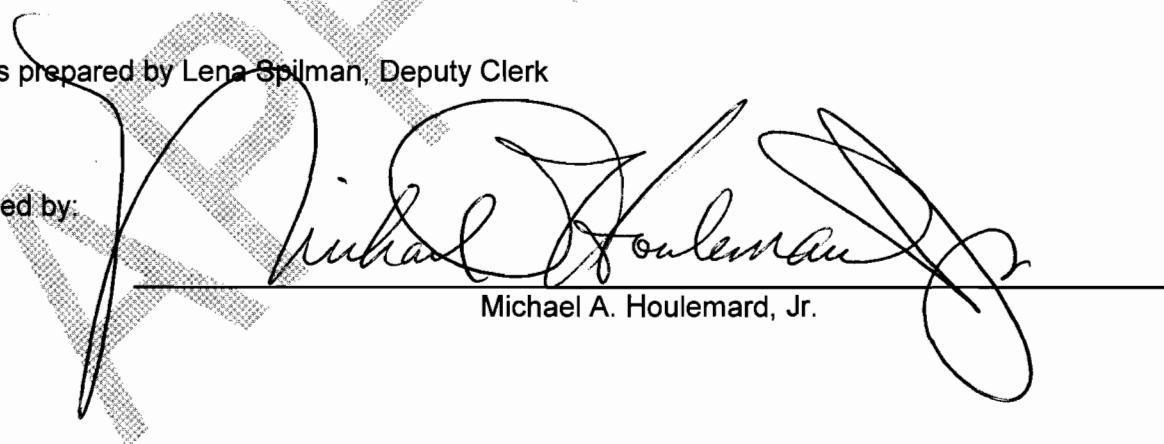
11. ANNOUNCEMENT OF ACTION TAKEN IN CLOSED SESSION:

Authority Counsel Jerry Bowden announced that no reportable action had been taken.

12. ADJOURNMENT: Chair Potter adjourned the meeting at 5:45 p.m.

Minutes prepared by Lena Spilman, Deputy Clerk

Approved by:



A large, stylized handwritten signature in black ink, which appears to read "Michael A. Houlemard, Jr.", is written over a horizontal line. The signature is highly cursive and loops around itself.

Michael A. Houlemard, Jr.