



FORT ORD REUSE AUTHORITY

BOARD OF DIRECTORS REGULAR MEETING MINUTES

Friday, February 13, 2015 at 2:00 p.m.

910 2nd Avenue, Marina, CA 93933 (Carpenters Union Hall)

1. **CALL TO ORDER**

Chair O'Connell called the meeting to order at 2:00 p.m.

2. **PLEDGE OF ALLEGIANCE**

Chair O'Connell led the Pledge of Allegiance.

3. **CLOSED SESSION**

The Board adjourned into closed session at 2:01 pm

a. **Conference with Legal Counsel - Existing Litigation, Gov Code 54956.9(a) – 2 Cases**

i. **Keep Fort Ord Wild v. Fort Ord Reuse Authority (FORA), Case Number: M114961**

ii. **The City of Marina v. Fort Ord Reuse Authority, Case Number: M11856**

4. **ANNOUNCEMENT OF ACTION TAKEN IN CLOSED SESSION**

The Board reconvened into open session at 2:11 pm and Authority Counsel Jon Giffen announced no reportable action had been taken.

5. **ROLL CALL**

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

Chair/Mayor Pro-Tem O'Connell (City of Marina)

Mayor Edelen (City of Del Rey Oaks)

Mayor Gunter (City of Salinas)

Councilmember Haffa (City of Monterey)

Councilmember Lucius (City of Pacific Grove)

Councilmember Morton (City of Marina)

Mayor Pro-Tem Oglesby (City of Seaside)

Supervisor Parker (County of Monterey)

Mayor Pendergrass (City of Sand City)

Supervisor Phillips (County of Monterey)

Supervisor Potter (County of Monterey)

Mayor Rubio (City of Seaside)

Absent: Mayor Pro-Tem Beach (City of Carmel-by-the-Sea)

Ex-officio (Non-Voting) Board Members Present: Donna Blitzer (University of California, Santa Cruz), Eduardo Ochoa (California State University, Monterey Bay), Walter Tribbley (Monterey Peninsula College), P.K. Diffenbaugh (Monterey Peninsula Unified School District), Lisa Rheinheimer (Monterey-Salinas Transit), Bill Collins (Fort Ord Base Realignment and Closure Office), and Director Le (Marina Coast Water District).

6. **ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE**

a. **FORA Board Meeting Protocol**

Chair O'Connell discussed his procedure for conducting Board meetings and receiving Board/public comments.

b. March 13, 2015 California Central Coast Veterans Cemetery (CCCVC) Ground Breaking Celebration

Executive Officer Houlemard announced that the CCCVC Ground Breaking Celebration would take place at 10:30 am on March 13, 2015 at the Stillwell Community Center in Seaside. He added that staff would be presenting a request to the Executive Committee for approval of a small FORA contribution to the event budget.

c. FORA Board Annual Legislative Session Schedule

Mr. Houlemard explained that staff planned to tentatively agendaize the Annual Legislative Session for the March 13th Board meeting, in an attempt to capitalize on the presence of state and federal elected representatives in town for the ground breaking celebration. The Legislators' ability to participate would be largely dependent upon the attendance of VIP guests, and staff may need to reschedule the session for a subsequent meeting.

d. Receive Report from Dover, Kohl & Partners on the Regional Urban Design Guidelines (RUDG) Charrette

Mr. Houlemard stated that effective consultant support over the prior two weeks had resulted in what staff considered to be a successful charrette process. He noted that the draft RUDG would be presented for Board and public review in spring/summer and introduced RUDG consultant team members Jason King and Dena Beltzer. The consultant team members reported on the charrette workshops, design sessions, and technical reviews and provided an overview of the regional economic analysis.

7. CONSENT AGENDA

a. Approve January 9, 2015 Board Meeting Minutes

b. 2015 *Ad-hoc* Advisory Committee Reauthorizations: Veterans Issues Advisory Committee and Post Reassessment Advisory Committee

c. Confirm Chair Appointments to FORA Legislative and Finance Committees

MOTION: Councilmember Morton moved, seconded by Supervisor Parker, to approve the consent agenda as presented.

MOTION APPROVED UNANIMOUSLY: Ayes: Edelen, Gunter, Haffa, Lucius, Morton, O'Connell, Oglesby, Parker, Pendergrass, Phillips, Potter, Rubio.

8. BUSINESS ITEMS

a. 2nd Vote: Approve Executive Officer Compensation Adjustment

Authority Council Jon Giffen presented the item and provided Board clarification on the motion.

ORIGINAL MOTION (from 1/9/15 Board meeting): authorize a 4 percent salary adjustment and an \$8,400 per year benefit increase to Executive Officer (EO) compensation, as recommended by the Executive Committee (staff report alternative #2).

2ND VOTE PASSED: Ayes: Edelen, Gunter, Lucius, Oglesby, Pendergrass, Phillips, Potter, Rubio. Noes: Morton, O'Connell, Parker, Haffa. Abstentions: None. Absent: Beach.

b. Rescind Monterey Bay Economic Partnership Agreement

Mr. Houlemard presented the item, responded to Board questions, and received comments from the public. Mr. Houlemard noted that the Finance and Executive Committees would review additional information on economic development opportunities in anticipation of staff's presentation at the next Board meeting.

MOTION: Mayor Edelen moved, seconded by Councilmember Morton, to rescind the agreement with the Monterey Bay Economic Partnership, approved on December 12, 2014.

MOTION RECEIVED MAJORITY APPROVAL (2nd Vote Required): Ayes: Edelen, Lucius, Morton, O'Connell, Parker, Pendergrass, Phillips, Potter, Haffa. Noes: Gunter, Oglesby, Rubio. Abstentions: None. Absent: Beach.

c. FORA FY 2014-15 Mid-Year Budget

Mr. Houlemard presented the item.

MOTION: Mayor Edelen moved, seconded by Councilmember Lucius, to adopt the FY 14-15 Fort Ord Reuse Authority Mid-Year Operating Budget approving additional expenditures, as recommended by the Finance and Executive Committees.

MOTION PASSED UNANIMOUSLY

d. Authorize Preston Park Loan Application

Principal Analyst Robert Norris presented the item, noting that the proposed loan application would be completed only in the event that the sale of Preston Park to Marina did not move forward as anticipated. He explained that the existing loan's impending expiration required approval of a concurrent contingency.

MOTION: Mayor Rubio moved, seconded by Supervisor Parker, to authorize the Executive Officer to initiate a Preston Park Loan Application with Rabobank.

MOTION PASSED UNANIMOUSLY

e. Prevailing Wage Status Report

Mayor Rubio described current issues with enforcement of prevailing wage on Fort Ord and indicated his desire for FORA to take a larger enforcement role. Mr. Norris provided background information on recent prevailing wage complaints and responded to questions from the Board.

MOTION: Mayor Rubio moved, seconded by Supervisor Parker, to direct staff to explore labor compliance alternatives that would provide additional information regarding: 1) FORA as a potential prevailing wage enforcement entity, 2) reliable third-party compliance alternatives, and 3) plans for enforcement beyond FORA sunset.

MOTION APPROVED UNANIMOUSLY

9. PUBLIC COMMENT PERIOD

The Board received comments from members of the public.

10. EXECUTIVE OFFICER'S REPORT

a. Outstanding Receivables

No report given on this item.

b. Habitat Conservation Plan Update

No report given on this item.

c. Administrative Committee

No report given on this item.

d. Finance Committee

No report given on this item.

e. Post Reassessment Advisory Committee

No report given on this item.

f. Regional Urban Design Guidelines Task Force

Mr. Houlemard stated that the Task Force's extra work had contributed greatly to the quality of the product staff was receiving from the consultants. Board members discussed their impressions of the process so far and the applicability and implementation of the RUDG.

g. Travel Report

Mr. Houlemard explained that the Chair had requested staff consider a new travel procedure to allow more exposure and opportunity for new Board members and those who had not previously participated in FORA legislative missions. He stated that he would work with Board members to pair more seasoned members with newer Board members for trips/conferences, in accordance with Chair O'Connell's proposed procedure.

h. Public Correspondence to the Board

No report given on this item.

11. ITEMS FROM MEMBERS

Supervisor Parker announced that the RUDG process provided each jurisdiction an opportunity to work with the consultants independently to look at their own jurisdictional plan. The County of Monterey had approved paying half of the jurisdiction's cost of engaging with the design team, up to 10,000. Supervisor Parker stated that she would provide the Deputy Clerk with additional information on this opportunity.

Director Le announced that the Marina Coast Water District would present plans for a proposed Ord Community water augmentation project at the March 13th FORA Board meeting in hopes of receiving FORA Board endorsement. Chair O'Connell requested that the agenda item request be submitted in writing to him, noting he would work with the Executive Officer to determine the most appropriate legislative process for the item.

12. ADJOURNMENT

Chair O'Connell adjourned the meeting at 4:25 p.m.