

VENTURA PORT DISTRICT

BOARD OF PORT COMMISSIONERS MINUTES OF FEBRUARY 17, 2021



CLOSED SESSION

CALL TO ORDER:

The Ventura Board of Port Commissioners Regular Closed Session Meeting was called to order by Chairman Chris Stephens at 5:31PM at the Ventura Port District Administration Office, 1603 Anchors Way Drive, Ventura, CA 93001 and via Zoom meeting.

ROLL CALL:

Commissioners Present:

Chris Stephens, Chairman
Michael Blumenberg, Vice Chairman
Brian Brennan, Secretary via teleconference
Jackie Gardina via teleconference
Everard Ashworth via teleconference

Commissioners Absent:

None.

Port District Staff:

Brian Pendleton, General Manager
Todd Mitchell, Business Operations Manager
Jessica Rauch, Clerk of the Board

Legal Counsel:

Andy Turner via teleconference

PUBLIC COMMUNICATIONS: None. Closed at 5:32PM.

CONVENED TO CLOSED SESSION AT 5:33PM.

ADJOURNMENT: Closed Session was adjourned at 6:54PM.

OPEN SESSION

ADMINISTRATIVE AGENDA:

CALL TO ORDER:

The Ventura Board of Port Commissioners Regular Open Session Meeting was called to order by Chairman Chris Stephens at 7:04PM at the Ventura Port District Administration Office, 1603 Anchors Way Drive, Ventura, CA 93001 and via Zoom Meeting.

PLEDGE OF ALLEGIANCE: By Clerk Jessica Rauch.

ROLL CALL:

Commissioners Present:

Chris Stephens, Chairman
Michael Blumenberg, Vice Chairman
Brian Brennan, Secretary via teleconference
Jackie Gardina via teleconference
Everard Ashworth via teleconference

Commissioners Absent:

None.

Port District Staff:

Brian Pendleton, General Manager
Todd Mitchell, Business Operations Manager
Jessica Rauch, Clerk of the Board
John Higgins, Harbormaster via teleconference
Joe Gonzalez, Capital Improvements Manager via teleconference
Jennifer Talt-Lundin, Marketing Manager via teleconference
Gloria Adkins, Accounting Manager via teleconference
Robin Baer, Property Manager via teleconference
Sergio Gonzalez, Maintenance Supervisor via teleconference

Legal Counsel:

Andy Turner via teleconference

ADOPTION OF AGENDA

ACTION: Vice-Chairman Blumenberg moved to adopt the February 17, 2021 agenda.

Commissioner Brennan seconded. The vote was as follows:

AYES: Commissioner Stephens, Brennan, Gardina, Ashworth, Blumenberg
NOES: None.

Motion carried 5-0.

APPROVAL OF MINUTES

Public Comment: Sam Sadove commented that he wanted his written comments included in the minutes. The Clerk will post the document on the Commission webpage.

The Minutes of the February 3, 2021 Regular Meeting were considered as follows:

ACTION: Commissioner Gardina moved to approve the minutes of the February 3, 2021 Regular Meeting.

Commissioner Ashworth seconded. The vote was as follows:

AYES: Commissioner Stephens, Brennan, Gardina, Ashworth, Blumenberg

NOES: None.

Motion carried 5-0.

PUBLIC COMMUNICATIONS: None.

CLOSED SESSION REPORT: Mr. Turner stated that the Board met in closed session; discussed and reviewed all items on the closed session agenda. The Board gave direction to staff as how to proceed. No action was taken that is reportable under The Brown Act.

BOARD COMMUNICATIONS: Vice-Chairman Blumenberg met with Victor Dollar, VP of Sales for Brighton Management. He also walked around the Village and visited Sugar Lab. Commissioner Ashworth was at the Harbor over the weekend and visited Just 4 Dreamers, which had a 15-minute wait. Commissioner Brennan rode his bike through the Harbor over the weekend and suggested staff consider some whimsical bollards to put on the promenade path to encourage bicyclists to ride on the street. He also mentioned the February 18th BEACON Sand Summit. Chairman Stephens had a good meeting with Mr. Pendleton, Mr. Mitchell, Vice-Chairman Blumenberg and the Commissions new City Council Liaison Deputy Mayor Schroeder.

STAFF AND GENERAL MANAGER REPORTS: Mr. Pendleton updated the Board on dredging, Sugar Lab's opening and the promenade lighting pilot program.

LEGAL COUNSEL REPORT: None.

CONSENT AGENDA:

Public Comment: None. Closed at 7:19PM.

A) Appointment of New Dredging Liaison

Recommended Action: Roll Call Vote.

That the Board of Port Commissioners appoint Vice-Chairman Blumenberg as the new dredging liaison.

ACTION: Commissioner Brennan moved to appoint Vice-Chairman Blumenberg as the new dredging liaison.

Commissioner Ashworth seconded. The vote was as follows:

AYES: Commissioners Stephens, Blumenberg, Brennan, Gardina, Ashworth.

NOES: None.

Motion carried 5-0.

B) Approval of New Office Lease Agreement for Dr. Srisawai Pattamakom dba Ideal Women's Health Specialists, Inc.

Recommended Action: Roll Call Vote.

That the Board of Port Commissioners approve a new Office Lease Agreement between the Ventura Port District dba Ventura Harbor Village and Dr. Srisawai Pattamakom dba Ideal Women's Health Specialists, Inc. for space located at 1591 Spinnaker Drive #201 consisting of approximately 746 square feet for a five (5) year term with a two (2) year option.

ACTION: Commissioner Brennan moved to approve a new Office Lease Agreement between the Ventura Port District dba Ventura Harbor Village and Dr. Srisawai Pattamakom dba Ideal Women's Health Specialists, Inc. for space located at 1591 Spinnaker Drive #201 consisting of approximately 746 square feet for a five (5) year term with a two (2) year option.

Commissioner Ashworth seconded. The vote was as follows:

AYES: Commissioners Stephens, Blumenberg, Brennan, Gardina, Ashworth.
NOES: None.

Motion carried 5-0.

C) Approval of Lease Amendment No. 5 to the Parcel 20 Master Lease

Recommended Action: Roll Call Vote.

That the Board of Port Commissioners approve Lease Amendment No. 5 to the Master Lease for Parcel 20 between the Ventura Port District dba Ventura Harbor Village and Derecktor Marine Holdings, LLC.

ACTION: Commissioner Brennan moved to approve Lease Amendment No. 5 to the Master Lease for Parcel 20 between the Ventura Port District dba Ventura Harbor Village and Derecktor Marine Holdings, LLC.

Commissioner Ashworth seconded. The vote was as follows:

AYES: Commissioners Stephens, Blumenberg, Brennan, Gardina, Ashworth.
NOES: None.

Motion carried 5-0.

STANDARD AGENDA:

1) Approval of Notice of Proposed Ordinance for a New Restaurant Lease Agreement with Options for Andria's Seafood Specialties dba Andria's Seafood Restaurant

Recommended Action: Roll Call Vote.

That the Board of Port Commissioners adopt Resolution No. 3406 authorizing the Ventura Port District to publish a Notice of Proposed Ordinance for a new five (5) year Restaurant Lease Agreement with three (3) five (5) year options (for a total of 20-years) between the Ventura Port District dba Ventura Harbor Village and Andria's Seafood Specialties dba Andria's Seafood Restaurant in a newspaper of general circulation.

Report by Brian D. Pendleton, General Manager.

Public Comment: Michael Wagner, owner of Andria's Seafood Restaurant looks forward to another 20 years at the Harbor. Their 40th Anniversary is on May 13th. Closed at 7:24PM.

ACTION: Commissioner Ashworth moved to adopt Resolution No. 3406 authorizing the Ventura Port District to publish a Notice of Proposed Ordinance for a new five (5) year Restaurant Lease Agreement with three (3) five (5) year options (for a total of 20-years) between the Ventura Port District dba Ventura Harbor

Village and Andria's Seafood Specialties dba Andria's Seafood Restaurant in a newspaper of general circulation.

Commissioner Brennan seconded. The vote was as follows:

**AYES: Commissioners Stephens, Blumenberg, Brennan, Gardina, Ashworth.
NOES: None.**

Motion carried 5-0.

2) Quarterly Update on the Ventura Port District Goals and 5-Year Objectives

Recommended Action: Informational.

That the Board of Port Commissioners receive an update on the status of Ventura Port District 5-Year Objectives.

Report by Brian D. Pendleton, General Manager.

Public Comment: Michael Wagner, owner of Andria's Seafood Restaurant asked about building 1449. Closed at 7:53PM.

ACTION: Chairman Stephens moved to receive and file the Ventura Port District 5-Year Objectives.

Commissioner Brennan seconded. The vote was as follows:

**AYES: Commissioners Stephens, Blumenberg, Brennan, Gardina, Ashworth.
NOES: None.**

Motion carried 5-0.

3) Ventura Port District Operations Update as it Relates to COVID-19

Recommended Action: Informational. (Verbal Report)

That the Board of Port Commissioners receive an update on:

- a) The COVID-19 Ventura Harbor Rental Abatement and Deferment Program; and,
- b) Status of Ventura Port District operations.

Report by Brian D. Pendleton, General Manager.

Public Comment: None. Closed at 8:11PM.

ACTION: The Board of Port Commissioners received an update on COVID-19 related items.

ADJOURNMENT: The meeting was adjourned at 8:20PM.

The next meeting is Wednesday, March 3, 2021.



Brian Brennan, Secretary