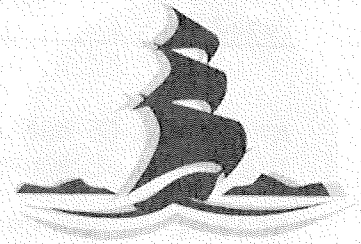


# VENTURA PORT DISTRICT

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## BOARD OF PORT COMMISSIONERS MINUTES OF FEBRUARY 14, 2018

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VENTURA  
PORT DISTRICT  
*Established 1952*

The Regular Meeting of the Ventura Board of Port Commissioners was called to order by Chairman Everard Ashworth at 7:27PM at the Ventura Port District Administration Office, 1603 Anchors Way Drive, Ventura, CA 93001.

### **Commissioners Present:**

Everard Ashworth, Chairman  
Brian Brennan, Vice Chairman  
Jim Friedman, Secretary  
Nikos Valance  
Chris Stephens

### **Commissioners Absent:**

None

### **Port District Staff:**

Oscar Peña, General Manager  
Brian Pendleton, Deputy General Manager  
John Higgins, Harbormaster  
Gloria Adkins, Accounting Manager  
Joe Gonzalez, Facilities Manager  
Robin Baer, Property Manager  
Frank Locklear, Marina Manager  
Jennifer Talt-Lundin, Marketing Manager  
Richard Parsons, Consultant  
Jessica Rauch, Clerk of the Board

### **Legal Counsel:**

Timothy Gosney  
Dominic Nunneri

## **AGENDA**

**CALL TO ORDER:** By Chairman Everard Ashworth at 7:27PM.

**PLEDGE OF ALLEGIANCE:** By Commissioner Friedman.

**ROLL CALL:** All Commissioners were present.

## **ADOPTION OF AGENDA**

**ACTON:** Commissioner Brennan moved, seconded by Commissioner Stephens and carried by a vote of 5-0 to adopt the February 14, 2018 agenda.

## **APPROVAL OF MINUTES**

The Minutes of January 24, 2018 Regular meeting were considered as follows:

**ACTION:** Commissioner Brennan moved, seconded by Commissioner Friedman and carried by a vote of 5-0 to approve the minutes of the January 24, 2018 regular meeting.

**PUBLIC COMMUNICATIONS:** Sam Sadove asked if Pirate Days will be occurring this year and when.

**CLOSED SESSION REPORT:** Mr. Gosney stated that the Board met in closed session; discussed and reviewed all items on the closed session agenda. Staff was given instructions on how to proceed as appropriate and there was no action taken that is reportable under The Brown Act.

**BOARD COMMUNICATIONS:** Commissioner Ashworth announced that he will be speaking at Aquaculture America 2018 in Las Vegas next week.

**STAFF COMMUNICATIONS:** Mr. Parsons informed the Commission that the Fiscal Year 2019 Presidential Budget has been posted and we are in it for \$5.37M, which probably won't be adequate.

**LEGAL COUNSEL REPORT:** Mr. Gosney apologized for the Monthly report not being distributed before the meeting. The Commission will be receiving it tomorrow.

## **CONSENT AGENDA:**

### **A) Approval of Out of Town Travel Requests**

Recommended Action: Voice Vote.

That the Board of Port Commissioners approve the out of town travel requests for Deputy General Manager, Brian Pendleton, Consultant, Richard Parsons, and Commissioner Brian Brennan.

**ACTION:** Commissioner Brennan moved, seconded by Commissioner Friedman and carried by a vote of 5-0 to approve the out of town travel requests for Deputy General Manager, Brian Pendleton, Consultant, Richard Parsons, and Commissioner Brian Brennan.

### **B) Approval of New Office Lease Agreement for Jones Construction**

Recommended Action: Voice Vote.

That the Board of Port Commissioners approve a new Office Lease Agreement between the Ventura Port District dba Ventura Harbor Village and Jones Construction for the premises located at 1575 Spinnaker Drive #205, consisting of a total of 1,326 square feet for a three year term and a three option.

**ACTION:** Commissioner Brennan moved, seconded by Commissioner Friedman and carried by a vote of 5-0 to approve a new Office Lease Agreement between the Ventura Port District dba Ventura Harbor Village and Jones Construction for the premises located at 1575 Spinnaker Drive #205, consisting of a total of 1,326 square feet for a three year term and a three option.

**C) Approval of Amendment No. 1 to Professional Services Agreement with Noble Consultants for Fish Pier Deck Concrete Coring and Testing**

Recommended Action: Voice Vote.

That the Board of Port Commissioners approve Amendment No. 1 to the Professional Services Agreement with Noble Consultants for additional inspection of the Fish Pier Concrete Decks in the amount of \$27,204.00.

**ACTION: Commissioner Brennan moved, seconded by Commissioner Friedman and carried by a vote of 5-0 to approve Amendment No. 1 to the Professional Services Agreement with Noble Consultants for additional inspection of the Fish Pier Concrete Decks in the amount of \$27,204.00.**

**D) Termination of Lease Agreement with Ventura Fish Company and Approval of New Lease Agreement with Ventura Fresh Fish, LLC dba Ventura Harbor Dockside Market**

Recommended Action: Voice Vote.

That the Board of Port Commissioners:

- a) Approve the termination of a lease agreement for Ventura Fish Company, dated October 1, 2016 for the premises located at 1449 Spinnaker Drive #F, consisting of 563 square feet; and
- b) Approve a new retail lease agreement for the premises located at 1449 Spinnaker Drive #F, consisting of 563 square feet between the Ventura Port District dba Ventura Harbor Village and Ventura Fresh Fish, LLC dba Ventura Harbor Dockside Market for a two-year term and a three year option.

**ACTION: Commissioner Brennan moved, seconded by Commissioner Friedman and carried by a vote of 5-0 to approve the termination of a lease agreement for Ventura Fish Company, dated October 1, 2016 for the premises located at 1449 Spinnaker Drive #F, consisting of 563 square feet; and approve a new retail lease agreement for the premises located at 1449 Spinnaker Drive #F, consisting of 563 square feet between the Ventura Port District dba Ventura Harbor Village and Ventura Fresh Fish, LLC dba Ventura Harbor Dockside Market for a two-year term and a three year option.**

**STANDARD AGENDA:**

**1) Termination of Lease Agreement with Milano's Ventura, Inc. dba Milano's Italian Restaurant and Approval of First Amendment to the Lease Agreement with Brophy and Sons, Inc. dba Brophy Bros. Restaurant & Clam Bar**

Recommended Action: Voice Vote.

That the Board of Port Commissioners:

- a) Approve the termination of a lease agreement with Milano's Ventura, Inc. dba Milano's Italian Restaurant, dated June 16, 2015, for the premises located at 1559 Spinnaker Drive #100, consisting of 1,864 square feet; and
- b) Approve the First Amendment to the lease agreement between the Ventura Port District dba Ventura Harbor Village and Brophy and Sons, Inc. dba Brophy Bros. Restaurant & Clam Bar. This First Amendment adds 1559 Spinnaker Drive #100 (consisting of 1,864 square feet) to the Premises under the existing lease with Brophy and Sons, Inc. dba Brophy Bros. Restaurant & Clam Bar. The existing lease has approximately nine years

remaining in the term, if the tenant exercises the second five year option to extend the lease.

**ACTION:** Commissioner Friedman, seconded by Commissioner Valance and carried by a vote of 5-0 to approve the termination of a lease agreement with Milano's Ventura, Inc. dba Milano's Italian Restaurant, dated June 16, 2015, for the premises located at 1559 Spinnaker Drive #100, consisting of 1,864 square feet; and approve the first amendment to the lease agreement for the premises located at 1559 Spinnaker Drive #100, consisting of 1,864 square feet between the Ventura Port District dba Ventura Harbor Village and Brophy and Sons, Inc. dba Brophy Bros. Restaurant & Clam Bar for a nine year term.

**2) Approval of Fiscal Year 2017 – 2018 Mid-Year Budget Adjustments and Capital Improvement Plan**

Recommended Action: Roll Call Vote.

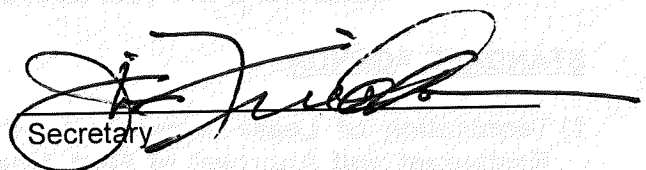
That the Board of Port Commissioners adopt Resolution No. 3346 authorizing the Mid-Year Budget Adjustments for Fiscal Year 2017-18.

**ACTION:** Commissioner Brennan moved, seconded by Commissioner Stephens and carried by a vote of 5-0 to adopt Resolution No. 3346 authorizing the Mid-Year Budget Adjustments for Fiscal Year 2017-18.

Commissioner Brennan reminded staff to look at the new property tax adjustments.

**AGENDA PLANNING GUIDE AND REQUEST FOR FUTURE AGENDA ITEMS:** Commissioner Stephens would like the painting project discussion brought back to the Commission.

**ADJOURNMENT:** The meeting was adjourned at 7:57PM.

  
Secretary