VENTURA PORT DISTRICT
BOARD OF PORT COMMISSIONERS

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

Oscar Peña, General Manager
Timothy Gosney, Legal Counsel
Jessica Rauch, Clerk of the Board

PORT COMMISSION AGENDA
REGULAR MEETING
MARCH 14, 2018 AT 7:00PM
VENTURA PORT DISTRICT OFFICE
1603 ANCHORS WAY DRIVE, VENTURA, CA

*A Closed Session of the Board will be held at **5:30PM** at the Port District Office located at 1603 Anchors Way Drive, Ventura, CA, to discuss the items on the Attachment to Agenda- Closed Session Conference with Legal Counsel.*

*The Board will convene in **Open Session** at the Port District Office located at 1603 Anchors Way Drive for its Regular Meeting at **7:00PM.***

ADMINISTRATIVE AGENDA:

CALL TO ORDER: *By Chair Everard Ashworth*

PLEDGE OF ALLEGIANCE: *By Chair Everard Ashworth.*

ROLL CALL: *By the Clerk of the Board.*

ADOPTION OF AGENDA (3 minutes)
Consider and approve, by majority vote, minor revisions to agenda items and/or attachments and any item added to, or removed/continued from the Port Commission's agenda. Administrative Reports relating to this agenda and materials related to an item on this agenda submitted after distribution of the agenda packet are available for public review at the Port District's office located at 1603 Anchors Way Drive, Ventura, CA during business hours as well as on the District's website - www.venturaharbor.com. Each item on the agenda shall be deemed to include action by an appropriate motion, resolution or ordinance to take action on any item.

APPROVAL OF MINUTES (3 minutes)
The Minutes of the February 28, 2018 Regular Meeting will be considered for approval.

PUBLIC COMMUNICATIONS (3 minutes)
The Public Communications period is set aside to allow public testimony on items not on today's agenda. Each person may address the Commission for up to three minutes or at the discretion of the Chair.

CLOSED SESSION REPORT (3 minutes)
Closed Sessions are not open to the public pursuant to the Brown Act. Any reportable actions taken by the Commission during Closed Session will be announced at this time.

BOARD COMMUNICATIONS (5 minutes)
Port Commissioner's may present brief reports on port issues, such as seminars, meetings and literature that would be of interest to the public and/or Commission, as a whole. Port Commissioner's must provide a brief summary and disclose any discussions he or she may have had with any Port District Tenants related to Port District business.

STAFF COMMUNICATIONS (5 minutes)

Ventura Port District Staff will update the Commission on important topics if needed.

LEGAL COUNSEL REPORT (5 minutes)

CONSENT AGENDA: (5 minutes)

Matters appearing on the Consent Calendar are expected to be non-controversial and will be acted upon by the Board at one time, without discussion, unless a member of the Board or the public requests an opportunity to address any given item. Approval by the Board of Consent Items means that the recommendation is approved along with the terms set forth in the applicable staff reports.

A) Approval of Second Amendment to Pre-Option Agreement for Parcels 5 and 8 Development

Recommended Action: Voice Vote.

That the Board of Port Commissioners approve the Second Amendment to Pre-Option Agreement between the Ventura Port District and H. Parker Hospitality for the development of Parcels 5 and 8.

B) Approval of First Amendment and Restated Lease for the Beer and Sausage, LLC dba BS Taproom/Beer Season

Recommended Action: Voice Vote.

That the Board of Port Commissioners approve the First Amendment and Restated Lease for the Beer and Sausage, LLC dba BS Taproom/Beer Season.

STANDARD AGENDA:

1) Approval of Notice of Completion for the 1583 Spinnaker Drive Elevator Modification Project

Recommended Action: Roll Call Vote.

That the Board of Port Commissioners adopt Resolution No. 3347,

a) Accepting the work of Thyssenkrupp Elevators on the 1583 Spinnaker Drive Elevator Modification Project; and
b) Authorize staff to prepare and record a Notice of Completion with the Ventura County Recorder.

2) The Ventura Port District's Dry Storage Facility

Recommended Action: Voice Vote.

That the Board of Port Commissioners authorize the General Manager to issue a notice to tenants to vacate the District's Dry Boat Storage facility located at 1450 Anchors Way Drive by May 1, 2018.

REQUEST FOR FUTURE AGENDA ITEMS

ADJOURNMENT

This agenda was posted on Friday, March 9, 2018 by 5:00 p.m.
at the Port District Office and on the Internet - www.venturaharbor.com.

◆

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Ventura Port District at (805) 642-8538. Notification 48 hours before the meeting will enable the District to make reasonable arrangements to ensure accessibility.
(28 CFR 35.102.35.104 ADA Title II)

ATTACHMENT TO PORT COMMISSION AGENDA
CLOSED SESSION CONFERENCE WITH LEGAL COUNSEL

WEDNESDAY, MARCH 14, 2018

1. Conference with Real Property Negotiators - Per Government Code Section 54956.8:

a) Property: **Parcel 5 and Parcel 8**
Negotiating Parties: Oscar Peña, Brian Pendleton, Timothy Gosney
Under Negotiation: **Lease Negotiations with H. Parker Hospitality**

2. Per Government Code Section 54957.6 - Conference with Labor Negotiators

a) Employee Units: **Dockmaster/Security Officers**
Groups: International Brotherhood of Teamsters Union, Local 186
District Representatives: Oscar Peña, Brian Pendleton, Timothy Gosney
Under Negotiation: **Labor Negotiations Update**

BOARD OF PORT COMMISSIONERS

MARCH 14, 2018

APPROVAL OF MINUTES

FEBRUARY 28, 2018 MEETING

VENTURA PORT DISTRICT

BOARD OF PORT COMMISSIONERS
MINUTES OF FEBRUARY 28, 2018

The Regular Meeting of the Ventura Board of Port Commissioners was called to order by Chairman Everard Ashworth at 7:10PM 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
Chris Stephens

Commissioners Absent:
None

Port District Staff:
Oscar Peña, General Manager
Brian Pendleton, Deputy General Manager
John Higgins, Harbormaster
Joe Gonzalez, Facilities Manager
Robin Baer, Property Manager
Frank Locklear, Marina Manager
Jennifer Talt-Lundin, Marketing Manager
Jessica Rauch, Clerk of the Board

Legal Counsel:
Timothy Gosney

AGENDA

CALL TO ORDER: By Chairman Everard Ashworth at 7:10PM.

PLEDGE OF ALLEGIANCE: By Commissioner Brennan.

ROLL CALL: All Commissioners were present.

ADOPTION OF AGENDA

ACTON: **Commissioner Brennan moved, seconded by Commissioner Stephens and carried by a vote of 4-0 to adopt the February 28, 2018 agenda.**

APPROVAL OF MINUTES
The Minutes of February 14, 2018 Regular meeting were considered as follows:

ACTION: **Commissioner Stephens moved, seconded by Commissioner Brennan and carried by a vote of 4-0 to approve the minutes of the February 14, 2018 regular meeting.**

PUBLIC COMMUNICATIONS: Lynn Mikelatos reported that she is working on a business plan for Margarita Villa and showed some conceptual drawings.

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 Brennan gave a shout out to Ms. Talt-Lundin and the marketing team for a successful Chowder Fest. Commissioner Ashworth announced that Nikos Valance resigned his seat as Commissioner. He also informed the Commission about the Aquaculture Conference he attended in Las Vegas last week.

STAFF COMMUNICATIONS: Mr. Pendleton reported on the January sales in the property management report and how they have increased from 2017. Mr. Parsons updated the Commission on the dredging efforts. Ms. Talt-Lundin gave an overview of past and upcoming events.

LEGAL COUNSEL REPORT: None.

STANDARD AGENDA:

1) Portside Ventura Harbor Project Update
Recommended Action: Information.
That the Board of Port Commissioners receive an update from Michael Sondermann and the City of Ventura on the progress of the Portside Ventura Harbor Project.

ACTION: Brad Starr from the City of Ventura gave the Commission an update on the improvements to Anchors Way Drive. Mr. Sondermann updated the Commission on the project's progress and presented new drawings and drone footage of the site.

2) Approval of 2018 Aquaculture Sea Grant
Recommended Action: Voice Vote.
That the Board of Port Commissioners authorize the General Manager to submit the application for NOAA Sea Grant 2018 of approximately $300,000 with a District and VSE partners match of approximately $277,210 of in-kind contribution.

ACTION: Commissioner Stephens moved, seconded by Commissioner Brennan and carried by a vote of 4-0 to authorize the General Manager to submit the application for NOAA Sea Grant 2018 of approximately $300,000 with a District and VSE partners match of approximately $277,210 of in-kind contribution.

3) Ventura Harbor Village Painting Project

Recommended Action: Discussion.

That the Board of Port Commissioners provide direction to staff regarding scope of work and next steps for the Ventura Harbor Village Painting Project.

ACTION: **The Commission provided the following direction to staff on the Ventura Harbor Village Painting Project:**

- **Like the Scope of Work presented**
- **More uniformity with the Portside Partners Project**
  - **Like the clean look of Portside Partners Project**
  - **Like the color pallet**
- **Fiber glass windows instead of wood**
- **Accent colors change by building with signage color being same as accent color for that building**
- **Standardize signage with time**
- **Pick Professional that has worked with a Design Review Board**
- **Unity with Portside Partners and BS Taproom**
- **Standardize basic shape of awnings**
- **Don't dictate personal business signage (logos)**
- **Would like to see renderings of village with new colors**
- **Replacement program for awnings with corrugated metal**

AGENDA PLANNING GUIDE AND REQUEST FOR FUTURE AGENDA ITEMS: None.

ADJOURNMENT: The meeting was adjourned at 8:45PM.

_____
Secretary

BOARD OF PORT COMMISSIONERS

MARCH 14, 2018

CONSENT AGENDA ITEM A

APPROVAL OF SECOND AMENDMENT TO PRE-OPTION AGREEMENT FOR PARCELS 5 AND 8 DEVELOPMENT

VENTURA PORT DISTRICT **CONSENT AGENDA ITEM A**

BOARD COMMUNICATION Meeting Date: March 14, 2018

TO:	Board of Port Commissioners
FROM:	Brian Pendleton, Deputy General Manager
SUBJECT:	Second Amendment to Pre-Option Agreement for Parcels 5 and 8 Development

RECOMMENDATION:

That the Board of Port Commissioners approve the Second Amendment to Pre-Option Agreement between the Ventura Port District and H. Parker Hospitality for the development of Parcels 5 and 8.

SUMMARY:

On September 13, 2017, the Board of Port Commissioners approved the Pre-Option Agreement ("Agreement") between the Ventura Port District and H. Parker Hospitality for the development of Parcels 5 and 8. The Agreement allows both parties to extend the 120-day term by mutual written agreement. The Agreement was originally set to expire on January 11, 2018, however, on January 10, 2018; the Board approved Amendment No. 1 to the Pre-Option Agreement, which extended the expiration date to March 12, 2018. The parties believe another 60-day extension is necessary to complete the preliminary due diligence items contemplated in the Pre-Option Agreement.

BACKGROUND:

On May 24, 2017, the Board selected H. Parker Hospitality ("Parker") for proposed development at Parcel 5 and Parcel 8. Before an Option and Lease Agreements are entered into, the parties agreed that preliminary due diligence work needed to be done; these items were spelled out in a Pre-Option Agreement which was first due to expire on January 11, 2018. One 60-day extension was agreed to by the parties, and another is proposed. Both parties have made significant progress in completing these tasks. However it is estimated that the extra time, extending the deadline to May 11, 2018, is needed to complete the tasks.

Per the Agreement, the District is providing updated preliminary title reports and preliminary property surveys, while Parker will complete environmental site assessments, archaeological assessments, biological assessments and geotechnical studies. The term of this Second Amendment will be for a period of 60 days, during which time these tasks will be completed and finalized. Also, during this extended term, staff will continue to negotiate the terms of the Option and Lease Agreements with Parker for future Board consideration.

FISCAL IMPACTS:

The District's expense for completing its obligations under the pre-option agreement to date is approximately $10,000 for preliminary title reports and land survey work.

ATTACHMENT:

Attachment 1 – Second Amendment to Pre-Option Agreement

AMENDMENT NO. 2 TO PRE-OPTION AGREEMENT

IDENTIFICATION

This Amendment No. 2 to Pre-Option Agreement ("Amendment No. 2") is made and entered into as of the _____ day of March, by and between VENTURA PORT DISTRICT, a port district formed under and pursuant to Part 4 of the California Harbors and Navigation Code of the State of California ("VPD") and H. PARKER HOSPITALITY, LLC, a California limited liability company ("PARKER") (individually, "Party" or collectively, "Parties").

RECITALS

1. Effective September 13, 2017, VPD and PARKER entered into a Pre-Option Agreement as a first step in the anticipated negotiation of an Option to Lease and Ground Lease for the ultimate development of Parcels 5 and 8 in Ventura Harbor.

2. Effective January 11, 2018, VPD and PARKER entered into a First Amendment to Pre-Option Agreement, which extended the term by 60 days.

3. The Pre-Option Agreement, as amended on January 11, 2018 was to expire on March 12, 2018, ". . .unless the Term is extended by mutual written consent of the Parties."

4. VPD and PARKER have each undertaken to perform the obligations required of them under the Pre-Option Agreement and have concluded that additional time is required in order to perform all of the due diligence items contemplated in the Pre-Option Agreement.

5. The parties are therefore entering into this Amendment No. 2 for the purpose of further extending the term of the Pre-Option Agreement.

AGREEMENT

1. The parties hereby agree to extend the Term of the amended Pre-Option Agreement for a period of an additional sixty (60) calendar days from the natural expiration date

set forth in Paragraph A of said Agreement, as amended. Under the terms of this Amendment No. 2, the Pre-Option Agreement will now expire on May 11, 2018.

2. Except as expressly provided above, all the terms and provisions of the Pre-Option Agreement are unchanged and remain in full force and effect.

IN WITNESS WHEREOF, each Party has caused this Amendment No. 2 to Pre-Option Agreement to be executed by an authorized official on the date set forth below and agrees to abide by its terms.

DATED: _____

VENTURA PORT DISTRICT

By: _____

DATED: MARCH 9, 2018

H. PARKER HOSPITALITY, LLC

By: _____

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BOARD OF PORT COMMISSIONERS

MARCH 14, 2018

CONSENT AGENDA ITEM B

APPROVAL OF FIRST AMENDMENT AND RESTATED LEASE FOR THE BEER AND SAUSAGE, LLC DBA BS TAPROOM/BEER SEASON

VENTURA PORT DISTRICT **CONSENT AGENDA ITEM B**

BOARD COMMUNICATION Meeting Date: March 14, 2018

TO:	Board of Port Commissioners
FROM:	Robin Baer, Property Manager
SUBJECT:	Approval of First Amendment and Restated Lease for the Beer and Sausage, LLC dba BS Taproom/Beer Season at 1591 Spinnaker Drive, #113 & #115.

RECOMMENDATION:

That the Board of Port Commissioners approve the First Amendment and Restated Lease for the Beer and Sausage, LLC dba BS Taproom/Beer Season.

SUMMARY:

At the request of the restaurant operator, the District has modified the lease to comply with current ABC requirements.

- The rent will commence the sooner of January 1, 2019 or when the BS Taproom opens, whichever occurs first. Instead of January 1, 2018 per the existing lease.
- The District will receive 4% of gross sales which will replace previous language regarding food and alcohol sales. Instead of 3% of food and 5% of alcohol per the existing lease.
- The District is also providing a credit towards percentage rent of up to $62.5K for year one and up to $62.5K for year two per the existing lease.

BACKGROUND:

On December 7, 2016, the Commission adopted Ordinance No. 51 authorizing execution of the Lease between Ventura Port District and Beer and Sausage, LLC dba BS Taproom/Beer Season New Restaurant Lease at 1591 Spinnaker Drive, #113 and #115. The Beer and Sausage, LLC corporation is operated by Chris Chrysilliou, an investor and entrepreneur who owns and manages commercial real estate, including many restaurants from Athens Greece to Northern and Southern California. Mr. Chrysiliou recently purchased the *Rhumb Line* restaurant in the harbor. This restaurant will specialize in expertly selected Craft Beer and locally sourced food. One of the main features will be to highlight the innovative glass refrigeration system where all of the kegs will be stored and displayed. They plan on supporting the Ventura County local breweries by showcasing their beer. Mr. Chrysiliou feels that Ventura Harbor Village has the best opportunity to open up their flagship Beer and Sausage Taproom and looks forward to being a Village tenant.

FISCAL IMPACT:

This new lease reflects current market rental rates for restaurant space in the complex. The 10 year occupancy cost for this tenant is $654,000 not including percentage rent. The minimum rent over the ten year term is adjusted annually by the consumer price index (CPI). The Fiscal Year 2016-2017 tenant improvement budget provided $200,000 for this space. An additional $150,000 in building improvements will be funded using unrestricted reserves. There are sufficient funds in the unrestricted reserves to cover this expense.

BOARD OF PORT COMMISSIONERS
MARCH 14, 2018

STANDARD AGENDA ITEM 1

APPROVAL OF NOTICE OF COMPLETION FOR THE 1583 SPINNAKER DRIVE ELEVATOR MODIFICATION PROJECT

VENTURA PORT DISTRICT **STANDARD AGENDA ITEM 1**

BOARD COMMUNICATION Meeting Date: March 14, 2018

TO:	Board of Port Commissioners
FROM:	Joe Gonzalez, Facilities Manager
SUBJECT:	Approval of Notice of Completion for the 1583 Spinnaker Drive Elevator Modification Project

RECOMMENDATION:

That the Board of Port Commissioners adopt Resolution No. 3347,

a) Accepting the work of Thyssenkrupp Elevators on the 1583 Spinnaker Drive Elevator Modification Project; and
b) Authorize staff to prepare and record a Notice of Completion with the Ventura County Recorder.

SUMMARY:

On June 9, 2017, the Ventura Port District entered into a contract with Thyssenkrupp Elevators in the amount of $87,616.00 for the modification of an elevator at 1583 Spinnaker Drive. The work is now deemed complete.

BACKGROUND:

The Port District is in the process of modernizing all five elevators in Harbor Village. As of today, four out of five have been modernized. The Port District is currently modernizing one elevator per fiscal year, by doing so it will bring our elevators up to date, and most importantly they will be ADA Compliant.

The Ventura Harbor Village elevators are still original from the early 80's, and parts are becoming difficult to locate when the original elevators break down. Thyssenkrupp will be installing the latest technology, software, and equipment, bringing the elevators up to date. and will be performing more efficiency with the latest technology as the ones that have been modernized.

FISCAL IMPACT:

The final cost for the elevator modernization is $106,220.43, which is within the budget appropriation for this project for Fiscal year 17-18 ($110,000). There were no change orders on this project.

ATTACHMENTS:

Attachment 1 – Resolution No. 3347
Attachment 2 – Notice of Completion

ATTACHMENT 1

RESOLUTION NO. 3347

RESOLUTION OF THE BOARD OF PORT COMMISSIONERS OF THE VENTURA PORT DISTRICT ACCEPTING THE WORK OF THYSSENKRUPP ELEVATORS FOR THE 1583 SPINNAKER DRIVE ELEVATOR MODIFICATION PROJECT

WHEREAS, Oscar F. Peña, General Manager of the Ventura Port District, advised the Board of Port Commissioners of said District that the work of Thyssenkrupp Elevators, on the project entitled "1583 Spinnaker Drive Elevator Modification Project" described in the Agreement between Thyssenkrupp Elevators and the Ventura Port District, hereinafter referred to as "District", dated June 9, 2017 has been completed and recommends that said work be accepted.

NOW, THEREFORE, BE IT RESOLVED that the Board of Port Commissioners DETERMINES and ORDERS as follows:

1. Said work is hereby accepted.
2. Pursuant to the conditions and specifications of the Agreement and upon the recommendation of the General Manager, Thyssenkrupp Elevators is released from the obligations under said contract, except as to the conditions of the performance bond, required guarantees and correction of faulty work after payment.
3. The General Manager of the District is hereby directed to execute on behalf of the District, or cause to be executed on behalf of the District, and be recorded in the office of the Ventura County Recorder a Notice of Completion of said work.
4. The General Manager is hereby directed to send a copy of this Resolution to Thyssenkrupp Elevators as the District's Notice of Acceptance of said work.

PASSED, APPROVED and ADOPTED this 14th day of March 2018.

_____
Everard Ashworth, Chairman

Attest:

_____
Jim Friedman, Secretary

ATTACHMENT 1

STATE OF CALIFORNIA)
COUNTY OF VENTURA) ss.
CITY OF SAN BUENAVENTURA)

I, Jim Friedman, Secretary of the Ventura Port District, a public corporation, do hereby certify that the above and foregoing Resolution No. 3347 was duly passed and adopted by the Board of Port Commissioners of said District at a regular meeting thereof held on the 14th day of March 2018, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said District this 14th day of March 2018.

_____
Secretary

(Seal)

ATTACHMENT 2

RECORDING REQUESTED BY:
Ventura Port District

AND WHEN RECORDED MAIL TO:
Ventura Port District
1603 Anchors Way Drive
Ventura, CA 93001-4229

NOTICE OF COMPLETION

(Notice pursuant to Civil Code Section 3093, must be recorded within 10 days after completion)

NOTICE IS HEREBY GIVEN THAT:

1. The undersigned is an agent of the owner of the interest stated below.
2. The full name of the owner is Ventura Port District, a public benefit corporation and independent special district organized and existing under the laws of the State of California.
3. The full address of the owner is 1603 Anchors Way Drive, Ventura, CA 93001-4229.
4. The nature of the interest or estate is: fee simple.
5. The full name and full addresses of all co-owners who hold any title or interest with the above-named owner in the property are: Not applicable; there are no co-owners.
6. A work of improvement on the property hereinafter described was completed on February 28, 2018.
7. The work accomplished consisted of the modification of an elevator at 1583 Spinnaker Drive.
8. The name of the contractor for the 1583 Spinnaker Drive Elevator Modification Project is Thyssenkrupp Elevators pursuant to the Agreement, dated June 9, 2017.
9. The property on which said work of improvement was completed is in the City of San Buenaventura, County of Ventura, State of California, and is described as Ventura Harbor Village.

Ventura Port District

Date: _____ By: _____
Oscar F. Peña, General Manager

VERIFICATION

I, the undersigned, say that I am the General Manager of the declarant of the foregoing completion; I have read said Notice of Completion and know the contents thereof; the same is true of my own knowledge.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on _____, at Ventura, California.

_____
Oscar F. Peña, General Manager

BOARD OF PORT COMMISSIONERS

MARCH 14, 2018

STANDARD AGENDA ITEM 2

THE VENTURA PORT DISTRICT'S DRY STORAGE FACILITY

VENTURA PORT DISTRICT **STANDARD AGENDA ITEM 2**
BOARD COMMUNICATION Meeting Date: March 14, 2018

TO: Board of Port Commissioners
FROM: Oscar Peña, General Manager
SUBJECT: The Ventura Port District's Dry Storage Facility

RECOMMENDATION:
That the Board of Port Commissioners authorize the General Manager to issue a notice to tenants to vacate the District's Dry Boat Storage facility located at 1450 Anchors Way Drive by May 1, 2018.

SUMMARY:
The developer of Portside Ventura Harbor (the developer) is required to make some street modifications to Anchors Way Drive, Beachmont and connecting streets in the keys. The modifications to Anchors Way Drive will require physical modifications to the District's Dry Boat Storage (see attached site plan). This requires that boat owners seek alternate boat storage in Ventura County.

BACKGROUND:
The Port District owns and operates the Dry Boat Storage Facility (approximately 1.81 acres). There are 122 spaces and the current occupancy is 100%. The boat storage offers spaces for boats 12 feet to 40 feet in length. Rental agreements with boat owners are based on a month-to-month tenancy and either party has the right to terminate with thirty (30) days written notice.

In order to make modifications to Anchors Way Drive and the dry storage area, all boats need to vacate. Subject to the Board's approval, the boat owners will be provided with a 45 day notice to vacate on or before May 1, 2018.

District staff has been working with the developer to include into the scope of work for the street modifications the District's Dry Storage facility. The District will develop a new striping plan that takes into consideration other uses such as storage for kayaks, standup paddle boards and developing the optimum size configuration for the facility.

The District will allow the developer's general contractor to utilize the dry storage area for staging once construction of the street modifications begins. This same contractor will make the improvements to the dry storage facility after the street modifications, which includes slurry sealing and restriping of the lot. We expect a 15% to 20% reduction of the dry storage space as a result of the reconfiguration. There may be a greater loss if the District utilizes some of the dry storage space for its maintenance department. Jensen Engineering will be working with staff on the redesign of the dry boat storage facility.

Plans for the street modifications were submitted to the City in early February. Following the termination notice to boat owners, the developer will prepare their implementation strategy so that construction may begin the first week of May. It is the hope and expectation that the street modifications can be made within sixty (60) days from the start date. Time is of the essence to complete this project and allow the business owners in the northeast harbor area to benefit from a successful summer season. Traffic will be monitored to make navigating on Anchors Way as easy as possible.

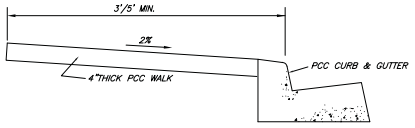
FISCAL IMPACT:
For the remaining Fiscal Year 2017-2018, the District revenue could be reduced by $20,000 to $30,000. If a reconfigured dry boat storage could be re-opened by mid-July, we believe many of

our previous tenants could return. It is too early to determine the fiscal impact for the 2018-2019 Fiscal Year.

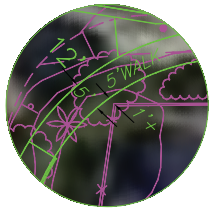
The Harbormaster will be requesting $30,000 under the Surrender Abandoned Vessel Exchange (SAVE) Program. Should the funds be awarded, the District will have funds available to mitigate possible abandoned vessels during the reconfiguration.

ATTACHMENTS:
Attachment 1 – Site Plan

ATTACHMENT 1



CURB AND BACK OF WALK DETAIL
NTS



DETAIL
NTS

SCALE: 1"=30'

REV.	DESCRIPTION	CK'D	APP	DATE

VENTURA HARBOR
TURN BAY AND CUL-DE-SAC EXHIBIT

B & E ENGINEERS
CIVIL ENGINEERS SURVEYING LAND PLANNING
20 E. FOOTHILL BLVD., STE 230 TEL:(626) 446-4449
ARCADIA, CA 91006-2375 FAX:(626) 446-4566
RAMY F. AMAD RCE. No. 41729

JN: 2013018 | SHEET 1 OF 1 | DATE: 08-31-2016