



Minutes of Regular Meeting of the Ventura Port District Board of Port Commissioners Held June 10, 2015

The Regular Meeting of the Ventura Board of Port Commissioners was called to order by Chairman Jim Friedman at 11:03AM at the Ventura Port District Office located 1603 Anchors Way Drive, Ventura, CA 93001.

Commissioners Present:

Jim Friedman, Chair
Everard G. Ashworth, Vice Chair
Gregory L. Carson – arrived at 11:05AM
Bruce E. Smith

Commissioners Absent:

None

Port District Staff:

Oscar Peña, General Manager
Robin Baer, Property Manager
Frank Locklear, Marina Manager
Jennifer Talt-Lundin, Marketing Manager
Joe Gonzalez, Facilities Manager
Robbie Dunham, Management Assistant
Lauren Yuncker, Marketing Assistant
Addy Cleverly, Marketing Assistant
Richard Parsons, Consultant
Jessica Rauch, Clerk of the Board

Legal Counsel:

Christopher Chan

AGENDA

CALL TO ORDER: By Chair, Jim Friedman at 11:03AM.

PLEDGE OF ALLEGIANCE: By Chair, Jim Friedman.

ROLL CALL: All Commissioners were present. Commissioner Carson arrived at 11:05AM.

ADOPTION OF AGENDA

ACTON: Commissioner Ashworth moved, seconded by Commissioner Smith and carried by a vote of 3-0 to adopt the June 10, 2015 agenda.

APPROVAL OF MINUTES

The Minutes of May 27, 2015 regular and special meeting were considered as follows:

ACTION: Commissioner Ashworth moved, seconded by Commissioner Smith and carried by a vote of 3-0 to approve the minutes of the May 27, 2015 regular and special meeting.

PUBLIC COMMUNICATIONS: None.

BOARD COMMUNICATIONS: Commissioner Carson visited the new Coffee Dock and Post with Oscar Peña and it is really nice and the owners have done a great job. Priscilla Levy, one of the owners said they will be opening next week, with a soft opening on Wednesday.

STAFF COMMUNICATIONS: None.

LEGAL COUNSEL REPORT: None.

CONSENT AGENDA:

A) Approval of New Office Lease Agreement for Kyle & Associates

Recommended Action: Motion

That the Board of Port Commissioners approves by motion a new Office lease agreement between the Ventura Port District dba Ventura Harbor Village and Kyle & Associates for the premises located at 1583 Spinnaker Drive #209 consisting of a total of 535 square feet for a two (2) year term.

ACTION: Commissioner Ashworth moved, seconded by Commissioner Smith and carried by a vote of 4-0 to approve a new Office lease agreement between the Ventura Port District dba Ventura Harbor Village and Kyle & Associates for the premises located at 1583 Spinnaker Drive #209 consisting of a total of 535 square feet for a two (2) year term.

STANDARD AGENDA:

1) 2015 – 2016 Preliminary Budget and Five Year Capital Improvement Plan

Recommended Action: Motion.

That the Board of Port Commissioners review, discuss and take appropriate action on the 2015 – 2016 Ventura Port District Preliminary Budget and Five Year Capital Improvement Plan.

Public Comment: Lynn Mikelatos, owner of The Greek and Margarita Villa, is working diligently to improve her restaurants. She has been looking at other types of shopping centers and thinking what is Harbor Village's strong point. Harbor Village has the benefit of a waterside location and locally owned businesses. The District needs to focus on investing in the tenants and making Harbor Village nicer. Kitty McGinnis, an artist of Harbor Village Gallery, supports a marketing budget increase; they do a tremendous amount of work with limitations.

ACTION: Commissioner Ashworth moved, seconded by Commissioner Smith and carried by a vote of 4-0 to approve the 2015 – 2016 Ventura Port District Preliminary Budget and Five Year Capital Improvement Plan, with staff developing two options for employee wage increases for the Final Budget approval.

The Commission had the following comments:

- Commissioner Carson would like scholarship funds for Yacht Club Junior Sailing Program add to the budget.
- Commissioner Ashworth thinks it's a good idea for employee wage increases to be contingent on Sondermann Ring signing the lease. The District should give some thought on what the City is doing; not today, but going forward we would see a

transition on how some of those increases go towards retirement. He thinks 4% is a good benchmark.

- Commissioner Friedman is agreeable to employee wage increases, conditioned on the Sondermann Ring check being signed. However, it is now time to start looking at employees contributing to their retirement.
- Commissioner Smith believes the District should be paying a fair wage. He would be in favor of providing salary adjustments as a flat rate or dollar amount as opposed to a percentage because the higher salary employees will have a higher monetary increase than the lower paid staff. Also, look at employee contributions not only for retirement, but for medical.
- Commissioner Ashworth was struck by Worker's Compensation. It has increased by a factor of 4 or more over the time period listed. He was struck at how much the cost has really changed and are there things we can do to manager that.
- Commissioner Ashworth stated that with others mentioning that squid is sensitive to temperatures; this discussion feeds into what will be discussed next month in talking about sources of revenue with shellfish. Commercial fishing is essential to this harbor.
- Commissioner Friedman said the concern we have been hearing is that fish offloading, particularly squid, is almost non-existent, yet we have a number that staff is depending on; does staff feel comfortable with \$155,000.
- Commissioner Smith asked how the commercial vessels are doing in terms of taking in waters north of us; Mr. Locklear said none. Commissioner Smith then asked if he anticipates a shortened season. Mr. Locklear said no; the Channel Islands are a generator of fish. Commercial vessels get a slip for a year so they have a spot and there is no lack of buyers for vessels when they are for sale.
- Commissioner Ashworth asked if there is a condition for commercial vessels to offload fish in Ventura Harbor when they have a slip with us.
- Commissioner Friedman asked about the Trolley advertising budget. Mr. Peña said that the advertising budget is staying the same as last year, but discovered that the big belly ad funds are not going to the operation of the trolley, but toward reducing operating expenses.
- Commissioner Smith asked if the \$240,000 from Sondermann Ring will be annual or one time. Mr. Peña answered that the minimum monthly rent will be \$25,000. Commissioner Smith then asked if once the lease is signed we are not going to see a decrease; no, the obligation is to pay \$25,000 a month. Commissioner Smith noticed a \$1.2 million lease transaction fee and asked if that is a one-time thing; it is a one-time fee and is not included in this budget.
- Commissioner Smith inquired about the marketing/leasing budget increasing from \$12,000 to \$21,000 and asked whether that is to increase the occupancy of the vacant spaces and whether that is a one-time or annual increase.

- **Commissioner Smith mentioned the concept of having a hotel in Harbor Village and the idea needs to be revisited.**
- **Commissioner Carson commented that the partnership with the District and our tenants helps reinvent the Village and we should be reinvesting in our businesses.**

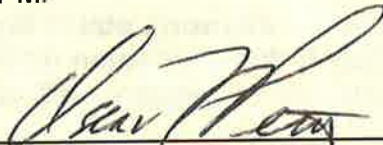
ADJOURNED TO CLOSED SESSION AT 12:20PM

RECONVENED PUBLIC SESSION AT 12:55PM.

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

REQUEST FOR FUTURE AGENDA ITEMS: None.

ADJOURNMENT: The meeting was adjourned at 1:02PM.



Secretary