



Minutes of Regular Meeting of the Ventura Port District Board of Port Commissioners Held June 22, 2016

The Regular Meeting of the Ventura Board of Port Commissioners was called to order by Chairman Jim Friedman at 7:09PM at the Ventura Port District Office located 1603 Anchors Way Drive, Ventura, CA 93001.

Commissioners Present:

Jim Friedman, Chair
Everard Ashworth, Vice Chair
Gregory L. Carson
Bruce E. Smith
Nikos Valance

Commissioners Absent:

None

Port District Staff:

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

Legal Counsel:

Timothy Gosney

AGENDA

CALL TO ORDER: By Chairman Jim Friedman at 7:09PM.

PLEDGE OF ALLEGIANCE: By Chairman Friedman.

ROLL CALL: All Commissioners were present.

ADOPTION OF AGENDA

ACTON: Commissioner Carson moved, seconded by Commissioner Ashworth and carried by a vote of 5-0 to adopt the June 22, 2016 agenda.

APPROVAL OF MINUTES

The Minutes of June 8, 2016 Workshop meeting and June 15, 2016 Special Closed Session meeting were considered as follows:

ACTION: Commissioner Ashworth moved, seconded by Commissioner Carson and carried by a vote of 5-0 to approve the minutes of the June 8, 2016 Workshop meeting and June 15, 2016 Special Closed Session meeting.

PUBLIC COMMUNICATIONS: Councilmember Cheryl Heitmann informed the Commission that the City Council has approved their budget and recognized Commissioner Carson for his years of service on the Port Commission.

CLOSED SESSION REPORT: Mr. Gosney stated that the Board met in closed session; discussed and reviewed all items (1a-1f) on the closed session agenda. Staff was given instructions as to how to proceed as appropriate and there was no action taken that is reportable under The Brown Act. Chairman Friedman stated that the Board met in closed session; discussed and reviewed Item 2 on the closed session agenda. Staff was given instructions as to how to proceed as appropriate and there was no action taken that is reportable under The Brown Act.

BOARD COMMUNICATIONS: The Commissioners recognized Commissioner Carson on his years of service and commitment to the Port District.

DEPARTMENTAL STAFF REPORTS: None.

GENERAL MANAGER REPORT: Mr. Peña thanked staff for their hard work on preparing the budget.

LEGAL COUNSEL REPORT: None.

CONSENT AGENDA:

A) Approval of New Restaurant Lease for Baja Bay Surf & Taco
Recommended Action: Motion.

That the Board of Port Commissioners approve a new restaurant lease agreement for the premises located at 1567 Spinnaker Drive #104 consisting of 773 square feet (623 sf patio) between the Ventura Port District dba Ventura Harbor Village and Rigoberto Rangel dba Baja Bay Surf & Taco for a two-year term.

ACTION: Commissioner Carson moved, seconded by Commissioner Smith and carried by a vote of 5-0 to approve a new restaurant lease agreement for the premises located at 1567 Spinnaker Drive #104 consisting of 773 square feet (623 sf patio) between the Ventura Port District dba Ventura Harbor Village and Rigoberto Rangel dba Baja Bay Surf & Taco for a two-year term.

B) Approval of New Retail Lease for Treasure Cove
Recommended Action: Motion.

That the Board of Port Commissioners approve a new retail lease agreement for the premises located at 1567 Spinnaker Drive #103 consisting of 342 square feet between the Ventura Port District dba Ventura Harbor Village and Hilda Wann dba Treasure Cove for a two-year term.

ACTION: Commissioner Carson moved, seconded by Commissioner Smith and carried by a vote of 5-0 to approve a new retail lease agreement for the premises located at 1567 Spinnaker Drive #103 consisting of 342 square feet between the Ventura Port District dba Ventura Harbor Village and Hilda Wann dba Treasure Cove for a two-year term.

C) Approval of New Retail Lease for Ventura Swimwear

Recommended Action: Motion.

That the Board of Port Commissioners approve a new retail lease agreement for the premises located at 1559 Spinnaker Drive #102 consisting of 894 square feet between the Ventura Port District dba Ventura Harbor Village and Louise Gaye Clanton and Tracey Lanquist dba Ventura Swimwear for a three-year term with a two-year option.

ACTION: Commissioner Carson moved, seconded by Commissioner Smith and carried by a vote of 5-0 to approve a new retail lease agreement for the premises located at 1559 Spinnaker Drive #102 consisting of 894 square feet between the Ventura Port District dba Ventura Harbor Village and Louise Gaye Clanton and Tracey Lanquist dba Ventura Swimwear for a three-year term with a two-year option.

D) Extension of Option with Sondermann-Ring Partners-Ventura Harbor

Recommended Action: Motion.

That the Board of Port Commissioners authorize the General Manager to execute the attached Twelfth Amendment to Option Agreement between Ventura Port District ("the Port") and Sondermann-Ring Partners-Ventura Harbor ("SRP").

ACTION: Commissioner Carson moved, seconded by Commissioner Smith and carried by a vote of 5-0 to authorize the General Manager to execute the attached Twelfth Amendment to Option Agreement between Ventura Port District ("the Port") and Sondermann-Ring Partners-Ventura Harbor ("SRP").

E) Approval of a Professional Services Agreement Amendment No. 1 with Jensen Design & Survey, Inc.

Recommended Action: Motion.

That the Board of Port Commissioners approve Amendment No. 1 to the Professional Service Agreement, dated April 1, 2016 with Jensen Design & Survey, Inc. in the amount of \$9,000.

ACTION: Commissioner Carson moved, seconded by Commissioner Smith and carried by a vote of 5-0 to approve Amendment No. 1 to the Professional Service Agreement, dated April 1, 2016 with Jensen Design & Survey, Inc. in the amount of \$9,000.

F) Approval of Ninth Amendment to Ground Lease with Ventura Harbor Storage, LLC.

Recommended Action: Motion.

That the Board of Port Commissioners approve the Ninth Amendment to Lease for the Ground Lease, dated May 1, 1993 between Hobson Bros., LTD., subsequently assigned to Ventura Harbor Storage, LLC (VHS) July 1997, herein called "Lessor" and Ventura Port District, "Lessee" for the 1.22 acres being utilized for a commercial fisherman's gear storage and repair yard located at 1410 Angler Ct., Ventura, CA.

ACTION: Commissioner Carson moved, seconded by Commissioner Smith and carried by a vote of 5-0 to approve the Ninth Amendment to Lease for the Ground Lease, dated May 1, 1993 between Hobson Bros., LTD., subsequently assigned to Ventura Harbor Storage, LLC (VHS) July 1997, herein called "Lessor" and Ventura Port District, "Lessee" for the 1.22 acres being utilized for a commercial fisherman's gear storage and repair yard located at 1410 Angler Ct., Ventura, CA.

STANDARD AGENDA:

1) Approval of Financial Statements and Checks for April 2016

Recommended Action: Resolution No. 3307

That the Board of Port Commissioners adopt Resolution No. 3307 accepting and approving the Financial Statements, Payroll and Regular Checks for expenses in April 2016.

ACTION: Commissioner Smith moved, seconded by Commissioner Carson and carried by a vote of 5-0 to adopt Resolution No. 3307 accepting and approving the Financial Statements, Payroll and Regular Checks for expenses in April 2016.

2) Appointment of JPIA Board of Director Liaison

Recommended Action: Motion.

That the Board of Port Commissioners approve the appointment of one Port Commissioner as Director for the Joint Powers Insurance Authority (JPIA) Board of Directors.

ACTION: Commissioner Carson moved, seconded by Commissioner Ashworth and carried by a vote of 5-0 to nominate Commissioner Bruce Smith as the Liaison for the Joint Powers Insurance Authority (JPIA) Board of Directors.

3) Approval of a Professional Services Agreement for Special Legal Services

Recommended Action: Motion.

That the Board of Port Commissioners authorize funding in the amount of \$8,500 to retain outside legal services provided by *Plauché & Carr, LLP* to analyze and report on leasing alternatives related to the Shellfish Grant.

ACTION: This item was pulled from the agenda and will be deferred to the July 27, 2016 meeting.

4) Approval of FY2016 – 2017 Preliminary Budget and Five Year Capital Improvement Plan

Recommended Action: Motion.

That the Board of Port Commissioners approve the 2016–2017 Ventura Port District Preliminary Budget and Five Year Capital Improvement Plan.

ACTION: Commissioner Ashworth moved, seconded by Commissioner Carson and carried by a vote of 4-1 (Valance No) to approve the 2016–2017 Ventura Port District Preliminary Budget and Five Year Capital Improvement Plan with unrepresented miscellaneous Classic PERs employees receiving a 4% increase that would go towards their PERs retirement contribution.

REQUEST FOR FUTURE AGENDA ITEMS: The Commission cancelled the July 13, 2016 Workshop Meeting.

ADJOURNMENT: The meeting was adjourned at 9:04PM.



Secretary