

VENTURA PORT DISTRICT

BOARD OF PORT COMMISSIONERS MINUTES OF DECEMBER 7, 2016



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

Commissioners Present:

Jim Friedman, Chair
Everard Ashworth, Vice Chair
Bruce E. Smith
Nikos Valance
Brian Brennan

Commissioners Absent:

None

Port District Staff:

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

Legal Counsel:

Timothy Gosney
Dominic Nunneri

AGENDA

CALL TO ORDER: By Chairman Jim Friedman at 7:27PM.

PLEDGE OF ALLEGIANCE: By Commissioner Friedman.

ROLL CALL: All Commissioners were present.

ADOPTION OF AGENDA

ACTON: Commissioner Smith moved, seconded by Commissioner Ashworth and carried by a vote of 5-0 to adopt the December 7, 2016 agenda.

APPROVAL OF MINUTES

The Minutes of November 9, 2016 Regular meeting were considered as follows:

ACTION: Commissioner Brennan moved, seconded by Commissioner Valance and carried by a vote of 5-0 to approve the minutes of the November 9, 2016 Regular meeting.

PUBLIC COMMUNICATIONS: Lynn Mikelatos, owner of The Greek and Margarita Villa congratulated the Board and staff on the Portside groundbreaking, which was a long time coming. She also gave the Commission a challenge to try the new Escape Rooms that recently opened in the Harbor.

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 as to how to proceed as appropriate on Items 1b and 2 and there was no action taken that is reportable under The Brown Act. On Item 1a, there was a consensus of the Board to eliminate Brighton Management from further consideration of the development of Parcels 5 and 8.

BOARD COMMUNICATIONS: Commissioner Ashworth reported that he has been working with Gloria on the Audit report and updated the Commission on the Shellfish initiative.

DEPARTMENTAL AND GENERAL MANAGER REPORTS: Mr. Parsons updated the Commission on the dredging appropriations. Ms. Talt-Lundin reported to the Commission that the Harbor View newsletter went out today. Also, thanked our sponsors for the Parade of Lights that is occurring in two weeks and to encourage boaters to enter since we have only 10 boats so far.

LEGAL COUNSEL REPORT: Counsel is currently working on updating their option and lease documents in anticipation of presenting a formal lease to one of the developers of the RFP in the not too distance future.

STANDARD AGENDA:

1) Annual Reserve Policy Review

Recommended Action: Voice Vote.

That the Board of Port Commissioners accept the current Ventura Port District Reserve Policy, Resolution No. 3225, dated August 28, 2013.

ACTION: Commissioner Valance moved, seconded by Commissioner Brennan and carried by a vote of 5-0 to accept the current Ventura Port District Reserve Policy, Resolution No. 3225, dated August 28, 2013.

2) Annual Investment Policy Review

Recommended Action: Roll Call Vote.

That the Board of Port Commissioners adopt Resolution No. 3326, which reflects minor changes to the Ventura Port District's Investment Policy and rescind Resolution No. 3284.

ACTION: Commissioner Brennan moved, seconded by Commissioner Smith and carried by a vote of 5-0 to adopt Resolution No. 3326, which reflects minor changes to the Ventura Port District's Investment Policy and rescind Resolution No. 3284.

3) Adoption of Ordinance No. 51 Authorizing Execution of the Lease Between Ventura Port District and Beer and Sausage, LLC dba BS Taproom/ Beer Season

Recommended Action: Roll Call Vote.

That the Board of Port Commissioners:

1. Conduct a public hearing for the purpose of receiving input on proposed Ordinance 51;
2. Read proposed Ordinance No. 51 for the record; and
3. Adopt Ordinance No. 51, which authorizes 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 & #115.

ACTION: Chairman Friedman opened the public hearing at 7:55PM for the purpose of receiving input on proposed Ordinance 51. The reading of proposed Ordinance 51 was waived. There was one public comment. The public hearing was closed by Chairman Friedman at 7:56PM.

Public Comment: Orestis Simos thanked the Commission and staff for this opportunity and they are looking forward to developing a great business.

ACTION: Commissioner Brennan moved, seconded by Commissioner Ashworth and carried by a vote of 5-0 to adopt Ordinance No. 51, which authorizes 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 & #115.

4) Consideration of Legal Fees

Recommended Action: Voice Vote.

That the Board of Port Commissioners consider for approval the proposal submitted on July 13, 2016, which increases the hourly rates upon which the legal fees to the District are calculated.

ACTION: Commissioner Brennan moved, seconded by Commissioner Ashworth and carried by a vote of 4-0-1 (Valance abstained) to approve the proposal submitted on July 13, 2016, which increases the hourly rates upon which the legal fees to the District are calculated.

5) Information on IRC § 170

Recommended Action: Informational.

That the Board of Port Commissioners further explore the District's potential solicitation of tax-deductible donations and application for grant funding under IRC § 170.

ACTION: The Commission asked for this topic to be a future workshop item to discuss how to go about receiving donations for Harbor Village projects.

6) Approval of 2017 Port Commission Meeting Schedule

Recommended Action: Voice Vote.

That the Board of Port Commissioners discuss and take appropriate action on the 2017 Port Commission meeting schedule.

ACTION: Commissioner Brennan moved, seconded by Commissioner Ashworth and carried by a vote of 5-0 to approve the 2017 Port Commission meeting schedule, with the following revisions:

- All meetings will be regular meetings. If the Commission would like a workshop topic, it can be agendaized as such on a regular meeting agenda.
- All meetings will begin at 7:00PM. There will be no more regularly scheduled daytime meetings.
- November and December meetings will be the second Wednesday of the month.

REQUEST FOR FUTURE AGENDA ITEMS: None.

ADJOURNMENT: The meeting was adjourned at 8:44PM.


Secretary