

# VENTURA PORT DISTRICT

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## BOARD OF PORT COMMISSIONERS MINUTES OF JUNE 3, 2020

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### **CLOSED SESSION**

#### **CALL TO ORDER:**

The Ventura Board of Port Commissioners Regular Closed Session Meeting was called to order by Vice Chairman Brian Brennan at 5:32PM at the Ventura Port District Administration Office, 1603 Anchors Way Drive, Ventura, CA 93001 and via Zoom meeting.

#### **ROLL CALL:**

#### **Commissioners Present:**

Chris Stephens, Chairman via Teleconference  
Brian Brennan, Vice Chairman  
Jackie Gardina, Secretary via Teleconference  
Everard Ashworth via Teleconference  
Michael Blumenberg via Teleconference

#### **Commissioners Absent:**

None.

#### **Port District Staff:**

Brian Pendleton, General Manager  
Todd Mitchell, Business Operations Manager  
Jessica Rauch, Clerk of the Board

#### **Legal Counsel:**

Andy Turner via Teleconference  
Elsa Sham via Teleconference

**PUBLIC COMMUNICATIONS:** None.

**CONVENED TO CLOSED SESSION AT 5:34PM.**

**ADJOURNMENT:** Closed Session was adjourned at 6:56PM.

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### **OPEN SESSION**

#### **ADMINISTRATIVE AGENDA:**

#### **CALL TO ORDER:**

The Ventura Board of Port Commissioners Regular Open Session Meeting was called to order by Vice Chairman Brian Brennan at 7:02PM at the Ventura Port District Administration Office, 1603 Anchors Way Drive, Ventura, CA 93001 and via Zoom Meeting.

**PLEDGE OF ALLEGIANCE:** By Vice Chairman Brennan.

**ROLL CALL:**

**Commissioners Present:**

Chris Stephens, Chairman via teleconference  
Brian Brennan, Vice Chairman  
Jackie Gardina, Secretary via teleconference  
Everard Ashworth via teleconference  
Michael Blumenberg via teleconference

**Commissioners Absent:**

None.

**Port District Staff:**

Brian Pendleton, General Manager  
Todd Mitchell, Business Operations Manager  
Jessica Rauch, Clerk of the Board  
Gloria Adkins, Accounting Manager  
John Higgins, Harbormaster via teleconference  
Joe Gonzalez, Facilities Manager via teleconference  
Richard Parsons, Project Manager via teleconference

**Legal Counsel:**

Andy Turner via teleconference  
Elsa Sham via teleconference

**ADOPTION OF AGENDA**

**ACTION:** Commissioner Stephens moved, seconded by Commissioner Gardina, and carried by a vote of 5-0 to adopt the June 3, 2020 agenda.

**APPROVAL OF MINUTES**

The Minutes of the May 20, 2020 Regular Meeting were considered as follows:

**ACTION:** Commissioner Ashworth moved, seconded by Commissioner Blumenberg, and carried by a vote of 5-0 to approve the May 20, 2020 Regular Meeting Minutes.

**PUBLIC COMMUNICATIONS:** Mike Wagner, owner of Andria's Seafood, submitted a written comment as he was out of town. He wrote that the Port's aquaculture program is becoming unfeasible. An article from Cal Matters talked about the program's partners and investors, which he thought were only outside advisors. Secondly, with negative comments from permitting agencies, he thinks the reality of a 2000-acre farm at this point is not realistic. He does not want the District to be an experimental farm because it costs too much. Lastly, he believes there needs to be a private party to invest in this program, not the District.

General Manager, Brian Pendleton responded that at the July 17<sup>th</sup>, 2019 meeting staff provided a detailed report and presentation regarding the VSE project. It stated that Coastal Marine Biolabs, The Cultured Abalone and ALG Group shall complete their local matching volunteer commitments as described in the successful Sea Grant that the District received. There is no formal partnership or agreement between these entities and the District and no compensation, consideration, or special interest has been or shall be provided to any of these volunteer organizations. They have been referred to as partners. This has been a group of people working very hard together to advance aquaculture in

the Santa Barbara Channel for the benefit of the Ventura Port District. But the word partner has only been in that form. There is no corporation, entities, or agreements between them except for a volunteer commitment as part of receiving Sea Grants. Discussions about investors would be along those same lines. As part of the 2018 Sea Grant deliverables, the District is obligated to identify local, regional, and global aquaculture interests, interested in participating in this project. The District is to identify throughout that global community folks that could be interested. The Port would hold future processes for selecting firms that would be public and those decisions would be public. This has not occurred because it is too premature at this time.

**CLOSED SESSION REPORT:** Mr. Turner 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 visited the Harbor over the weekend and was happy to see the activity and familiar faces. Also, the parking situation was more flexible with the reopening of streets and beach lots. Commissioner Blumenberg also visited the Harbor over the weekend and was glad to see people getting out and long lines at our businesses. He also was glad to see security present.

**STAFF AND GENERAL MANAGER REPORTS:** None.

**LEGAL COUNSEL REPORT:** Mr. Turner reported that Portside Partners is seeking an extension of time for the loan due date due to COVID and the wildfires. Their lender is cooperative with that. They may be asking the District to approve an estoppel certificate to assist in that process and there will be no costs associated with that. This will be on the next agenda if Counsel receives all the documents in time and reviewed.

### **STANDARD AGENDA:**

#### **1) FY2020-2021 Budget Study Session**

Recommended Action: Informational.

That the Board of Port Commissioners conduct the FY2020–2021 Budget Study Session and provide direction to the General Manager in preparation of the forecasted preliminary budget and five-year capital improvement plan.

Report by General Manager, Brian Pendleton, Accounting Manager, Gloria Adkins, and Business Operations Manager, Todd Mitchell.

Public Comment: Sam Sadove, owner of Ventura Harbor Marine Associates, LLC., asked if the parcel lease income include the percentage rent. He is glad to see the District made dramatic changes on the predictions, but believes that some of the numbers are still optimistic. Concerning Portside Partners lease revenue, he commented that the rents being charged are very high end and as a result he believes the revenues will be lower longer than shown. Mr. Sadove also wanted clarification on the capital improvement plan reductions and whether the items shown will be cut or deferred. He also suggested looking at staff operations and thought the activation of a fisherman’s association is a good idea.

**ACTION:** The Board of Port Commissioners provided the following direction:

- Look at some of the assumptions that have been made, for example, at what year do we see Portside Partners returning to a normal income stream?
- Prepare a slide of the past 7 years, showing what we have invested in and how those have totaled out over time

- Would like ideas on how we are going to improve revenue streams
- Where do we need to make strategic investments in order to grow or to plan for the future?
- Would welcome hearing from staff and others about where we should be spending money versus where we should be withholding or not spending money at this point

**2) Ventura Port District Operations Update as it Relates to COVID-19**

Recommended Action: Informational.

That the Board of Port Commissioners receive an update on:

- a) The COVID-19 Ventura Harbor Rental Abatement and Deferment Program; and
- b) Status of Ventura Port District operations.

Report by General Manager, Brian Pendleton, and Business Operations Manager, Todd Mitchell.

Public Comment: Sam Sadove, owner of Ventura Harbor Marine Associates, LLC. commented that May and the coming summer months are normally busier months for most businesses, and due to COVID, better sales numbers in the summer the gap will grow.

**ACTION:** The Board of Port Commissioners received an update on the COVID-19 Ventura Harbor Rental Abatement and Deferment Program and status of Ventura Port District operations.

**ADJOURNMENT:** The meeting was adjourned at 8:29PM.

The next meeting is Wednesday, June 17, 2020.

  
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Jackie Gardina, Secretary