

VENTURA PORT DISTRICT

BOARD OF PORT COMMISSIONERS MINUTES OF SEPTEMBER 16, 2020



CLOSED SESSION

CALL TO ORDER:

The Ventura Board of Port Commissioners Regular Closed Session Meeting was called to order by Chairman Chris Stephens at 5:30PM 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
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 5:32PM.

ADJOURNMENT: Closed Session was adjourned at 6:40PM.

OPEN SESSION

ADMINISTRATIVE AGENDA:

CALL TO ORDER:

The Ventura Board of Port Commissioners Regular Open Session Meeting was called to order by Chairman Chris Stephens at 7:00PM at the Ventura Port District Administration Office, 1603 Anchors Way Drive, Ventura, CA 93001 and via Zoom Meeting.

PLEDGE OF ALLEGIANCE: By Chairman Stephens.

ROLL CALL:

Commissioners Present:

Chris Stephens, Chairman
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
Robin Baer, Property Manager via teleconference
John Higgins, Harbormaster via teleconference
Joe Gonzalez, Facilities Manager via teleconference
Dave Werneburg, Marina Manager via teleconference
Sergio Gonzalez, Maintenance Supervisor via teleconference
Jennifer Talt-Lundin, Marketing Manager via teleconference
Gloria Adkins, Accounting Manager via teleconference

Legal Counsel:

Andy Turner via teleconference
Elsa Sham via teleconference

ADOPTION OF AGENDA

ACTION: Commissioner Brennan moved, seconded by Commissioner Gardina, and carried by a vote of 5-0 to adopt the September 16, 2020 agenda.

APPROVAL OF MINUTES

The Minutes of the September 2, 2020 Regular Meeting were considered as follows:

ACTION: Commissioner Blumenberg moved, seconded by Commissioner Ashworth, and carried by a vote of 5-0 to approve the September 2, 2020 Regular Meeting.

PUBLIC COMMUNICATIONS: None.

CLOSED SESSION REPORT: Mr. Turner stated that the Board met in closed session; discussed and reviewed all items on the closed session agenda. The Board gave direction to staff as how to proceed. No action was taken that is reportable under The Brown Act.

BOARD COMMUNICATIONS: Commissioner Gardina enjoyed receiving the e-newsletter about creative ways in which we are drawing visitors to the Harbor and commended staff on the work they are doing to create these opportunities and partner with the businesses. Commissioner Brennan had a conversation with Derek Turner about water quality in the Harbor and asked if an informational item could be put on the agenda in October. Commissioner Ashworth reported that in October the Aquarium of the Pacific will be holding six to eight workshops on aquaculture.

STAFF AND GENERAL MANAGER REPORTS: Mr. Pendleton thanked staff for their hard work and commented on the added goals and objectives to the departmental staff reports.

LEGAL COUNSEL REPORT: None.

CONSENT AGENDA:

A) Authorization of Spectrum Pacific West, LLC Fiber Optic Installation and Maintenance Agreement

Recommended Action: Roll Call Vote.

That the Board of Port Commissioners authorize the General Manager to sign the Spectrum Fiber Optic Installation and Maintenance Agreement with Spectrum Pacific West, LLC (Spectrum), its successors and grants a non-exclusive easement and right of way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time an underground fiber optics system (Utilities) along Anchors Point Way to Schooner Drive connect to the Harbortown Point Resort for Spectrum services.

Public Comment: None.

ACTION: Commissioner Brennan moved, seconded by Commissioner Blumenberg and carried by a vote of 5-0 to authorize the General Manager to sign the Spectrum Fiber Optic Installation and Maintenance Agreement with Spectrum Pacific West, LLC (Spectrum), its successors and grants a non-exclusive easement and right of way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time an underground fiber optics system (Utilities) along Anchors Point Way to Schooner Drive connect to the Harbortown Point Resort for Spectrum services.

B) Acceptance of 12-Month No-Cost Extension to 2018 California Shellfish Grant

Recommended Action: Roll Call Vote.

That the Board of Port Commissioners authorize the General Manager to execute a 12-month extension to the *Cost Reimbursement Research Subaward Agreement* for the Ventura Shellfish Enterprise (VSE) project.

Public Comment: None.

ACTION: Commissioner Brennan moved, seconded by Commissioner Blumenberg and carried by a vote of 5-0 to authorize the General Manager to execute a 12-month extension to the *Cost Reimbursement Research Subaward Agreement* for the Ventura Shellfish Enterprise (VSE) project.

STANDARD AGENDA:

1) Approval of Notice of Proposed Ordinance for the Assignment of the Existing Parcel 20 Master Lease and an Option Agreement Between the Ventura Port District and Derektor Marine Holdings for a New 50-Year Master Lease

Recommended Action: Roll Call Vote.

That the Board of Port Commissioners adopt Resolution No. 3397 authorizing the Ventura Port District to publish a Notice of Proposed Ordinance for the (1) Assignment of the Existing Parcel 20 Master Lease and (2) Option Agreement between Derektor Marine Holdings and the District for a New 50-year Master Lease in a newspaper of general circulation.

Report by General Manager, Brian D. Pendleton.

Public Comment: Sam Sadove, owner of Ventura Harbor Marina Associates, LLC appreciates that the process has gotten to this point. He thinks this is a unique find with a unique group coming to finish what he started. Tom Derecktor and Leonora Valvo thanked staff and Mr. Sadove on their hard work during this process. They look forward to working with staff and are excited for this new endeavor.

ACTION: Commissioner Brennan moved, seconded by Commissioner Gardina and carried by a vote of 5-0 to adopt Resolution No. 3397 authorizing the Ventura Port District to publish a Notice of Proposed Ordinance for the (1) Assignment of the Existing Parcel 20 Master Lease and (2) Option Agreement between Derecktor Marine Holdings and the District for a New 50-year Master Lease in a newspaper of general circulation.

2) Adoption of Resolution No. 3395 Extending the COVID-19 Ventura Harbor Rental Abatement and Deferment Program

Recommended Action: Roll Call Vote.

That the Board of Port Commissioners adopt Resolution No. 3398 further extending the COVID-19 Ventura Harbor Rental Abatement and Deferment Program until December 31, 2020, which will allow for the abatement or deferment of all rental payments for those Harbor Master Tenants and Harbor Village Tenants who have been directly impacted by the COVID-19 Pandemic on a monthly basis for repayment of deferred rents within six months after all applicable government emergency orders are rescinded, no sooner than May 12, 2021.

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

Public Comment: Sam Sadove, owner of Ventura Harbor Marina Associates, LLC commented that staff should start looking into planning now for weather changes with regards to outdoor setups. Michael Wagner, owner of Andria's Seafood commented that staff needs to look at revenues at the end of COVID to see how to catch people up on rent. Trying to retain Village businesses is crucial to the success of the Harbor.

ACTION: Commissioner Brennan moved, seconded by Commissioner Gardina and carried by a vote of 5-0 to adopt Resolution No. 3398 further extending the COVID-19 Ventura Harbor Rental Abatement and Deferment Program until December 31, 2020, which will allow for the abatement or deferment of all rental payments for those Harbor Master Tenants and Harbor Village Tenants who have been directly impacted by the COVID-19 Pandemic on a monthly basis for repayment of deferred rents within six months after all applicable government emergency orders are rescinded, no sooner than May 12, 2021.

ADJOURNMENT: The meeting was adjourned at 7:49PM.

The next meeting is Wednesday, October 7, 2020.


Jackie Gardina, Secretary