

VENTURA PORT DISTRICT

BOARD OF PORT COMMISSIONERS MINUTES OF MARCH 25, 2020 SPECIAL MEETING



CLOSED SESSION

CALL TO ORDER:

The Ventura Board of Port Commissioners Special 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.

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
Robin Baer, Property Manager via Teleconference
Jessica Rauch, Clerk of the Board

Legal Counsel:

Andy Turner via Teleconference
Elsa Sham via Teleconference

PUBLIC COMMUNICATIONS: Jeff Moorhouse, owner of Moorhouse Financial, recommended changing the teleconferencing platform from GoToMeeting to Zoom. He also commented to not only think about the restaurants and retailers, but the offices as well. He has had to temporarily layoff an employee because he is concerned for her health and has been fiscally impacted by this pandemic.

CONVENED TO CLOSED SESSION AT 5:40PM.

ADJOURNMENT: Closed Session was adjourned at 6:50PM.

OPEN SESSION

ADMINISTRATIVE AGENDA:

CALL TO ORDER:

The Ventura Board of Port Commissioners Special Open Session Meeting was called to order by Chairman Chris Stephens at 7:02PM at the Ventura Port District Administration Office, 1603 Anchors Way Drive, Ventura, CA 93001.

PLEDGE OF ALLEGIANCE: By Vice Chairman Brian Brennan.

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
John Higgins, Harbormaster via Teleconference
Robin Baer, Property Manager via Teleconference
Joe Gonzalez, Facilities Manager via Teleconference
Gloria Adkins, Accounting Manager via Teleconference
Dave Werneburg, Marina Manager via Teleconference
Jessica Rauch, Clerk of the Board

Legal Counsel:

Andy Turner via Teleconference
Elsa Sham via Teleconference

ADOPTION OF AGENDA

ACTION: Commissioner Brennan moved, seconded by Commissioner Blumenberg and carried by a vote of 5-0 to adopt the March 25, 2020 Special Meeting Agenda.

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 on these matters and there was no action taken that is reportable under The Brown Act.

STANDARD AGENDA:

1) COVID-19 Update

Recommended Action: Informational.

That the Board of Port Commissioners receive an informational report on COVID-19 regarding:

- a) Status of Ventura Port District operations;
- c) Status and impacts to Harbor Tenant's; and
- d) Provide direction to staff on next steps.

Report by General Manager, Brian D. Pendleton.

Public Comment:

Jeff Moorhouse, owner of Moorhouse Financial said to save the tenants from unnecessary fiscal impacts and to switch from GoToMeeting to Zoom.

Jonra Cross, owner of Frenchies Nail Salon, was scheduled to open March 30th and has 12 new employees. Not having a future opening date is a challenge for her financially and stability wise to keep employees. Her business is a startup so there are not a lot of solutions and answers for her from a financial perspective. She appreciates the resources the District has been providing and anything new learned that will help tenants manage through this without having any revenue, would be greatly appreciated.

Sam Sadove, owner of Ventura Harbor Marina and Yacht Yard suggested a forgiveness or forbearance of rent and percentage rent for a period of time and when things normalize pay the Port back over a six-month period. Even though most would like a complete forgiveness for many fees, tenants also recognize that the District's survival is just as much an issue as the tenants when no revenues are coming in. Hence, he hopes the Commission can recognize that if full fees are to be collected from tenants, including master tenants, then many will simply not survive. Also, whatever forbearance the District's decides on, he will do the same for his tenants.

Suzanne Musson, owner of Dave's Fuel Dock asked the Commission to consider taking action tonight because a week is a long time for many.

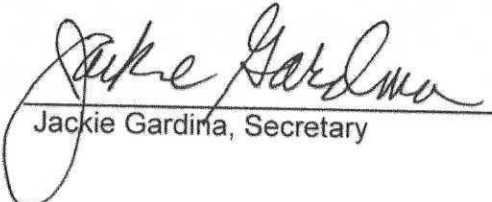
Victor Dollar, Senior Vice President of Sales for Brighton Management, LLC stated that they have been forced to lay off or furlough over 300 people in Ventura County. 80% of the employees at the two Harbor hotels have been laid off or furloughed. They are trying to stay open but are losing enough money in a month that would be considered their minimum lease rent. Mr. Dollar is talking to ownership daily on whether to close or stay open. If they close, it won't just be hard on the hotel and owner, but on the Harbor as well. If they close, it will take up to six months to build revenue back up for the hotel, not just the District.

Cherryl Connally, owner of Island Packers stated that it is very important that everyone sticks together and helps each other through this. The Flood of '69 was detrimental, and the Harbor pulled through it and moved forward. She hopes that everyone can work together to get funding or compensation for employees and tenants can have break with the District. Everyone wants the Harbor to be alive and survive.

ACTION: **The Board of Port Commissioners received a report from General Manager, Brian D. Pendleton on COVID-19 regarding the status of Ventura Port District operations and the status and impacts to Harbor Tenants.**

ADJOURNMENT: The meeting was adjourned at 8:05PM.

The next meeting is Wednesday, April 1, 2020.


Jackie Gardina, Secretary