

VENTURA PORT DISTRICT

BOARD OF PORT COMMISSIONERS MINUTES OF AUGUST 19, 2020 SPECIAL MEETING



CLOSED SESSION

CALL TO ORDER:

The Ventura Board of Port Commissioners Regular Closed Session Meeting was called to order by Chairman Chris Stephens at 5:32PM 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
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: Tom Derecktor and Leonora Valvo are looking forward to signing a lease assignment and moving forward.

CONVENED TO CLOSED SESSION AT 5:40PM.

ADJOURNMENT: Closed Session was adjourned at 7:02PM.

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 7:08PM 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
Gloria Adkins, Accounting Manager
Robin Baer, Property Manager via teleconference
John Higgins, Harbormaster via teleconference
Joe Gonzalez, Facilities Manager via teleconference
Dave Werneburg, Marina Manager via teleconference
Jennifer Talt-Lundin, Marketing Manager via teleconference

Legal Counsel:

Andy Turner via teleconference
Elsa Sham via teleconference

ADOPTION OF AGENDA

ACTION: Commissioner Brennan moved, seconded by Commissioner Ashworth, and carried by a vote of 5-0 to adopt the August 19, 2020 Special Meeting agenda.

APPROVAL OF MINUTES

The Minutes of the July 15, 2020 Regular Meeting were considered as follows:

ACTION: The minutes were moved to the September 2nd agenda, so staff could review.

PUBLIC COMMUNICATIONS: Sam Sadove, owner of Ventura Harbor Marine Associates, LLC., recommended reporting positive cases of COVID that occur within the Port District.

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 Blumenberg reported that he has taken tours of the Ventura Harbor Boatyard and Parcel 20. He has also attended the commercial fishing meeting and village tenant meeting. Commissioner Brennan has been enjoying the Village and is impressed with staff in the Village and how the facility is being managed. Commissioner Stephens congratulated Commissioner Brennan on his reappointment to the Board. He also reported that he joined Commissioner Blumenberg on the Parcel 20 tour and attended the commercial fishing and village tenant meetings. He also announced the passing of Island Packers Founder Lillian Connally.

STAFF AND GENERAL MANAGER REPORTS: Harbormaster, John Higgins reported on the boat fire that occurred off Anacapa Island on August 2, 2020 and Harbor Patrol's response to the incident.

LEGAL COUNSEL REPORT: None.

CONSENT AGENDA:

A) Approval of New Retail Lease Agreement for Shirley Rios dba Hair Extensions by Shirley

Recommended Action: Roll Call Vote.

That the Board of Port Commissioners approve a new Retail Lease Agreement between the Ventura Port District dba Ventura Harbor Village and Shirley Rios dba Hair Extensions for the premises located at 1559 Spinnaker Drive #103 consisting of a total of 400 square feet for a two (2) year term.

ACTION: Commissioner Gardina moved, seconded by Commissioner Brennan and carried by a vote of 5-0 to approve a new Retail Lease Agreement between the Ventura Port District dba Ventura Harbor Village and Shirley Rios dba Hair Extensions for the premises located at 1559 Spinnaker Drive #103 consisting of a total of 400 square feet for a two (2) year term.

B) Approval of New Office Lease Agreement for Ahmad Vahedian, Ph.D

Recommended Action: Roll Call Vote.

That the Board of Port Commissioners approve a new Office Lease Agreement between the Ventura Port District dba Ventura Harbor Village and Ahmad Vahedian, Ph.D for the premises located at 1575 Spinnaker Drive #204C, consisting of a total of 275 square feet for a two-year lease term with a two-year option.

ACTION: Commissioner Gardina moved, seconded by Commissioner Brennan and carried by a vote of 5-0 to approve a new Office Lease Agreement between the Ventura Port District dba Ventura Harbor Village and Ahmad Vahedian, Ph.D for the premises located at 1575 Spinnaker Drive #204C, consisting of a total of 275 square feet for a two-year lease term with a two-year option.

C) Approval of Two Professional Services Agreements with Rincon Consultants, Inc. for Dredging Services

Recommended Action: Roll Call Vote.

That the Board of Port Commissioners approve:

- a) A Professional Services Agreement with Rincon Consultants, Inc. in the amount of \$30,924 for maintenance dredging environmental consulting and monitoring services; and,
- b) A Professional Services Agreement with Rincon Consultants, Inc. in the amount of \$35,225 for maintenance dredging permit amendment services.

ACTION: Commissioner Gardina moved, seconded by Commissioner Brennan and carried by a vote of 5-0 to approve a Professional Services Agreement with Rincon Consultants, Inc. in the amount of \$30,924 for maintenance dredging environmental consulting and monitoring services; and a Professional Services Agreement with Rincon Consultants, Inc. in the amount of \$35,225 for maintenance dredging permit amendment services.

STANDARD AGENDA:

1) 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 D. Pendleton.

Public Comment: Sam Sadove, owner of Ventura Harbor Marine Associates, LLC., reiterated his previous public comment by stating positive cases of COVID that occur within the Port District, staff/tenants, should be reported.

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.

2) Parcel 20 Potential Future Development Discussion

Recommended Action: Informational.

That the Board of Port Commissioners receive an informational report to discuss potential future development for Parcel 20.

Report by General Manager, Brian D. Pendleton, owner of Ventura Harbor Marine Associates, LLC., Sam Sadove, and potential assignee's Leonora Valvo and Tom Derecktor.

Public Comment: See Attachment 1.

ACTION: The Board of Port Commissioners received a presentation from Sam Sadove, Leonora Valvo and Tom Derecktor on the future of Parcel 20.

ADJOURNMENT: The meeting was adjourned at 8:13PM in honor of Lillian Connally.

The next meeting is Wednesday, September 2, 2020.


Jackie Gardina, Secretary

Jessica Rauch

To: Andria's Seafood
Subject: RE: Notice of August 19 Special Port Commission Meeting

From: Andria's Seafood <info@andriasseafood.com>
Sent: Wednesday, August 19, 2020 2:39 PM
To: Jessica Rauch <jrauch@venturaharbor.com>
Cc: 'Michael Wagner' <buymorefish@gmail.com>
Subject: RE: Notice of August 19 Special Port Commission Meeting

Hi Jessica,

Please enter this comment from Michael Wagner

Re: Standard Agenda Item #2

Dear Commissioner Stevens and fellow Commissioners,

The interest in Parcel 20 by a very large company, and their investment to enhance that property, could be a real positive for the Ventura Port District. This could be as positive as the investment by Silver Bay. I encourage you all to look carefully at this option.

Michael Wagner