



BOARD OF PORT COMMISSIONERS MEETING MARCH 17, 2021

Ventura Harbor
HOME OF THE CHANNEL ISLANDS NATIONAL PARK

- Call to Order
- Roll Call

CLOSED SESSION AGENDA

PUBLIC COMMUNICATION CLOSED SESSION AGENDA ITEMS ON TODAY'S AGENDA

00 : 03 : 00

Change Clock Type

Digital

Duration:

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TimeUp Reminder (Optional):

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- Call to Order
- Pledge of Allegiance
- Roll Call

ADMIN AGENDA

ADMIN AGENDA

Adoption of the March 17,
2021 Agenda

Approval of the Minutes of
the March 3, 2021 Regular
Meeting

PUBLIC COMMUNICATION ADMIN AGENDA ITEMS NOT ON TODAY'S AGENDA

00 : 03 : 00

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- Closed Session Report
- Board Communications
- Staff and General Manager Reports
- Legal Counsel Report

ADMIN AGENDA

CONSENT AGENDA

**A) Approval of Office Lease
Agreement Amendments No.
7 and 8 for GSA/National
Park Service**

PUBLIC COMMUNICATION CONSENT AGENDA

00 : 03 : 00

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TimeUp Reminder (Optional):

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Adoption of Resolution No. 3410 Extending and Concurrently Ending the COVID-19 Ventura Harbor Rental Abatement and Deferment Program

RECOMMENDATION

That the Board of Port Commissioners:

1. Adopt Resolution No. 3410 further extending and concurrently ending the COVID-19 Ventura Harbor Rental Abatement and Deferment Program (Covid-19 Program) effective June 30, 2021; and,
2. Approve the Deferred Rental Repayment Schedule for Harbor Tenants who have or will participate in the Covid-19 Program and/or City Ordinance 2020-024 (Temporary Eviction Moratorium) in the following manner:
 - a. A minimum of 40% of rent deferred due to the COVID-19 pandemic shall be repaid by December 31, 2021
 - b. The remaining (up to 60%) rent deferred shall be repaid by June 30, 2022 by making equal, monthly payments on the same day monthly rent is due beginning with the January 2022 rent payment.

STANDARD AGENDA ITEM

1

Report by Brian D. Pendleton,
General Manager

General Circumstances for Harbor Businesses

- Many Harbor Businesses have experienced a strong revenue recovery through the pandemic.
- Several businesses have outperformed their 2019 sales numbers for the same summer months this year
 - (e.g. September 2020 > September 2019)
- Many tenant businesses have reported increased operating costs
- Some Village Businesses remain closed
- Some Businesses continue to experience significant revenue reductions
- Some Village Businesses were not able to obtain relief funding (PPP, EIDL, State, County grants/loans)

COMPARISON OF CITY TO PROPOSED REPAYMENT

| Elements | City Ordinance | VPD Program |
|-------------------------|---|---|
| Monthly Qualification | Combined 20% loss in sales/increase in costs | 20% reduction in year over year sales for that month |
| Application Requirement | Submit within 15 business days of Demand Notice | Monthly: submit within 10 days of rent due date |
| Abatement | None | 50% of CAM, 100% of Promo |
| 100% Deferment Allowed | Mar 1, 2020 – Oct 31, 2020 | Apr 1, 2020 – June 30, 2021 (when qualified) |
| 75% Deferment Allowed | Nov 1, 2020 – Jan 31, 2021 | N/A |
| No Deferment | Feb 1, 2021 onward | Months when business not qualified |
| Repayment of >40% | July 31, 2021 | December 31, 2021 |
| Repayment of remainder | 10% per month from Aug 2021 through Jan 2022 | Equal installments each month from Jan 2022 through June 2022 |
| Repayment of 100% | Jan 31, 2022 | June 30, 2022 |

PUBLIC COMMUNICATION STANDARD AGENDA ITEM 1

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Duration: 00 03 00

TimeUp Reminder (Optional): --

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STANDARD AGENDA ITEM 2

Report by Todd Mitchell, Business
Operations Manager

Emergency Declaration to Dredge the Inner Harbor and Stub Channel

RECOMMENDATION

That the Board of Port Commissioners:

- a) Review the conditions giving rise to the Declaration of Emergency set forth in Resolution No. 3409;
- b) Receive a report as to the actions taken in response to the emergency; and
- c) Find and determine that the emergency has been abated and the dredging is complete.

PUBLIC COMMUNICATION STANDARD AGENDA ITEM 2

00 : 03 : 00

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Duration: 00 03 00

TimeUp Reminder (Optional): --

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Ventura Shellfish Enterprise Next Steps

RECOMMENDATION

That the Board of Port Commissioners direct the General Manager to:

1. Provide support for the establishment of a Southern California Aquaculture Opportunity Area proximate to Ventura Harbor by NOAA;
 - a. Provide all studies, reports, data gathered as part of the VSE project to NOAA;
 - b. Complete all tasks required for completion of the Ventura Port District's Sea Grant as may be amended in concurrence with California Sea Grant by August 31st, 2021
2. Formally withdraw Ventura Port District applications for the VSE project from the U.S. Army Corps of Engineers and California Coastal Commission;
 - a. Seek opportunities to collaborate with the aquaculture industry to establish sustainable aquaculture farms that can land product in Ventura Harbor;
 - b. Authorize continued advocacy efforts at federal, state and local levels for the establishment of sustainable aquaculture farms in the Santa Barbara Channel proximate to Ventura Harbor.

STANDARD AGENDA ITEM 3

Report by Brian D. Pendleton,
General Manager

PUBLIC COMMUNICATION STANDARD AGENDA ITEM 3

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TimeUp Reminder (Optional):

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STANDARD AGENDA ITEM

4

Report by Brian D. Pendleton,
General Manager

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

RECOMMENDATION

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.

PUBLIC COMMUNICATION STANDARD AGENDA ITEM 4

00 : 03 : 00

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ADJOURNMENT IN HONOR OF HARBOR PATROLMAN
PAUL KORBER
NEXT MEETING APRIL 7, 2021

Ventura Harbor
HOME OF THE CHANNEL ISLANDS NATIONAL PARK



In Memory of

Harbor Patrol Officer
Paul D. Korber

November 7, 1951 - March 15, 1998

Harbor Patrol Officer Paul Korber died in the
line of duty attempting to rescue survivors of
three who were caught in a rip current off the
South Jetty.