



BOARD OF PORT COMMISSIONERS MEETING JANUARY 5, 2022

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:

00

03

00

TimeUp Reminder (Optional):

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Choose Sound Effect

None

Choose TimeUp Sound

None

- Call to Order
- Pledge of Allegiance
- Roll Call

ADMIN AGENDA

ADMIN AGENDA

**Adoption of the
January 5, 2022 Agenda**

**Approval of the Minutes of
the December 12, 2021
Regular Meeting**

PUBLIC COMMUNICATION ADMIN AGENDA ITEMS NOT ON TODAY'S AGENDA

00 : 03 : 00

Change Clock Type

Digital

Duration:

00

03

00

TimeUp Reminder (Optional):

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Choose Sound Effect

None

Choose TimeUp Sound

None

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

ADMIN AGENDA

VENTURA PORT DISTRICT PUBLIC FACILITIES CORPORATION ANNUAL MEETING

AGENDA

- 1. Call to Order*
- 1. Roll Call*
- 1. Public Comment*
- 1. Consider the Dissolution of the Ventura Port District Public Facilities Corporation*
- 1. Adjourn*

CONSENT AGENDA

A) Approval of Out-of-Town Travel Requests

B) Approval of New Office Lease Agreement for International Engine Parts, Inc. at 1567 Spinnaker Drive #203

C) Adoption of Resolution No. 3438 Permitting the Board of Port Commissioners to Continue to Conduct Remote Teleconference Meetings Pursuant to AB 361

PUBLIC COMMUNICATION CONSENT AGENDA

00 : 03 : 00

Change Clock Type

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Duration:

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03

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TimeUp Reminder (Optional):

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Choose Sound Effect

None

Choose TimeUp Sound

None

**Acceptance of the Special District Leadership
Foundation's Transparency Certificate of
Excellence**

RECOMMENDATION

That the Board of Port Commissioners accept the Transparency Certificate of Excellence on behalf of the Ventura Port District.

**STANDARD
AGENDA
ITEM
1**

**Report by:
Brian D. Pendleton, General Manager**

PUBLIC COMMUNICATION STANDARD AGENDA ITEM 1

00 : 03 : 00

Change Clock Type

Digital

second changed successfully!

Duration: 00 03 00

Second changed successfully!

TimeUp Reminder (Optional): --

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Choose Sound Effect

None

Choose TimeUp Sound

None

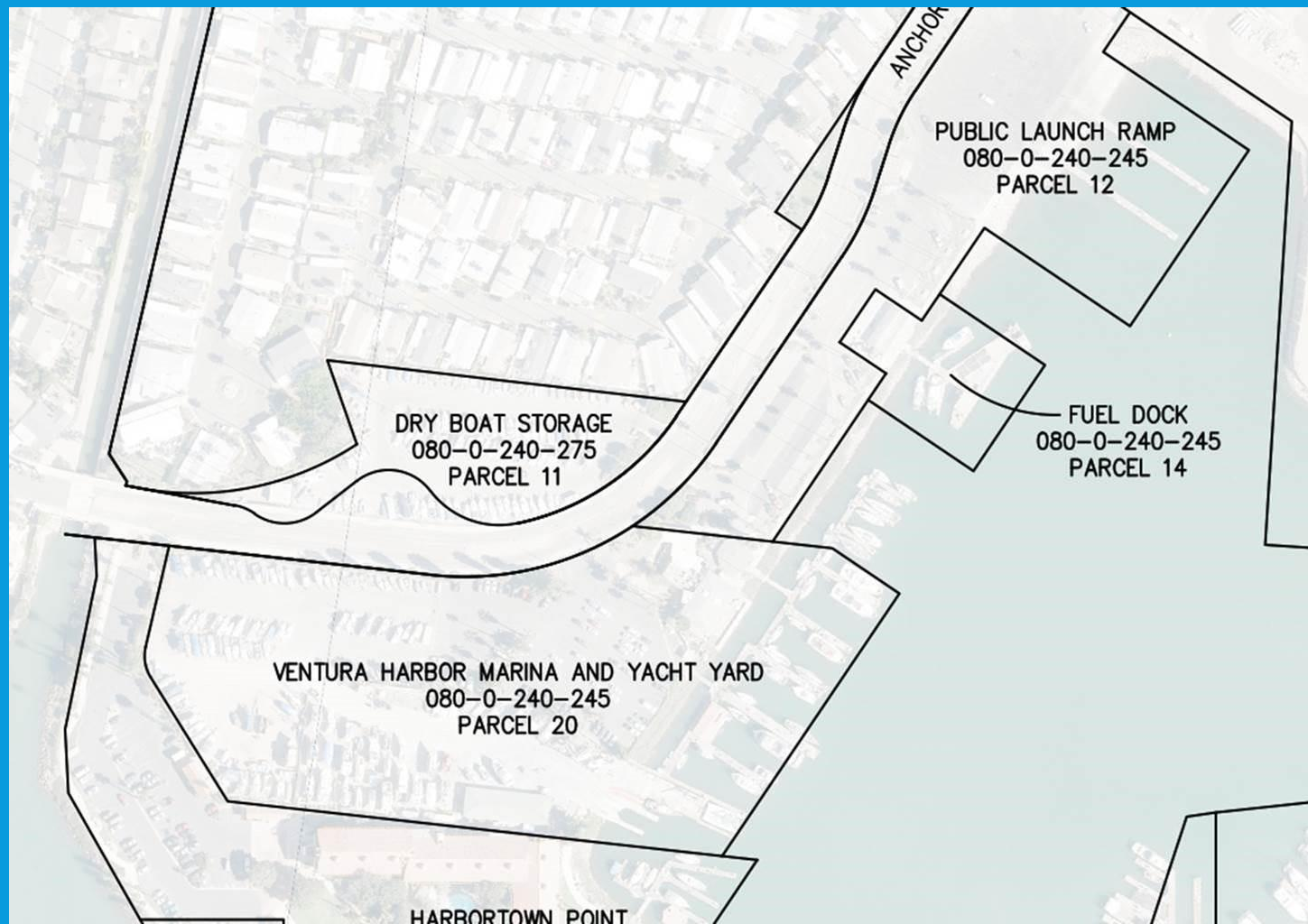
**Parcels 14 and 20 Development Planning Status
Report**

RECOMMENDATION

That the Board of Port Commissioners provide further comments on the proposed development plan for Parcels 20 and 14 located at 1404 through 1644 Anchors Way Drive.

**STANDARD
AGENDA
ITEM
2**

**Report by:
Brian D. Pendleton, General Manager**



DRY BOAT STORAGE
080-0-240-275
PARCEL 11

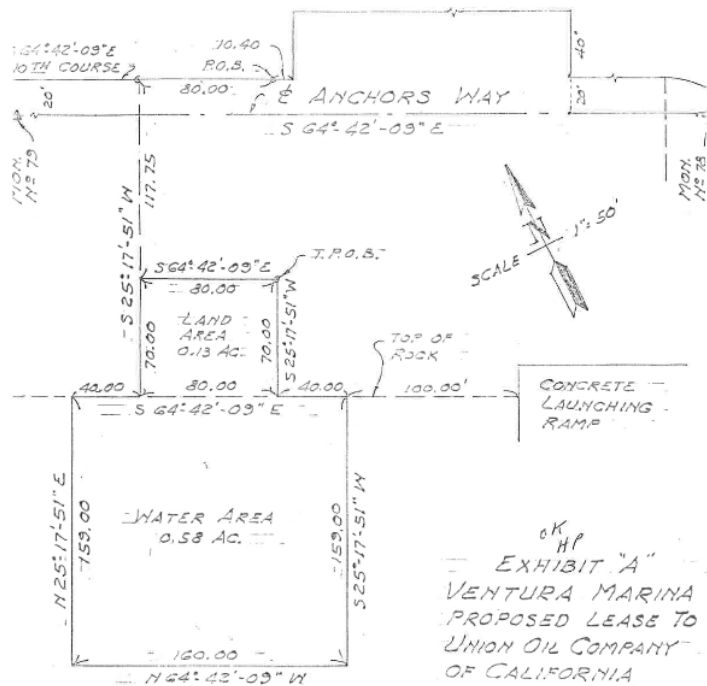
PUBLIC LAUNCH RAMP
080-0-240-245
PARCEL 12

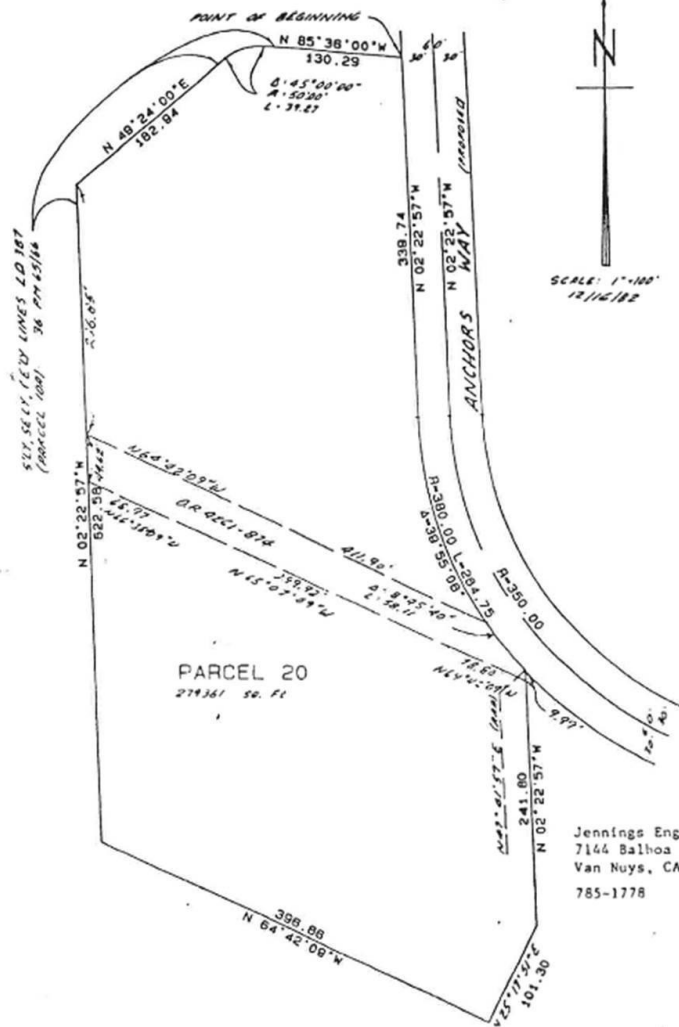
FUEL DOCK
080-0-240-245
PARCEL 14

VENTURA HARBOR MARINA AND YACHT YARD
080-0-240-245
PARCEL 20

HARBORTOWN POINT

MARINA PARK LEASE
3038 O.R. 166





SCALE: 1"=100'
12/16/82

Jennings Engineering Co.
7144 Balboa Boulevard
Van Nuys, CA 91406
785-1778 873-3924

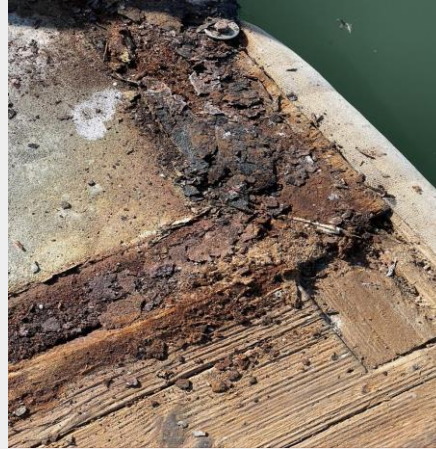
DERECKTOR MARINE HOLDINGS PARCEL 20 MASTER PLAN UPDATE

December 2021

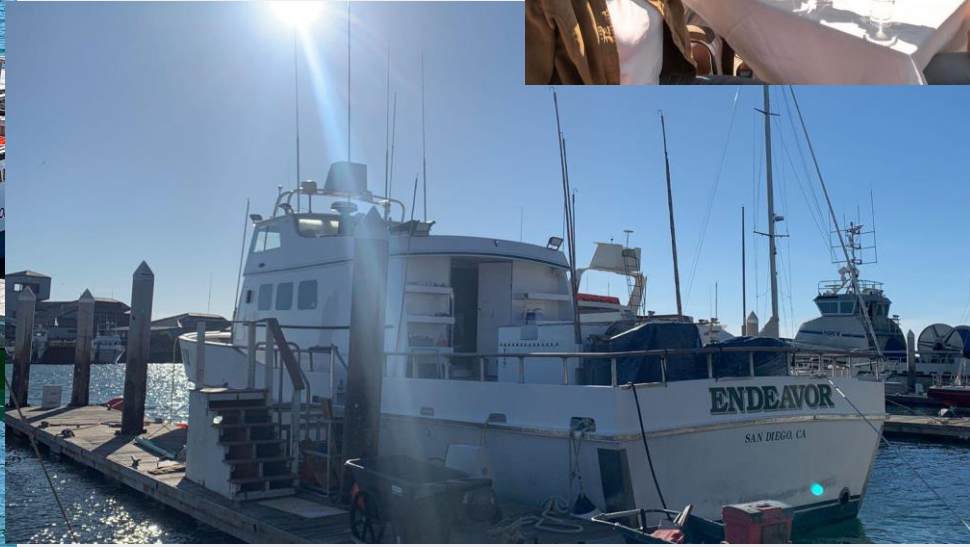
SHARED OBJECTIVE

DEVELOP PARCEL 20 INTO A VIBRANT
GATHERING PLACE THROUGH
IMPROVEMENTS, UPGRADES AND
ADDITIONS WHICH HAVE BEEN DESIGNED
AND APPROVED BY ALL STAKEHOLDERS.

THE BEGINNING



The communities Parcel 20 serves



Property of Derecktor Marine Holdings

EXISTING SITE (detail)



Parcel 20 Main Property

Landside: 1. Two Story Restaurant, 2. Sport fishing Standalone Structure, 3. Small Office, 4. Parking Lot, 5. Dry Storage, 6. Boat Yard, 7. Boatyard Office & Store
Waterside: 8. Marina, 9. Floating Office (Boat US), 10. Pier & Crane 11. Boat Haul Out

Parcel 20 Fuel Facility

Landside: 12. Fuel Pad/Pump , 13. Store & Office
Waterside: 14. Fuel Office & Pumps, 15. Slips& Bait Receivers

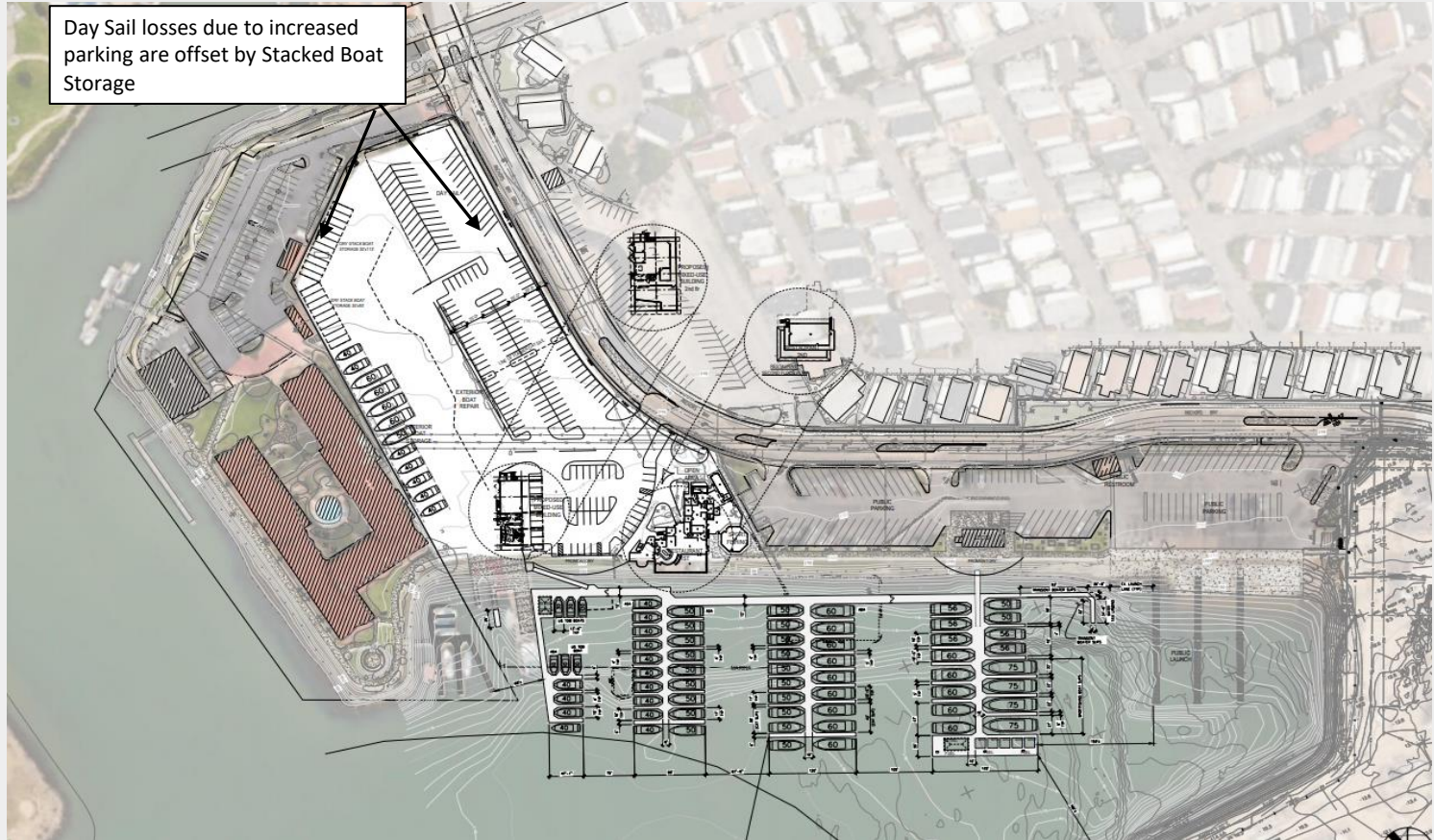
**PROPOSED SITE
IMPROVEMENTS, SUBJECT TO
PORT, CEQA AND CALIFORNIA
COASTAL COMMISSION
APPROVAL**

BOATYARD IMPROVEMENTS



Property of Derektor Marine Holdings

MARINA IMPROVEMENTS



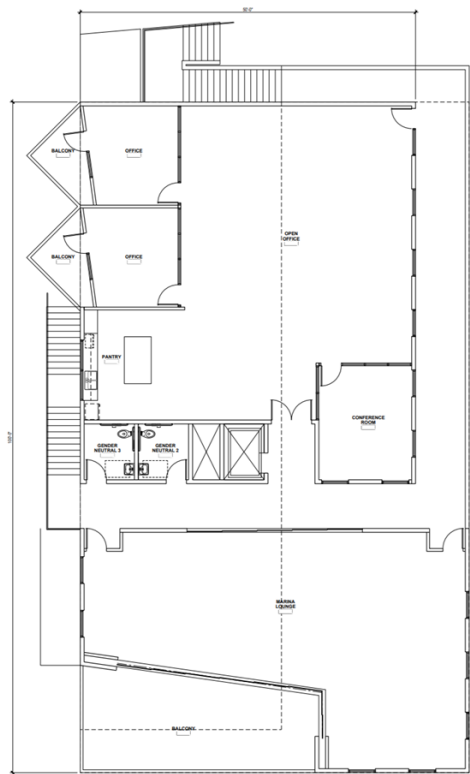
Property of Derektor Marine Holdings

MARINA SERVICES, CHANDLERY & BOATYARD OFFICE BUILDING

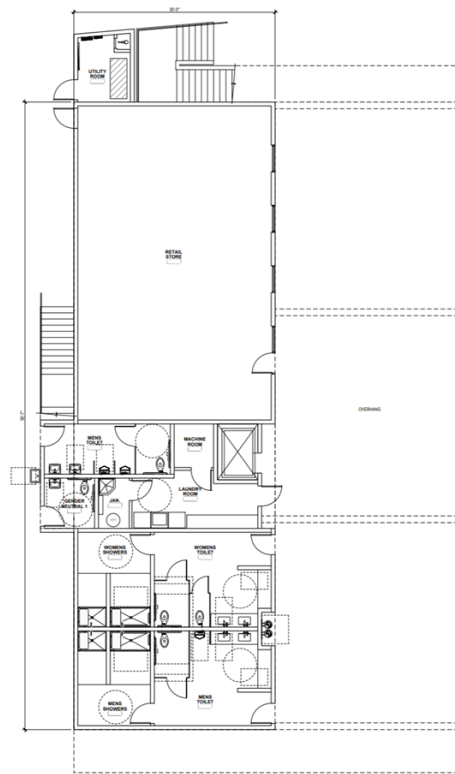


Property of Derektor Marine Holdings

NEW BUILDING FLOOR PLAN



A2 2ND FLOOR FOOTPRINT
SCALE: 1/8" = 1'-0"



A1 1ST FLOOR FOOTPRINT
SCALE: 1/8" = 1'-0"

SERVICES & AMENITIES



Property of Derecktor Marine Holdings

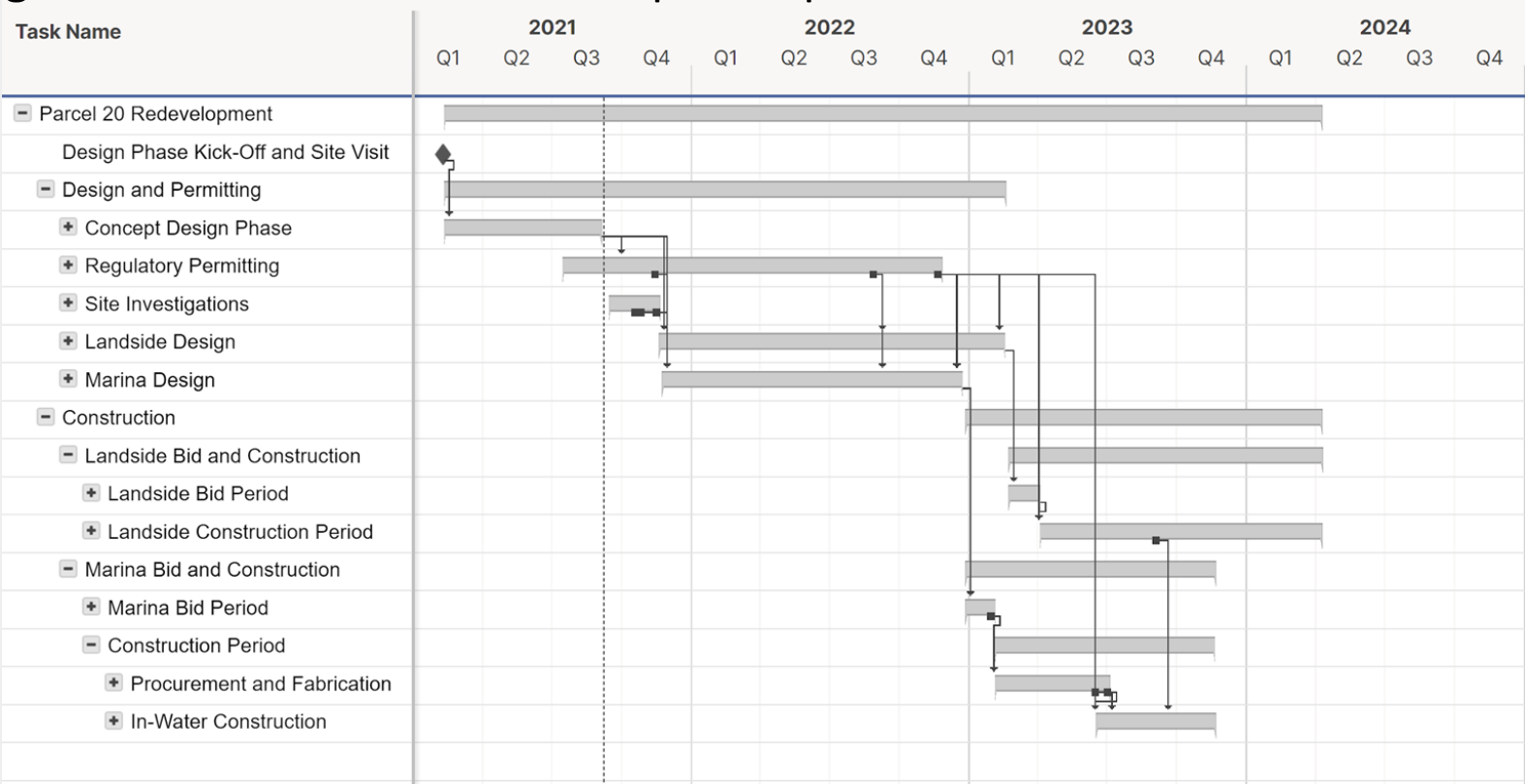
ADVANCED BOATBUILDING CENTER

The Advanced Boatbuilding Center will build on Derecktor's pedigree in renewable energy (hydrokinetic turbines etc.) and hybrid electric propulsion.



Property of Derecktor Marine Holdings

Working with a growing team of experts, Derecktor Marine Holdings has created an aggressive but achievable development plan.



PUBLIC COMMUNICATION STANDARD AGENDA ITEM 2

00 : 03 : 00

**Adoption of Resolution No. 3439 Authorizing
Publication of a Notice of Proposed Ordinance
for a New Entertainment and Restaurant Lease
Agreement with Options for Aarmark Beer
Gardens, Inc. for 1567 Spinnaker Drive #100**

RECOMMENDATION

That the Board of Port Commissioners adopt Resolution No. 3439 authorizing the Ventura Port District to publish a Notice of Proposed Ordinance for a new six (6) year Entertainment and Restaurant Lease Agreement with three (3) five (5) year options between the Ventura Port District dba Ventura Harbor Village and Aarmark Beer Gardens, Inc. in a newspaper of general circulation.

STANDARD AGENDA ITEM 3

**Report by:
Brian D. Pendleton, General Manager**

PUBLIC COMMUNICATION STANDARD AGENDA ITEM 3

00 : 03 : 00

**Adoption of Resolution No. 3440 Extending the
Repayment Schedule for the COVID-19 Ventura
Harbor Rental Abatement and Deferment
Program**

RECOMMENDATION

The Board adopt Resolution No. 3440 extending the repayment schedule for the Covid-19 Ventura Harbor Rental Abatement and Deferment Program.

**STANDARD
AGENDA
ITEM
4**

**Report by:
Brian Pendleton, General Manager**

PUBLIC COMMUNICATION STANDARD AGENDA ITEM 4

00 : 03 : 00

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Change Clock Type

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Duration:

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TimeUp Reminder (Optional):

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Choose Sound Effect

None

Choose TimeUp Sound

Alarm

**Approval of Future Board Meeting
Participation**

RECOMMENDATION

That the Board of Port Commissioners direct the General Manager to implement continued virtual participation in Board meetings.

**STANDARD
AGENDA
ITEM
5**

**Report by:
Jessica Rauch, Clerk of the Board**

PUBLIC COMMUNICATION STANDARD AGENDA ITEM 5

00 : 03 : 00

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Change Clock Type

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Duration:

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TimeUp Reminder (Optional):

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Choose Sound Effect

None

Choose TimeUp Sound

Alarm

Ventura Port District Update as it Relates to
COVID-19

RECOMMENDATION

That the Board of Port Commissioners receive an update on the status of COVID-19 in Ventura County.

STANDARD
AGENDA
ITEM
6

Report by:
Brian Pendleton, General Manager

PUBLIC COMMUNICATION STANDARD AGENDA ITEM 4

00 : 03 : 00



ADJOURNMENT IN HONOR OF MR. VUONG
TRAN, OWNER AND CAPTAIN OF VESSELS
"SEAPAK" AND "JOHN START"



VENTURA
PORT DISTRICT

Established 1952

NEXT MEETING JANUARY 19, 2022

Ventura Harbor

HOME OF THE CHANNEL ISLANDS NATIONAL PARK