

VENTURA PORT DISTRICT

BOARD OF PORT COMMISSIONERS MINUTES OF JUNE 15, 2022



CLOSED SESSION

CALL TO ORDER:

The Ventura Board of Port Commissioners Regular Closed Session Meeting was called to order by Vice-Chair Blumenberg at 6:15PM at the Ventura Port District Administration Office, 1603 Anchors Way Drive, Ventura, CA 93001 and via Zoom meeting.

ROLL CALL:

Commissioners Present:

Michael Blumenberg, Vice-Chair
Jackie Gardina
Everard Ashworth

Commissioners Absent:

Chris Stephens, Chair
Brian Brennan, Secretary

Port District Staff:

Brian Pendleton, General Manager
Jessica Rauch, Clerk of the Board
Todd Mitchell, Sr. Business Operations Manager via zoom

Legal Counsel:

Andy Turner, Lagerlof Lawyers LLP via zoom

Number of interested persons:

1 via zoom; 2 in-person

PUBLIC COMMUNICATIONS: None. Closed at 6:16PM.

CONVENED TO CLOSED SESSION AT 6:17PM.

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 Vice-Chair Blumenberg at 7:06PM at the Ventura Port District Administration Office, 1603 Anchors Way Drive, Ventura, CA 93001 and via Zoom meeting.

PLEDGE OF ALLEGIANCE: By Commissioner Ashworth.

ROLL CALL:

Commissioners Present:

Michael Blumenberg, Vice-Chair
Jackie Gardina
Everard Ashworth

Commissioners Absent:

Chris Stephens, Chair
Brian Brennan, Secretary

Port District Staff:

Brian Pendleton, General Manager
Todd Mitchell, Sr. Business Operations Manager via Zoom
Jessica Rauch, Clerk of the Board
Gloria Adkins, Accounting Manager
Sergio Gonzalez, Facilities Manager
Wayne Hatch, Maintenance Supervisor
Dave Werneburg, Marina Manager
John Higgins, Harbormaster
Jennifer Talt-Lundin, Marketing Manager
Jessica Snipas, Business Operations Analyst via zoom
Ruby Emery, Marketing & Events Coordinator II

Legal Counsel:

Andy Turner, Lagerlof Lawyers LLP via zoom

City of Ventura Liaisons

Deputy Mayor Joe Schroeder, City Council Liaison – Absent
Michael Coon, Administrative Liaison – Absent

Number of interested persons:

2 via zoom; 6 in person

ADOPTION OF AGENDA

ACTION: Commissioner Gardina moved to adopt the June 15, 2022 agenda.

Commissioner Ashworth seconded. The vote was as follows:

AYES: Commissioners Blumenberg, Gardina, Ashworth

NOES: None

ABSENT: Commissioners Stephens, Brennan

Motion carried 3-0.

APPROVAL OF MINUTES

The Minutes of the May 4, 2022 and June 1, 2022 Regular Meeting were considered as follows:

ACTION: Commissioner Gardina moved to continue the approval of the May 4, 2022 and June 1, 2022 regular meeting minutes.

Commissioner Ashworth seconded. The vote was as follows:

AYES: Commissioners Blumenberg, Gardina, Ashworth

NOES: None

ABSENT: Commissioners Stephens, Brennan

Motion carried 3-0.

PUBLIC COMMUNICATIONS: None. Closed at 7:09PM.

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 to how to proceed. No action was taken that is reportable under The Brown Act.

BOARD COMMUNICATIONS: Commissioner Ashworth announced that NOAA is moving forward with the aquaculture opportunity areas and NOAA will be holding two public planning sessions. Vice-Chair Blumenberg got a chance to walk around Derecktor Ventura before the meeting and also reported that he attended the press conference with Congresswoman Brownley.

STAFF AND GENERAL MANAGER REPORTS: Mr. Pendleton reported on Congresswoman Brownley's visit to the Harbor on Monday, June 6th and the KTLA morning show shoot that occurred on Friday, June 10th.

CONSENT AGENDA:

A) Approval of Ventura Marina Mobile Home Park Refinance

Recommended Action: Voice Vote.

That the Board of Port Commissioners approve the Ventura Marina Mobile Home Park loan refinance.

Public Comment: Eric Peterson said this loan is very important to them and will be used to maintain the park long term. He also thanked staff for getting this item on the agenda.

ACTION: Commissioner Gardina moved to approve the Ventura Marina Mobile Home Park loan refinance.

Commissioner Ashworth seconded. The vote was as follows:

AYES: Commissioners Blumenberg, Gardina, Ashworth

NOES: None

ABSENT: Commissioners Stephens, Brennan

Motion carried 3-0.

B) Approval of a Termination of Lease and New Retail and Office Lease Agreements for Ventura Dive & Sport

Recommended Action: Voice Vote.

That the Board of Port Commissioners approve the:

- a) Termination of the Retail Lease Agreement, commencing on March 1, 2017, between the Ventura Port District DBA Ventura Harbor Village and James F. Smith DBA Ventura Dive & Sport for the premises located at 1559 Spinnaker Drive #108 consisting of approximately 2,028 square feet;

- b) New Retail Lease between the Ventura Port District DBA Ventura Harbor Village and Cantrell Aquatics Inc. DBA Ventura Dive & Sport for the premises located at 1559 Spinnaker Drive #108 consisting of approximately 2,028 square feet of retail space and approximately 1,760 square feet dive pool area for a five-year Lease with one four-year and six-month Option; and
- c) New Office Lease between the Ventura Port District DBA Ventura Harbor Village and Cantrell Aquatics Inc. DBA Ventura Dive & Sport for the premises located at 1559 Spinnaker Drive #206 consisting of approximately 765 square feet for a one-year Lease with one four-year Option then one four-year and six-month Option.

Public Comment: Zach Cantrell, new owner of Ventura Dive & Sport introduced himself , thanked everyone for this opportunity and looks forward to being apart of the Harbor community.

ACTION: Commissioner Gardina moved to approve the:

- a) **Termination of the Retail Lease Agreement, commencing on March 1, 2017, between the Ventura Port District DBA Ventura Harbor Village and James F. Smith DBA Ventura Dive & Sport for the premises located at 1559 Spinnaker Drive #108 consisting of approximately 2,028 square feet;**
- b) **New Retail Lease between the Ventura Port District DBA Ventura Harbor Village and Cantrell Aquatics Inc. DBA Ventura Dive & Sport for the premises located at 1559 Spinnaker Drive #108 consisting of approximately 2,028 square feet of retail space and approximately 1,760 square feet dive pool area for a five-year Lease with one four-year and six-month Option; and**
- c) **New Office Lease between the Ventura Port District DBA Ventura Harbor Village and Cantrell Aquatics Inc. DBA Ventura Dive & Sport for the premises located at 1559 Spinnaker Drive #206 consisting of approximately 765 square feet for a one-year Lease with one four-year Option then one four-year and six-month Option.**

Commissioner Ashworth seconded. The vote was as follows:

AYES: Commissioners Blumenberg, Gardina, Ashworth

NOES: None

ABSENT: Commissioners Stephens, Brennan

Motion carried 3-0.

STANDARD AGENDA:

1) Adoption of Resolution No. 3454 Approving the FY2022-2023 Preliminary Budget and Five-Year Capital Improvement Plan

Recommended Action: Roll Call Vote.

That the Board of Port Commissioners adopt Resolution No. 3454 approving the FY2022–2023 Ventura Port District Preliminary Budget and Five-Year Capital Improvement Plan.

Report by Brian D. Pendleton, General Manager, Gloria Adkins, Accounting Manager and Todd Mitchell, Sr. Business Operations Manager.

Public Comment: None.

ACTION: Commissioner Gardina moved to adopt Resolution No. 3454 approving the FY2022–2023 Ventura Port District Preliminary Budget and Five-Year Capital Improvement Plan.

Commissioner Ashworth seconded. The vote was as follows:

AYES: Commissioners Blumenberg, Gardina, Ashworth

NOES: None

ABSENT: Commissioners Stephens, Brennan

Motion carried 3-0.

2) Approval of the FY2022-2023 Ventura Harbor Village Visitor Attraction Plan

Recommended Action: Voice Vote.

That the Board of Port Commissioners approve the FY2022-2023 Ventura Harbor Village Visitor Attraction Plan.

Report by Jennifer Talt-Lundin, Marketing Manager and Ruby Emery, Marketing & Events Coordinator II.

Public Comment: None.

ACTION: Commissioner Gardina moved to approve the FY2022-2023 Ventura Harbor Village Visitor Attraction Plan.

Commissioner Ashworth seconded. The vote was as follows:

AYES: Commissioners Blumenberg, Gardina, Ashworth

NOES: None

ABSENT: Commissioners Stephens, Brennan

Motion carried 3-0.

ADJOURNMENT: The meeting was adjourned at 8:53PM.

The next regular meeting is Wednesday, June 29, 2022.



Brian Brennan, Secretary