

VENTURA PORT DISTRICT

BOARD OF PORT COMMISSIONERS MINUTES OF JULY 5, 2023



CLOSED SESSION

CALL TO ORDER:

The Ventura Board of Port Commissioners Regular Closed Session Meeting was called to order by Chair Blumenberg at 6:45PM at the Ventura Port District Administration Office, 1603 Anchors Way Drive, Ventura, CA 93001 and via Zoom meeting.

ROLL CALL:

Commissioners Present:

Michael Blumenberg, Chair
Anthony Rainey, Secretary
Brian Brennan via Zoom
Chris Stephens

Commissioners Absent:

Jackie Gardina, Vice-Chair

Port District Staff:

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

Legal Counsel:

Tom Bunn, Lagerlof Lawyers LLP via Zoom

Number of interested persons:

0 via zoom; 0 in-person

PUBLIC COMMUNICATIONS: None. Closed at 6:46PM.

CONVENED TO CLOSED SESSION AT 6:47PM.

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

OPEN SESSION

ADMINISTRATIVE AGENDA:

CALL TO ORDER:

The Ventura Board of Port Commissioners Regular Open Session Meeting was called to order by Chair Blumenberg at 7:00PM at the Ventura Port District Administration Office, 1603 Anchors Way Drive, Ventura, CA 93001 and via Zoom meeting.

PLEDGE OF ALLEGIANCE: By Commissioner Rainey.

ROLL CALL:

Commissioners Present:

Michael Blumenberg, Chair
Anthony Rainey, Secretary
Brian Brennan via Zoom
Chris Stephens

Commissioners Absent:

Jackie Gardina, Vice-Chair

Port District Staff:

Brian Pendleton, General Manager via Zoom
Todd Mitchell, Sr. Business Operations Manager
Jessica Rauch, Clerk of the Board
John Higgins, Harbormaster
Will McReynolds, Intern
Jessica Snipas, Business Operations Analyst via Zoom
Dave Werneburg, Marina Supervisor via Zoom

Legal Counsel:

Tom Bunn, Lagerlof Lawyers LLP via Zoom

City of Ventura Liaisons

Councilmember McReynolds, City Council Liaison – Absent

Number of interested persons:

0 via zoom; 0 in person

ADOPTION OF AGENDA

ACTION: Commissioner Stephens moved to adopt the July 5, 2023 agenda.

Commissioner Rainey seconded. The vote was as follows:

AYES: Commissioners Blumenberg, Rainey, Stephens, Brennan

NOES: None

ABSTAINED: None

ABSENT: Vice-Chair Gardina

Motion carried 4-0.

APPROVAL OF MINUTES

The Minutes of the June 21, 2023 Regular Port Commission Meeting were considered as follows:

ACTION: Commissioner Stephens moved to approve the Minutes of the June 21, 2023 Regular Port Commission meeting.

Commissioner Brennan seconded. The roll call vote was as follows:

AYES: Commissioners Blumenberg, Rainey, Stephens, Brennan

NOES: None

ABSTAINED: None

ABSENT: Vice-Chair Gardina

Motion carried 4-0.

PUBLIC COMMUNICATIONS: None. Closed at 7:02PM.

CLOSED SESSION REPORT: Mr. Bunn 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 Rainey announced that Ford and GM have chosen Tesla for electric vehicles and public agencies are now looking at this product for EV charging and the District should keep this in mind for the future. Toyota is also considering Tesla.

STAFF AND GENERAL MANAGER REPORTS: Mr. Pendleton reported on the current, past and upcoming marketing promotions and events and tenant activities.

STANDARD AGENDA:

1) Adoption of Resolution No. 3482 Approving a Notice of Proposed Ordinance for a New 20-Year Lease between the Ventura Port District and Coastal Cone, Inc. dba Coastal Cone and The Parlor

Recommended Action: Roll Call Vote.

That the Board of Port Commissioners adopt Resolution No. 3482 authorizing the Ventura Port District to publish a Notice of Proposed Ordinance for a New Restaurant Lease Agreement between the Ventura Port District dba Ventura Harbor Village and Coastal Cone, Inc. dba Coastal Cone and The Parlor for the premises located at 1583 Spinnaker Drive #102 and #104 consisting of a total of 1,663 square feet of interior space, 1,186 square feet of patio, and 96 square feet of storage and mechanical equipment space for a five-year term with three five-year option.

Report by Brian D. Pendleton, General Manager.

Public Comment: None.

ACTION: Commissioner Brennan moved to adopt Resolution No. 3482 authorizing the Ventura Port District to publish a Notice of Proposed Ordinance for a New Restaurant Lease Agreement between the Ventura Port District dba Ventura

Harbor Village and Coastal Cone, Inc. dba Coastal Cone and The Parlor for the premises located at 1583 Spinnaker Drive #102 and #104 consisting of a total of 1,663 square feet of interior space, 1,186 square feet of patio, and 96 square feet of storage and mechanical equipment space for a five-year term with three five-year option.

Commissioner Rainey seconded. The vote was as follows:

AYES: Commissioners Blumenberg, Rainey, Stephens, Brennan

NOES: None

ABSTAINED: None

ABSENT: Vice-Chair Gardina

Motion carried 4-0.

2) Adoption of Ordinance No. 58 for a New 10-Year Lease between the Ventura Port District and The Boatyard, Inc. dba The Boatyard Pub

Recommended Action: Roll Call Vote.

That the Board of Port Commissioners:

- a) Conduct a public hearing for the purpose of receiving input on proposed Ordinance No. 58.
- b) Waive reading and direct Clerk to place Ordinance No. 58 in the record of this meeting.
- c) Adopt Ordinance No. 58 authorizing execution of a new Restaurant Lease Agreement between Ventura Port District dba Ventura Harbor Village and The Boatyard, Inc. doing business as Boatyard Pub with a commencement date of August 1, 2023.

Report by Brian D. Pendleton, General Manager.

Public Comment: None. Closed at 7:12PM.

ACTION: Chair Blumenberg opened the public hearing at 7:11PM for the purpose of receiving input on Ordinance No. 58. The reading of proposed Ordinance No. 58 was waived. There were no public speakers. The public hearing was closed at 7:12PM.

ACTION: Commissioner Stephens moved to adopt Ordinance No. 58 as follows:

ORDINANCE NO. 58

**AN ORDINANCE OF THE BOARD OF PORT COMMISSIONERS
OF VENTURA PORT DISTRICT APPROVING A NEW
RESTAURANT LEASE AGREEMENT WITH OPTIONS
BETWEEN THE VENTURA PORT DISTRICT AND THE BOATYARD, INC. DBA
BOATYARD PUB**

(California Harbors and Navigation Code section 6270)

The Board of Port Commissioners of the Ventura Port District hereby ordains as follows:

The General Manager of the Ventura Port District is authorized and directed to execute the New Restaurant Lease Agreement between Ventura Port District dba Ventura Harbor Village and The Boatyard, Inc. doing business as Boatyard Pub with a commencement date of August 1, 2023.

PASSED, APPROVED AND ADOPTED at a Regular Meeting of the Board of Port Commissioners of the Ventura Port District held on July 5, 2023.

Commissioner Rainey seconded. The vote was as follows:

AYES: Commissioners Blumenberg, Rainey, Stephens, Brennan

NOES: None

ABSTAINED: None

ABSENT: Vice-Chair Gardina

Motion carried 4-0.

3) Authorize Application for a Grant from the National Fish and Wildlife Foundation for the Refugio Beach Oil Spill Settlement: South Coast Shoreline Parks and Outdoor Recreation Grants Program - 2023

Recommended Action: Roll Call Vote.

That the Board of Port Commissioners authorize the District to apply for a grant with the National Fish and Wildlife Foundation for up to \$200,000 for the Refugio Beach Oil Spill Settlement: South Coast Shoreline Parks and Outdoor Recreation Grants Program - 2023.

Report by Todd Mitchell, Sr. Business Operations Manager.

Public Comment: None. Closed at 7:16PM.

ACTION: Commissioner Brennan moved to authorize the District to apply for a grant with the National Fish and Wildlife Foundation for up to \$200,000 for the Refugio Beach Oil Spill Settlement: South Coast Shoreline Parks and Outdoor Recreation Grants Program - 2023.

Commissioner Rainey seconded. The vote was as follows:

AYES: Commissioners Blumenberg, Rainey, Stephens, Brennan

NOES: None

ABSTAINED: None

ABSENT: Vice-Chair Gardina

Motion carried 4-0.

ADJOURNMENT: The meeting was adjourned at 7:17PM.

The next regular meeting is Wednesday, July 19, 2023.



Anthony Rainey, Secretary