

VENTURA PORT DISTRICT

BOARD OF PORT COMMISSIONERS MINUTES OF OCTOBER 18, 2023



CLOSED SESSION

CALL TO ORDER:

The Ventura Board of Port Commissioners Regular Closed Session Meeting was called to order by Chair Blumenberg at 6:00PM 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
Chris Stephens

Commissioners Absent:

Jackie Gardina, Vice-Chair

Port District Staff:

Brian Pendleton, General Manager
Jessica Rauch, Clerk of the Board

Legal Counsel:

Tom Bunn, Lagerlof Lawyers LLP

Number of interested persons:

0 via zoom; 0 in-person

PUBLIC COMMUNICATIONS: Eric Leslie, Director of Marina Operations for Ventura West Marina provided written comment. Comment was posted on the District website and distributed to the Commission.

CONVENED TO CLOSED SESSION AT 6:01PM.

ADJOURNMENT: Closed Session was adjourned at 6:54PM.

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 7:02PM at the Ventura Port District Administration Office, 1603 Anchors Way Drive, Ventura, CA 93001 and via Zoom meeting.

PLEDGE OF ALLEGIANCE: By Victor Dollar.

ROLL CALL:

Commissioners Present:

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

Commissioners Absent:

Jackie Gardina, Vice-Chair

Port District Staff:

Brian D. Pendleton, General Manager
Jessica Rauch, Clerk of the Board
Gloria Adkins, Accounting Manager
Joe Gonzalez, Capital Projects Manager
Sergio Gonzalez, Facilities Manager
Wayne Hatch, Maintenance Supervisor via Zoom
John Higgins, Harbormaster
Pat Hummer, Senior Harbor Patrol Officer via Zoom
Jessica Snipas, Business Operations Analyst
Dave Werneburg, Marina Manager via Zoom

Legal Counsel:

Tom Bunn, Lagerlof Lawyers LLP

City of Ventura Liaisons

Councilmember McReynolds, City Council Liaison – Present

Number of interested persons:

1 via zoom; 1 in person

ADOPTION OF AGENDA

ACTION: Commissioner Stephens moved to adopt the October 18, 2023 agenda.

Commissioner Brennan seconded. The vote was as follows:

AYES: Commissioners Blumenberg, Rainey, Brennan, Stephens

NOES: None
ABSTAINED: None
ABSENT: Vice-Chair Gardina

Motion carried 4-0.

APPROVAL OF MINUTES

The Minutes of the October 4, 2023 Port Commission Regular Meeting were considered as follows:

ACTION: Commissioner Brennan moved to approve the Minutes of the October 4, 2023 Port Commission Regular Meeting.

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

AYES: Commissioners Rainey, Brennan, Stephens
NOES: None
ABSTAINED: Chair Blumenberg
ABSENT: Vice-Chair Gardina

Motion carried 4-0.

PUBLIC COMMUNICATIONS: City Council Liaison, Bill McReynolds, updated the Board on current City projects and news. Closed at 7:07PM.

CLOSED SESSION REPORT: Mr. Bunn stated that the Board met in closed session; discussed and reviewed all items on the closed session agenda. Staff was given instructions on how to proceed as appropriate on these matters and there was no action taken that is reportable under The Brown Act.

BOARD COMMUNICATIONS: Commissioner Rainey reminded everyone that the dog costume contest is on October 28th. Chair Blumenberg attended the Welcome Ceremony for the Hokulea Canoe Voyage and appointed an ad hoc committee for the Parcel 17 lease negotiations, which will consist of Vice-Chair Gardina and Commissioner Stephens.

STAFF AND GENERAL MANAGER REPORTS: Mr. Pendleton announced upcoming Halloween events at the Village.

CONSENT AGENDA:

A) Approval of Out-of-Town Travel Requests

Recommended Action: Roll Call Vote.

That the Board of Port Commissioners approve the Out-of-Town Travel Requests for Sergio Gonzalez, Facilities Manager and Joe Gonzalez, Capital Projects Manager to attend the CJPIA ADA Coordinator Training from November 7, 2023 – November 8, 2023 in Norwalk, CA.

Public Comment: None. Closed at 7:15PM.

ACTION: Commissioner Brennan moved to approve the Out-of-Town Travel Requests.

Commissioner Stephens seconded. The vote was as follows:

AYES: Commissioners Blumenberg, Rainey, Brennan, Stephens

NOES: None

ABSTAINED: None

ABSENT: Vice-Chair Gardina

Motion carried 4-0.

B) Approval of Amendment No. 1 to the Barefoot Boutique Retail Lease Agreement

Recommended Action: Roll Call Vote.

That the Board of Port Commissioners approve Amendment No. 1 to the Retail Lease Agreement between the Ventura Port District dba Ventura Harbor Village and Barefoot Boutique LLC for the premises located at 1575 Spinnaker Drive #106 A&B, consisting of 1,781 square feet.

Public Comment: None. Closed at 7:15PM.

ACTION: Commissioner Brennan moved to approve Amendment No. 1 to the Retail Lease Agreement between the Ventura Port District dba Ventura Harbor Village and Barefoot Boutique LLC for the premises located at 1575 Spinnaker Drive #106 A&B, consisting of 1,781 square feet.

Commissioner Stephens seconded. The vote was as follows:

AYES: Commissioners Blumenberg, Rainey, Brennan, Stephens

NOES: None

ABSTAINED: None

ABSENT: Vice-Chair Gardina

Motion carried 4-0.

C) Approval of New Office Lease Agreement with Rothstein Insurance Services, Inc. for 1591 Spinnaker Drive #205

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 Rothstein Insurance Services, Inc. for the premises located at 1591 Spinnaker Drive #205, consisting of approximately 1,058 square feet, for a four-year term with a one one-year option.

Public Comment: None. Closed at 7:15PM.

ACTION: Commissioner Brennan moved to approve a new Office Lease Agreement between the Ventura Port District dba Ventura Harbor Village and Rothstein Insurance Services, Inc. for the premises located at 1591 Spinnaker Drive #205, consisting of approximately 1,058 square feet, for a four-year term with a one one-year option.

Commissioner Stephens seconded. The vote was as follows:

AYES: Commissioners Blumenberg, Rainey, Brennan, Stephens

NOES: None
ABSTAINED: None
ABSENT: Vice-Chair Gardina

Motion carried 4-0.

D) Adoption of Resolution No. 3487 Accepting a \$81,000 Surrendered and Abandoned Vessel Exchange (SAVE) Grant

Recommended Action: Roll Call Vote.

That the Board of Port Commissioners adopt Resolution No. 3487 accepting a \$81,000 Surrendered and Abandoned Vessel Exchange (SAVE Contract# C23SO628) offered by the California Division of Boating and Waterways.

Public Comment: None. Closed at 7:15PM.

ACTION: Commissioner Brennan moved to adopt Resolution No. 3487 accepting a \$81,000 Surrendered and Abandoned Vessel Exchange (SAVE Contract # C23SO628) offered by the California Division of Boating and Waterways.

Commissioner Stephens seconded. The vote was as follows:

AYES: Commissioners Blumenberg, Rainey, Brennan, Stephens
NOES: None
ABSTAINED: None
ABSENT: Vice-Chair Gardina

Motion carried 4-0.

STANDARD AGENDA:

1) Holiday Inn Express Renovation Presentation

Recommended Action: Informational.

That the Board of Port Commissioners receive a presentation on the recent renovations to the Holiday Inn Express.

Presentation by Victor Dollar, Sr. Vice President, Brighton Management and Pearl Feist, Regional Manager.

Public Comment: None. Closed at 7:34PM.

ACTION: The Board of Port Commissioners received a presentation on the recent renovations to the Holiday Inn Express. Mr. Pendleton noted that Navigator is in the City Plan to be repaved in 2024.

2) Presentation from Gold Coast Transit District

Recommended Action: Informational.

That the Board of Port Commissioners receive a presentation from Gold Coast Transit District on current and potential future activities, including discussion and direction to District staff regarding pursuit of mass transit opportunities.

Presentation by Vanessa Rauschenberger, General Manager, Gold Coast Transit District.

Public Comment: Harbormaster John Higgins asked if the nighttime service is available to the Harbor, which it is. Victor Dollar, Sr. Vice President, Brighton Management, is on the Workforce Development Board for Ventura County on the Clean Green Committee and they are already working on training mechanics in hydrogen. Closed at 8:20PM.

ACTION: **The Board of Port Commissioners received a presentation from Gold Coast Transit District on current and potential future activities. The Commission asked staff to send the Short-Range Transit Plan survey to our business partners and their employees for participation. Also, liked the idea of having some of the Parking Management Plan revenue go towards match funds for grant opportunities.**

3) Quarterly Update on the Ventura Port District 5-Year Objectives

Recommended Action: Voice Vote.

That the Board of Port Commissioners receive and file the quarterly update on the Ventura Port District 5-Year Objectives.

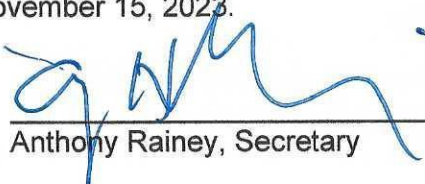
Presentation by Brian D. Pendleton, General Manager.

Public Comment: None. Closed at 8:56PM.

ACTION: **The Board of Port Commissioners received and filed the quarterly update on the Ventura Port District 5-Year Objectives.**

ADJOURNMENT: The meeting was adjourned in honor of Denise James at 8:58PM.

The next regular meeting is Wednesday, November 15, 2023.



Anthony Rainey, Secretary