

# VENTURA PORT DISTRICT

---

## BOARD OF PORT COMMISSIONERS REGULAR MEETING MINUTES OF JANUARY 17, 2024

---



### **CLOSED SESSION**

#### **CALL TO ORDER:**

The Ventura Board of Port Commissioners Regular Closed Session Meeting was called to order by Chair Blumenberg at 6:30PM 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  
Jackie Gardina, Vice-Chair  
Anthony Rainey, Secretary  
Brian Brennan  
Chris Stephens

##### **Commissioners Absent:**

None

##### **Port District Staff:**

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

##### **Legal Counsel:**

Tom Bunn, Lagerlof LLP

##### **Number of interested persons:**

0 via zoom; 0 in-person

**PUBLIC COMMUNICATIONS:** None. Closed at 6:31PM.

**CONVENED TO CLOSED SESSION AT 6:32PM.**

**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 7:01PM at the Ventura Port District Administration Office, 1603 Anchors Way Drive, Ventura, CA 93001 and via Zoom meeting.

**PLEDGE OF ALLEGIANCE:** By Vice-Chair Gardina.

#### **ROLL CALL:**

##### **Commissioners Present:**

Michael Blumenberg, Chair  
Jackie Gardina, Vice-Chair  
Anthony Rainey, Secretary  
Brian Brennan  
Chris Stephens

##### **Commissioners Absent:**

None

##### **Port District Staff:**

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

##### **Legal Counsel:**

Tom Bunn, Lagerlof Lawyers LLP

##### **City of Ventura Liaisons**

Councilmember McReynolds, City Council Liaison – Absent

##### **Number of interested persons:**

1 via zoom; 0 in person

## **ADOPTION OF AGENDA**

**ACTION:** Commissioner Stephens moved to adopt the January 17, 2024 agenda.

Commissioner Brennan seconded. The vote was unanimous.

### **APPROVAL OF MINUTES**

The Minutes of the January 3, 2024 Port Commission Regular Meeting were considered as follows:

**ACTION:** Commissioner Stephens moved to approve the Minutes of the January 3, 2024 Port Commission Regular Meeting.

Commissioner Brennan seconded. The vote was unanimous.

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

**CLOSED SESSION REPORT:** Mr. Bunn stated that the Board met in closed session and discussed and reviewed both items on the closed session agenda.

For Item 1 – Conference with Legal Counsel – Existing Litigation: Ventura Port District dba Ventura Harbor Village v. Andres S. Fernandez, LLC, the Board voted unanimously to settle the lawsuit in the form of a Lease Termination Agreement and Stipulation for Judgement.

For Item 2 – Price and Terms of Payment for Renegotiation of Restaurant Lease for The Sugar Lab Bake Shop, LLC dba Sugar Lab Bake Shop, staff was given instructions on how to proceed as appropriate and no action was taken that is reportable under The Brown Act.

**BOARD COMMUNICATIONS:** Commissioner Brennan thanked Harbor Patrol for helping clear out the debris in the stub channel. Closed 7:05PM.

**STAFF AND GENERAL MANAGER REPORTS:** Mr. Pendleton reported on past and upcoming events at Harbor Village.

### **CONSENT AGENDA:**

**A) Approval of New Office Lease Agreement with Students for Eco Education and Agriculture, Inc. for 1575 Spinnaker Drive #205**

Recommended Action: Voice Vote.

That the Board of Port Commissioners approve an Office Lease Agreement between the Ventura Port District dba Ventura Harbor Village and Students for Eco Education and Agriculture, Inc. dba SEEAG for the premises located at 1575 Spinnaker Drive #205, consisting of approximately 1,326 square feet.

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

**ACTION:** Commissioner Brennan moved to approve an Office Lease Agreement between the Ventura Port District dba Ventura Harbor Village and Students for Eco Education and Agriculture, Inc. dba SEEAG for the premises located at 1575 Spinnaker Drive #205, consisting of approximately 1,326 square feet.

Vice-Chair Gardina seconded. The vote was unanimous.



**B) Authorization to Exercise Lease Option with Ventura Harbor Storage Enterprises, LLC for the Commercial Fishing Storage Yard at 1410 Angler Ct.**

Recommended Action: Voice Vote.

That the Board of Port Commissioners authorize the General Manager to exercise the 5-year option for the existing Lease between Ventura Harbor Storage Enterprises, LLC and the Ventura Port District for the Commercial Fishing Storage Yard.

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

**ACTION:** Commissioner Brennan moved to authorize the General Manager to exercise the 5-year option for the existing Lease between Ventura Harbor Storage Enterprises, LLC and the Ventura Port District for the Commercial Fishing Storage Yard.

Vice-Chair Gardina seconded. The vote was unanimous.

**STANDARD AGENDA:**

**1) Status Report on Recent and Forecasted Pacific Storm Events**

Recommended Action: Informational.

That the Board of Port Commissioners receive a report on recent and forecasted Pacific winter storm events impacting Ventura.

Report by Todd Mitchell, Sr. Business Operations Manager, John Higgins, Harbormaster, and Brian D. Pendleton, General Manager.

Public Comment: None. Closed at 7:43PM.

**ACTION:** The Board of Port Commissioners received a report on the recent and forecasted Pacific winter storm events impacting Ventura.

**2) Declaration of District Personal Property as Surplus and Disposal of Same**

Recommended Action: Voice Vote

That the Board of Port Commissioners declare the Ford F-350 Boom Truck as surplus property and dispose of it in accordance with the Surplus Property Policy approved January 24, 2018.

Report by Sergio Gonzalez, Facilities Manager.

Public Comment: None. Closed at 7:45PM.

**ACTION:** Commissioner Rainey moved to declare the Ford F-350 Boom Truck as surplus property and dispose of it in accordance with the Surplus Property Policy approved January 24, 2018.

Commissioner Stephens seconded. The vote was unanimous.

**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.

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

Public Comment: None. Closed at 8:22PM.

**ACTION:** Commissioner Brennan moved to receive and file the quarterly update on the Ventura Port District 5-Year Objectives.


Vice-Chair Gardina seconded. The vote was unanimous.

Discussion was as follows:

- Do we had any numbers on visitors attending cultural events who would not otherwise visit the Harbor?
- Presentation to City Council needs to be scheduled soon.
- Excited for the opportunity to work with Port of Hueneme on commercial fisheries.
- Will the storm damages impact the pace of the grant work with Port Hueneme?
- How is the landscape in terms of regulatory support concerning aquaculture?
- NOAA was doing a siting study; do we know what is going on with that?
- Is there any feedback from residents on the impacts from VenturaWaterPure?
- Update timeline for NPS objectives.
- Many in government finance are using climate change to improve the significance of Capital Improvement Projects by showing before and after pictures to get projects prioritized.
- Landscape plant palette – would like to see – big part of visitor experience and ties in with NPS.
- Very impressed and thanked staff for all the work. Hope citizens will review the report to see what work the Port District is doing.
- Engagement – lack of participation in meetings – another opportunity to have a meeting outside of the regularly scheduled meeting. Review of goals and objectives this fall.
- Formalize relationship with SEEAG regarding rebuilding dune system and invite them to make a presentation to the Board.

**ADJOURNMENT:** The meeting was adjourned at 8:28PM.

The next regular meeting is Wednesday, February 7, 2024.

  
\_\_\_\_\_  
Anthony Rainey, Secretary