

VENTURA PORT DISTRICT

BOARD OF PORT COMMISSIONERS
REGULAR MEETING MINUTES OF APRIL 3, 2024



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 Chair Blumenberg.

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
Wayne Hatch, Maintenance Supervisor via Zoom
John Higgins, Harbormaster
Pat Hummer, Senior Harbor Patrol Officer via Zoom
Jessica Snipas, Business Operations Analyst via Zoom
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:

3 via zoom; 2 in person

ADOPTION OF AGENDA

ACTION: Commissioner Stephens moved to adopt the April 3, 2024 agenda.

Commissioner Brennan seconded. The vote was unanimous.

APPROVAL OF MINUTES

The Minutes of the March 20, 2024 Port Commission Regular Meeting were considered as follows:

ACTION: Commissioner Brennan moved to approve the Minutes of the March 20, 2024 Port Commission Regular Meeting.

Vice-Chair Gardina seconded. The vote was unanimous.

PUBLIC COMMUNICATIONS: Brian Bargiel, CEO of Andria's Seafood Restaurant, commented on AB2220 and how it threatens the livelihood of Ventura's commercial fishermen. Closed at 7:07PM

BOARD COMMUNICATIONS: Commissioner Stephens reported he attended the visit with Congressman Carbajal to tour the dredge. Commissioner Brennan announced the BEACON Sand Summit will be held on May 9th. Closed at 7:09PM.

STAFF AND GENERAL MANAGER REPORTS: Mr. Pendleton reported on upcoming events at Harbor Village. Mr. Mitchell gave a dredging update. Closed at 7:13PM.

CONSENT AGENDA:

A) Approval of Amendment No. 1 to the Office Lease Agreement with Diane Nastasi dba Just About Faces

Recommended Action: Voice Vote.

That the Board of Port Commissioners approve Amendment No. 1 to the Office Lease between Ventura Port District dba Ventura Harbor Village and Diane Nastasi, an individual dba Just About Faces for the premises located at 1559 Spinnaker Drive #202A, consisting of 482 square feet.

Public Comment: None.

ACTION: Commissioner Brennan moved to approve Amendment No. 1 to the Office Lease between Ventura Port District dba Ventura Harbor Village and Diane Nastasi, an individual dba Just About Faces for the premises located at 1559 Spinnaker Drive #202A, consisting of 482 square feet.

Vice-Chair Gardina seconded. The vote was unanimous.

B) Approval of Amendment No. 1 to the Retail Lease Agreement with Katherine & James E. Adams dba Lemon & Lei

Recommended Action: Voice 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 Katherine & James E. Adams

dba Lemon & Lei for the premises located at 1583 Spinnaker Drive, Suite #104A consisting of approximately 500 square feet.

Public Comment: None.

ACTION: Commissioner Brennan moved to approve Amendment No. 1 to the Retail Lease Agreement between the Ventura Port District dba Ventura Harbor Village and Katherine & James E. Adams dba Lemon & Lei for the premises located at 1583 Spinnaker Drive, Suite #104A consisting of approximately 500 square feet.

Vice-Chair Gardina seconded. The vote was unanimous.

STANDARD AGENDA:

1) Authorization for the General Manager to Execute the New Master Lease between the Ventura Port District and Derecktor Marine Holdings, LLC for 1644 Anchors Way Drive (Parcel 20)

Recommended Action: Voice Vote.

That the Board of Port Commissioners:

- a) Find that Derecktor Marine Holdings, LLC has satisfied all conditions precedent that must be met to exercise its option to enter the new, previously approved 50-year master lease for Parcel 20.
- b) Authorize the General Manager to execute the new master lease with Derecktor Marine Holdings, LLC for Parcel 20.

Report by Brian D. Pendleton, General Manager.

Public Comment: Tom Derecktor and Leonora Valvo thanked staff, legal counsel and the Commission for their work and support. They also thanked Stephanie Caldwell for attending the Design Review Committee meeting. Closed at 7:26PM.

ACTION: Commissioner Brennan moved to find that Derecktor Marine Holdings, LLC has satisfied all conditions precedent that must be met to exercise its option to enter the new, previously approved 50-year master lease for Parcel 20 and authorize the General Manager to execute the new master lease with Derecktor Marine Holdings, LLC for Parcel 20.

Commissioner Rainey seconded. The vote was unanimous.

2) Adoption of Resolution No. 3495 Approving a Notice of Proposed Ordinance for a New 10-Year Lease between the Ventura Port District and The Greek at the Harbor Restaurant, Inc. dba The Greek Mediterranean Steak & Seafood

Recommended Action: Roll Call Vote.

That the Board of Port Commissioners adopt Resolution No. 3495 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 The Greek at the Harbor Restaurant, Inc. dba The Greek Mediterranean Steak & Seafood for the premises located at 1583 Spinnaker Drive #101 consisting of a total of 3,894 square feet of interior space, 1,828 square feet of patio for a five-year term with one five-year option.

Report by Todd Mitchell, Sr. Business Operations Manager.

Public Comment: None. Closed at 7:33PM

ACTION: Commissioner Stephens moved to adopt Resolution No. 3495 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 The Greek at the Harbor Restaurant, Inc. dba The Greek Mediterranean Steak & Seafood for the premises located at 1583 Spinnaker Drive #101 consisting of a total of 3,894 square feet of interior space, 1,828 square feet of patio for a five-year term with one five-year option.

Commissioner Brennan seconded. The vote was as follows:

AYES: Commissioners Blumenberg, Gardina, Rainey, Stephens, Brennan

NOES: None

ABSTAINED: None

ABSENT: None

3) Adoption of Resolution No. 3496 Approving a Training Agreement with the California State Parks Division of Boating and Waterways

Recommended Action: Roll Call Vote.

That the Board of Port Commissioners adopt Resolution No. 3496 Approving a Training Agreement with the California State Parks Division of Boating and Waterways.

Report by John Higgins, Harbormaster.

Public Comment: None. Closed at 7:36PM.

ACTION: Commissioner Stephens moved to adopt Resolution No. 3496 Approving a Training Agreement with the California State Parks Division of Boating and Waterways.

Vice-Chair Gardina seconded. The vote was as follows:

AYES: Commissioners Blumenberg, Gardina, Rainey, Stephens, Brennan

NOES: None

ABSTAINED: None

ABSENT: None

4) Approval of Amendment No. 1 to the Contract with F.C.T. Construction LLC for the Ventura Harbor Village 1567 Spinnaker Drive Facade Renovation Project and Increase the Capital Improvement and ADA Improvement Plan Budget for the Project

Recommended Action: Voice Vote.

That the Board of Port Commissioners:

- a) Approve Amendment No. 1 to the Contract with F.C.T. Construction LLC for the Ventura Harbor Village 1567 Spinnaker Drive Facade Renovation Project in the amount of \$103,120.00.

- b) Approve an increase to the Capital Improvement and ADA Improvement Plan Budget from \$50,000 to \$160,000.

Report by Todd Mitchell, Sr. Business Operations Manager.

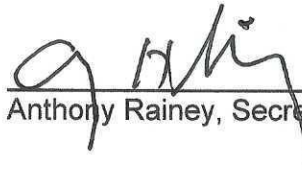
Public Comment: None.

ACTION: Commissioner Brennan moved to approve Amendment No. 1 to the Contract with F.C.T. Construction LLC for the Ventura Harbor Village 1567 Spinnaker Drive Facade Renovation Project in the amount of \$103,120.00 and approve an increase to the Capital Improvement and ADA Improvement Plan Budget from \$50,000 to \$160,000.

Vice-Chair Gardina seconded. The vote was unanimous.

ADJOURNMENT: The meeting was adjourned at 7:47PM.

The next regular meeting is Wednesday, April 17, 2024.



Anthony Rainey, Secretary