

VENTURA PORT DISTRICT

**BOARD OF PORT COMMISSIONERS
REGULAR MEETING MINUTES OF APRIL 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 6:01PM 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 via Zoom

Commissioners Absent:

Chris Stephens

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
Deborah Wilder, Wilder Law Firm via Zoom

Number of interested persons:

0 via zoom; 0 in-person

PUBLIC COMMUNICATIONS: None. Closed at 6:01PM.

CONVENED TO CLOSED SESSION AT 6:02PM.

ADJOURNMENT: Closed Session was adjourned at 6:55PM.

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

Commissioners Absent:

Brian Brennan
Chris Stephens

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
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
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:

2 via zoom; 0 in person

ADOPTION OF AGENDA

ACTION: Vice-Chair Gardina moved to adopt the April 17, 2024 agenda.

Commissioner Rainey seconded. The vote was unanimous.

APPROVAL OF MINUTES

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

ACTION: Vice-Chair Gardina moved to approve the Minutes of the April 3, 2024 Port Commission Regular Meeting.

Commissioner Rainey seconded. The vote was unanimous.

PUBLIC COMMUNICATIONS: Brian Bargiel, CEO of Andria's Seafood Restaurant, announced that he received a call from Assemblymember Bennett's office that they dropped AB2220 and commented on the City of Ventura's Director's Hearing for the Paid Parking Program. Closed at 7:05PM

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

BOARD COMMUNICATIONS: None. Closed at 7:06PM.

STAFF AND GENERAL MANAGER REPORTS: Mr. Pendleton reported on upcoming events at Harbor Village, announced the open recruitment for Commissioner Brennan's board seat, his term ending June 30, 2024. Also, staff attended a Chamber event that was held at Portside. Closed at 7:20PM.

STANDARD AGENDA:

1) Adoption of Ordinance No. 60 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

- a) Conduct a public hearing for the purpose of receiving input on proposed Ordinance No. 60.
- b) Waive reading and direct Clerk to place Ordinance No. 60 in the record of this meeting.
- c) Adopt Ordinance No. 60 authorizing execution of a new Restaurant Lease Agreement between Ventura Port District dba Ventura Harbor Village and The Greek at the Harbor Restaurant, Inc. dba The Greek Mediterranean Steak & Seafood with a commencement date of May 1, 2024.

Report by Jessica Snipas, Business Operations Analyst.

Public Comment: None.

ACTION: Chair Blumenberg opened the public hearing at 7:22PM for the purpose of receiving input on Ordinance No. 60. The reading of proposed Ordinance No. 60 was waived. There were no public speakers. The public hearing was closed at 7:23PM.

ACTION: Commissioner Rainey moved to adopt Ordinance No. 60 as follows:

ORDINANCE NO. 60

**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 GREEK AT THE HARBOR
RESTAURANT, INC. DBA THE GREEK MEDITERRANEAN STEAK & SEAFOOD
(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 Greek at the Harbor Restaurant, Inc. dba The Greek Mediterranean Steak & Seafood with a commencement date of May 1, 2024.

PASSED, APPROVED AND ADOPTED at a Regular Meeting of the Board of Port Commissioners of the Ventura Port District held on April 17, 2024.

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

AYES: Commissioners Blumenberg, Gardina, Rainey

NOES: None

ABSTAINED: None

ABSENT: Commissioners Stephens, Brennan

Motion carried 3-0.

2) Acceptance of Bid for the Ventura Harbor Public Boat Wash Down Station Replacement Project

Recommended Action: Voice Vote.

That the Board of Port Commissioners:

- a) Accept the bid from J & H Engineering General Contractors, Inc. in the amount of \$160,000.00.
- b) Approve staff to procure two washdown units in the amount of \$31,843.94 for the Ventura Harbor Public Boat Wash Station Replacement Project.

Report by Joe Gonzalez, Capital Projects Manager.

Public Comment: None. Closed at 7:26PM.

ACTION: Vice-Chair Gardina moved to accept the bid from J & H Engineering General Contractors, Inc. in the amount of \$160,000.00 and approve staff to procure two washdown units in the amount of \$31,843.94 for the Ventura Harbor Public Boat Wash Station Replacement Project.

Commissioner Rainey 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.

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

No action was taken.

ADJOURNMENT: The meeting was adjourned at 8:11PM.

The next regular meeting is Wednesday, May 1, 2024.



Anthony Rainey, Secretary