

VENTURA PORT DISTRICT

BOARD OF PORT COMMISSIONERS REGULAR MEETING MINUTES OF MAY 7, 2025



CLOSED SESSION

CALL TO ORDER:

The Ventura Port District Board of Port Commissioners Regular Closed Session Meeting was called to order by Chair Blumenberg at 6:31PM at the Ventura Port District Administration Office, 1603 Anchors Way Drive, Ventura, CA 93001 and via Zoom meeting.

ROLL CALL:

Commissioner's Present:

Michael Blumenberg, Chair
Elizabeth Howell, Vice-Chair
Jackie Gardina

Commissioners Absent:

Anthony Rainey, Secretary
Chris Stephens

Port District Staff:

Todd Mitchell, Deputy General Manager
Jessica Rauch, Clerk of the Board
Will McReynolds, Management Assistant

Legal Counsel:

Tom Bunn, Lagerlof, LLP via Zoom

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 6:40PM.

OPEN SESSION

ADMINISTRATIVE AGENDA:

CALL TO ORDER:

The Ventura Port District 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
Elizabeth Howell, Vice-Chair
Jackie Gardina

Commissioners Absent:

Anthony Rainey, Secretary
Chris Stephens

Port District Staff:

Brian D. Pendleton, General Manager arrived at 7:10PM
Todd Mitchell, Deputy General Manager
Jessica Rauch, Clerk of the Board
Gloria Adkins, Accounting Manager
Justin Fleming, Capital Projects Manager
Wayne Hatch, Maintenance Supervisor
Will McReynolds, Management Assistant
Jessica Snipas, Business Operations Analyst via Zoom
Dave Werneburg, Marina Manager via Zoom

Legal Counsel:

Tom Bunn, Lagerlof, LLP
Robert Smith, K&L Gates via Zoom

City of Ventura Liaisons:

Councilmember Duran, City Council Liaison – absent

Number of interested persons:

4 via zoom; 3 in person

ADOPTION OF AGENDA

ACTION: Commissioner Gardina moved to adopt the May 7, 2025 agenda.

Vice-Chair Howell seconded. The vote was unanimous.

APPROVAL OF MINUTES

ACTION: Commissioner Gardina moved to adopt the April 16, 2025 regular meeting minutes and the April 23, 2025 special meeting minutes.

Vice-Chair Howell seconded. The vote was unanimous.

PUBLIC COMMUNICATIONS: Andrew Bernes, Hokuloa Outrigger Club, expressed his gratitude and support for the sand management plan. Closed at 7:04PM.

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 7:05PM.

STAFF AND GENERAL MANAGER REPORTS: Mr. Mitchell gave an update on the sand management plan and reported on upcoming events and promotions at Harbor Village. Mr. Pendleton reported that he had returned from the City Design Review Committee for Parcel 5 which was approved with feedback. He also reported that he attended City Council Tuesday to support Focus Area 1 – Olivas connection. Closed at 7:16PM.

CONSENT AGENDA:

A) Approval of Amendment No. 1 to a Professional Services Agreement with Rincon Consultants, Inc. for Environmental Support Services

Recommended Action: Voice Vote.

That the Board of Port Commissioners approve Amendment No. 1 to a Professional Services Agreement with Rincon Consultants, Inc. to increase the compensation to \$200,000 from \$135,000 for maintenance dredging environmental consulting, monitoring, and permitting services.

Public Comment: None.

ACTION: Commissioner Gardina moved to approve Amendment No. 1 to a Professional Services Agreement with Rincon Consultants, Inc. to increase the compensation to \$200,000 from \$135,000 for maintenance dredging environmental consulting, monitoring, and permitting services.

Vice-Chair Howell seconded. The vote was unanimous.

B) Approval of Amendment No. 1 to a Professional Services Agreement with K&L Gates for Special Legal Services

Recommended Action: Voice Vote.

That the Board of Port Commissioners approve Amendment No. 1 to a Professional Services Agreement with K&L Gates to increase the compensation to \$110,000 from \$60,000 advocacy for the establishment of aquaculture in proximity to Ventura Harbor and legal support for regulatory agency permitting.

Public Comment: None.

ACTION: Commissioner Gardina moved to approve Amendment No. 1 to a Professional Services Agreement with K&L Gates to increase the compensation to \$110,000 from \$60,000 advocacy for the establishment of aquaculture in proximity to Ventura Harbor and legal support for regulatory agency permitting.

Vice-Chair Howell seconded. The vote was unanimous.

C) Ventura Isle Marina/Fuel Dock: Safe Harbor Marinas Change in Ownership

Recommended Action: Voice Vote.

That the Board of Port Commissioners:

1. Consent to Change in Ownership of SHM Ventura Isle, LLC (“SHM Ventura Isle”) to Poseidon Holdco I L.P., a Delaware limited partnership f/k/a BIP Poseidon Holdco L.P. (“BIP”), an affiliate of Blackstone, Inc.
2. Authorize the General Manager to execute the Consent to Change of Ownership upon:
 - a. District Legal Counsel review of supporting transactional documents.
 - b. Receipt of Appreciation Rent in the amount of approximately \$2,963,266.
 - c. Reimbursement of the District’s legal fees associated with the transaction.

Item was pulled from the Consent Agenda to the Standard Agenda.

Public Comment: None. Closed at 7:25PM.

ACTION: Commissioner Gardina moved to:

1. Consent to Change in Ownership of SHM Ventura Isle, LLC (“SHM Ventura Isle”) to Poseidon Holdco I L.P., a Delaware limited partnership f/k/a BIP Poseidon Holdco L.P. (“BIP”), an affiliate of Blackstone, Inc.
2. Authorize the General Manager to execute the Consent to Change of Ownership upon:
 - a. District Legal Counsel review of supporting transactional documents.
 - b. Receipt of Appreciation Rent in the amount of approximately \$2,963,266.
 - c. Reimbursement of the District’s legal fees associated with the transaction.

Vice-Chair Howell seconded. The vote was unanimous.

STANDARD AGENDA:

1) Report on District Vacancies, Recruitment and Retention Efforts in Compliance with Assembly Bill 2561

Recommended Action: Voice Vote.

That the Board of Port Commissioners receive a report on the District’s workforce vacancies, recruitment and retention efforts in compliance with Assembly Bill (“AB”) 2561.

Report by Jessica Rauch, Senior Clerk of the Board.

Public Comment: None.

ACTION: The Board of Port Commissioners received a report on the District's workforce vacancies, recruitment and retention efforts in compliance with Assembly Bill ("AB") 2561.

No action was taken.

2) Adoption of Ordinance No. 61 Approving Amendment No. 2 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. 61.
- b) Waive reading and direct Clerk to place Ordinance No. 61 in the record of this meeting.
- c) Adopt Ordinance No. 61 authorizing execution of Amendment No. 2 between Ventura Port District dba Ventura Harbor Village and The Boatyard, Inc. doing business as Boatyard Pub with a commencement date of May 7, 2025.

Report by Todd Mitchell, Deputy General Manager.

Public Comment: None. Closed at 7:41PM.

ACTION: Chair Blumenberg opened the public hearing at 7:39PM for the purpose of receiving input on Ordinance No. 61. The reading of the proposed Ordinance No. 61 was waived. There were no public speakers. The public hearing was closed at 7:41PM.

ACTION: Commissioner Gardina moved to adopt Ordinance No. 61 as follows:

ORDINANCE NO. 61

**AN ORDINANCE OF THE BOARD OF PORT COMMISSIONERS
OF VENTURA PORT DISTRICT APPROVING AMENDMENT NO. 2 TO A RESTAURANT
LEASE AGREEMENT 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 Amendment No. 2 to the Restaurant Lease Agreement between Ventura Port District dba Ventura Harbor Village and The Boatyard, Inc. dba Boatyard Pub with a commencement date of May 7, 2025.

PASSED, APPROVED AND ADOPTED at a Regular Meeting of the Board of Port Commissioners of the Ventura Port District held on May 7, 2025, 2024. This Ordinance was adopted by the following vote:

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

AYES: Commissioners Blumenberg, Howell, Gardina

NOES: N/A

ABSTAINED: N/A

ABSENT: Commissioners Rainey, Stephens

Motion carried 3-0.

3) Determination to End State of Emergency for Sand Removal and Return within the District

Recommended Action: Voice Vote.

That the Board of Port Commissioners determine that there is no longer a need to continue the emergency action adopted by the Board on April 16, 2025, since the emergency conditions have been abated, impacts to the District have been assessed, and all necessary emergency actions are underway or have been completed.

Report by Brian D. Pendleton, General Manager.

Public Comment: None. Closed at 7:49PM.

ACTION: Vice-Chair Howell moved to determine that there is no longer a need to continue the emergency action adopted by the Board on April 16, 2025, since the emergency conditions have been abated, impacts to the District have been assessed, and all necessary emergency actions are underway or have been completed.

Commissioner Gardina seconded. The vote was unanimous.

4) Update on State of Emergency to Address the Failure of the Elevator at 1591 Spinnaker Drive

Recommended Action: Voice Vote.

That the Board of Port Commissioners determine by a four-fifths vote that there is a need to continue the emergency action adopted by the Board on January 15, 2025, set forth in Resolution No. 3520.

Report by Justin Fleming, Capital Projects Manager.

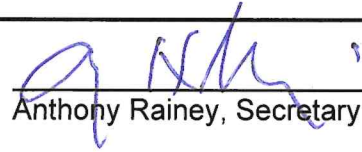
Public Comment: None.

ACTION: The Board of Port Commissioners received an update the condition of the elevator at 1591 Spinnaker Drive. There were only 3 out of 5 Commissioners present, so a vote could not be made.

Legal Counsel reported that if the Commission lacks the 4/5^{ths}, whether it is because someone votes no or they're not here that the emergency is terminated. There does not seem to be any adverse consequences to the emergency ending due to no new contracting and the final inspection happening on Thursday.

ADJOURNMENT: The meeting was adjourned at 7:57PM.

The next regular meeting is Wednesday, May 21, 2025.



Anthony Rainey, Secretary

