VENTURA PORT DISTRICT

BOARD OF PORT COMMISSIONERS
REGULAR MEETING MINUTES OF OCTOBER 15, 2025

VENTURA
PORT DISTRICT
Established 1952

<u>CLOSED SESSION</u>

CALL TO ORDER:
The Ventura Port District Board of Port Commissioners Regular Closed Session Meeting was called to order by Chair Blumenberg at 5:30PM at the Ventura Port District Administration Office, 1603 Anchors Way Drive, Ventura, CA 93001 and via Zoom meeting.

ROLL CALL:

<u>Commissioner's Present:</u>
Michael Blumenberg, Chair
Elizabeth Howell, Vice-Chair
Chris Stephens
William Anderson

<u>Commissioners Absent:</u>
Anthony Rainey, Secretary

<u>Port District Staff:</u>
Brian D. Pendleton, General Manager
Todd Mitchell, Deputy General Manager
Jessica Rauch, Clerk of the Board

<u>Legal Counsel:</u>
Tom Bunn, Lagerlof, LLP

<u>Number of interested persons:</u>
0 via zoom; 0 in-person

PUBLIC COMMUNICATIONS: None. Closed at 5:31PM.

CONVENED TO CLOSED SESSION AT 5:31PM.

ADJOURNMENT: Closed Session was adjourned at 5:47PM.

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 6:01PM at the Ventura Port District Administration Office, 1603 Anchors Way Drive, Ventura, CA 93001 and via Zoom meeting.

PLEDGE OF ALLEGIANCE: By Commissioner Anderson.

ROLL CALL:

Commissioners Present:
Michael Blumenberg, Chair
Elizabeth Howell, Vice-Chair
Chris Stephens
William Anderson

Commissioners Absent:
Anthony Rainey, Secretary

Port District Staff:
Brian D. Pendleton, General Manager
Todd Mitchell, Deputy General Manager
Jessica Rauch, Clerk of the Board
Sarah Clancy, Administrative Services Manager
Brendan Donohue, Senior Harbor Patrol Officer
Justin Fleming, Capital Projects Manager
Sergio Gonzalez, Facilities Manager
John Higgins, Harbormaster
Jessica Snipas, Business Operations Analyst II
Jennifer Talt-Lundin, Marketing Manager
Matt Tevere, Maintenance Supervisor
Dave Werneburg, Marina Supervisor

Legal Counsel:
Tom Bunn, Lagerlof, LLP via Zoom

City of Ventura Liaisons:
Councilmember Duran, City Council Liaison – absent

Number of interested persons:
2 via zoom; 3 in person

ADOPTION OF AGENDA

ACTION: **Vice-Chair Howell moved to adopt the October 15, 2025 agenda.**

Commissioner Stephens seconded. The vote was unanimous.

APPROVAL OF MINUTES

ACTION: **Commissioner Anderson moved to approve the October 1, 2025 regular meeting minutes.**

Vice-Chair Howell seconded. The motion carried 3-0-1 (Blumenberg abstained).

PUBLIC COMMUNICATIONS: None. Closed at 6:04PM

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 6:05PM.

STAFF AND GENERAL MANAGER REPORTS: Mr. Pendleton reported on upcoming events and promotions at Harbor Village. New Maintenance Supervisor, Matt Tevere was introduced.

CONSENT AGENDA:

A) Approval of a New Retail Lease Agreement with Golden Hour Goods Ventura LLC dba "Golden Hour Goods"
Recommended Action: Voice Vote.
That the Board of Port Commissioners approve a new Retail Lease Agreement between the Ventura Port District dba "Ventura Harbor Village" and with Golden Hour Goods Ventura LLC dba "Golden Hour Goods", for the premises located at 1591 Spinnaker Drive, Suite #113, Ventura, California 93001, consisting of approximately 801 square feet.

Public Comment: Natalie Swader, owner, introduced herself and her business. Closed at 6:23PM.

ACTION: **Commissioner Stephens moved to approve a new Retail Lease Agreement between the Ventura Port District dba "Ventura Harbor Village" and with Golden Hour Goods Ventura LLC dba "Golden Hour Goods", for the premises located at 1591 Spinnaker Drive, Suite #113, Ventura, California 93001, consisting of approximately 801 square feet.**

Commissioner Anderson seconded. The vote was unanimous.

B) Approval of 2026 Port Commission Meeting Schedule
Recommended Action: Voice Vote.
That the Board of Port Commissioners approve the 2026 Port Commission meeting schedule.

Public Comment: None. Closed at 6:23PM.

ACTION: **Commissioner Stephens moved to approve the 2026 Port Commission meeting schedule.**

Commissioner Anderson seconded. The vote was unanimous.

STANDARD AGENDA:

1) Parking Management Update
Recommended Action: Voice Vote.
That the Board of Port Commissioners receive and file a report on the Parking Management Plan implementation through September 30, 2025.

Report by Brian D. Pendleton, General Manager and Todd Mitchell, Deputy General Manager.

Marcus Smith, Andy Martinez, Florezel Jose and Muhammad Mansoor from LAZ were available for questions.

Public Comment: Brian Bargiel, owner of Andria's Seafood, has been collecting feedback from customers on the program which has been negative. Closed at 6:47PM.

ACTION: **The Board of Port Commissioners received a report and had discussion on the implementation of the Parking Management Plan.**

No action was taken.

2) Adoption of Resolution No. 3541 Approving the Update to the Ventura Port District Conflict of Interest and Disclosure Code Policy and Rescinding Resolution No. 3535
Recommended Action: Roll Call Vote.
That the Board of Port Commissioners adopt Resolution No. 3541 approving the update to the Ventura Port District Conflict of Interest and Disclosure Policy and rescind Resolution No. 3535.

Report by Jessica Rauch, Clerk of the Board.

Public Comment: None. Closed at 7:36PM

ACTION: **Commissioner Stephens moved to adopt Resolution No. 3541 approving the update to the Ventura Port District Conflict of Interest and Disclosure Policy and rescind Resolution No. 3535.**

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

AYES: Commissioners Blumenberg, Howell, Stephens, Anderson
ABSENT: Commissioner Rainey

Motion carried 4-0.

ADJOURNMENT: The meeting was adjourned at 7:38PM.

The next regular meeting is Wednesday, November 12, 2025.

Anthony Rainey, Secretary