

VENTURA PORT DISTRICT

BOARD OF PORT COMMISSIONERS REGULAR MEETING MINUTES OF MARCH 18, 2026



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 5:32PM 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
Anthony Rainey, Secretary
William Anderson

Chris Stephens via Zoom per The Brown Act's "just cause" teleconferencing provision Gov. Code §§ 54953.8.3(c)(6). Commissioner Stephens stated that there was no other person aged 18 or older in the room with him.

Commissioners Absent:

None.

Port District Staff:

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

Legal Counsel:

Pablo De Leon, Lagerlof LLP via Zoom
Tom Bunn, Lagerlof, LLP

Number of interested persons:

0 via zoom; 7 in-person

PUBLIC COMMUNICATIONS: Leonora Valvo, owner of Derecktor Marine Holdings, asked the Commission to work with staff to find a solution for the delays with Suntex and move the Assignment forward. Tom Derecktor, owner of Derecktor Marine Holdings, updated the Commission on the California Coastal Commission's verbal approval to transfer the permit to Suntex. Loren Pennington, owner of Rowan Boutique, provided an overview of her business model. Michelle Nosco and Erin Dertner, of the Buenaventura Art Association, spoke about their desire to expand their operations downstairs where there is more visibility.

CONVENED TO CLOSED SESSION AT 5:46PM.

CLOSED SESSION WAS RECESSED AT 6:12PM.

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 6:17PM 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
Anthony Rainey, Secretary
William Anderson

Chris Stephens via Zoom per The Brown Act's "just cause" teleconferencing provision Gov. Code §§ 54953.8.3(c)(6). Commissioner Stephens stated that there was no other person aged 18 or older in the room with him.

Commissioners Absent:

None.

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
Jessica Snipas, Business Operations Manager
Jennifer Talt-Lundin, Marketing Manager
Dave Werneburg, Marina Supervisor

Legal Counsel:

Tom Bunn, Lagerlof, LLP

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 March 18, 2026 agenda.

Commissioner Rainey seconded. The vote was unanimous.

APPROVAL OF MINUTES

ACTION: Vice-Chair Howell moved to approve the March 4, 2026 regular meeting minutes.

Commissioner Anderson seconded. The vote was as follows:

AYES: Commissioners Howell, Rainey, Stephens, Anderson

ABSTAINED: Chair Blumenberg

Vote carried 4-0-1.

PUBLIC COMMUNICATIONS: None. Closed at 6:20PM.

CLOSED SESSION REPORT: Mr. Bunn stated that the Board met in closed session and discussed and reviewed Item 1a 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. The Board will reconvene in closed session after open session to discuss and review Item 1a, 1b and 1c.

BOARD COMMUNICATIONS: Commissioner Anderson talked to Andy Killion at the Ventura Harbor Boatyard and learned about its operations. Vice-Chair Howell had a site visit of 1559 Spinnaker Drive #101A/B. Chair Blumenberg visited the Village today and tried Boba by the Sea.

STAFF AND GENERAL MANAGER REPORTS: Mr. Pendleton reported on upcoming events and promotions at Harbor Village. He also reported on the FEMA money that has been received. A Save the Date was announced for the Ventura County Special District's Association next meeting being held at the Channel Islands National Park Visitor Center on April 7th.

CONSENT AGENDA:

A) Approval of 2026 Lifeguard Services Contract

Recommended Action: Voice Vote.

That the Board of Port Commissioners authorize the General Manager to enter into a contract with the Department of Parks and Recreation to provide Lifeguard Services from mid-May 2026 through Labor Day 2026 at Harbor Cove and Surfers Knoll beaches in the amount of \$233,071.55.

Public Comment: None. Closed at 6:44PM.

ACTION: Commissioner Anderson moved to authorize the General Manager to enter into a contract with the Department of Parks and Recreation to provide Lifeguard Services from mid-May 2026 through Labor Day 2026 at Harbor Cove and Surfers Knoll beaches in the amount of \$233,071.55.

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

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

The vote carried 5-0.

B) Approval of Payments for February 2026

Recommended Action: Voice Vote.

That the Board of Port Commissioners review and approve payments made by check, ACH, and EFT for the month of February 2026.

Public Comment: None. Closed at 6:44PM.

ACTION: Commissioner Anderson moved to review and approve payments made by check, ACH, and EFT for the month of February 2026.

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

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

The vote carried 5-0.

C) Authorization to Procure Hybrid Vehicles for the Ventura Port District

Recommended Action: Voice Vote.

That the Board of Port Commissioners authorize the General Manager to procure 3 hybrid vehicles in the amount of up to \$120,000 for the Facilities Department.

Public Comment: None. Closed at 6:44PM.

ACTION: Commissioner Anderson moved to authorize the General Manager to procure 3 hybrid vehicles in the amount of up to \$120,000 for the Facilities Department.

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

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

The vote carried 5-0.

STANDARD AGENDA:

**1) Ventura West Marina Redevelopment Project Parcel 17
(APN 080-0-240-325) 1198 Navigator Drive**

Recommended Action: Informational.

That the Board of Port Commissioners receive a report and presentation on the status of the Ventura West Marina Exclusive Negotiating Agreement Parcel 17 Mixed-Use/Residential Redevelopment Project.

Report by: Dick Beauchamp and Justin Papa, TBBW Company, LP.

Development Team present: Eric Leslie, TBBW Company, LP, Matt Mansi, Aldersgate Investment, LLC.

Public Comment: None. Closed at 6:59PM.

ACTION: The Board of Port Commissioners received a report and presentation on the status of the Ventura West Marina Exclusive Negotiating Agreement Parcel 17 Mixed-Use/Residential Redevelopment Project.

No action was taken.

2) Adoption of Resolution No. 3553 Authorizing the District to Apply for a Grant from the California State Parks Division of Boating and Waterways through the Shoreline Erosion Control Program

Recommended Action: Roll Call Vote.

That the Board of Port Commissioners adopt Resolution No. 3553 authorizing the District to apply for a grant with the California State Parks Division of Boating and Waterways through the Shoreline Erosion Control Program in the amount of \$125,000 for Ventura Harbor Beaches.

Report by Todd Mitchell, Deputy General Manager.

Public Comment: None. Closed at 7:23PM.

ACTION: Commissioner Rainey moved to adopt Resolution No. 3553 authorizing the District to apply for a grant with the California State Parks Division of Boating and Waterways through the Shoreline Erosion Control Program in the amount of \$125,000 for Ventura Harbor Beaches.

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

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

The vote carried 5-0.

ADJOURNED OPEN SESSION AT 7:26PM. Commissioner Stephens left at 7:28PM.

RECONVENED TO CLOSED SESSION AT 7:34PM.

ADJOURNED CLOSED SESSION AT 8:22PM.

RECONVENED TO OPEN SESSION AT 8:22PM.

CLOSED SESSION REPORT: Mr. Bunn stated that the Board reconvened into closed session and discussed and reviewed the remaining 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.

ADJOURNMENT: The meeting was adjourned at 8:23PM.

The next regular meeting is Wednesday, April 1, 2026.



Anthony Rainey, Secretary