VENTURA PORT DISTRICT

BOARD OF PORT COMMISSIONERS
REGULAR MEETING MINUTES OF JULY 1, 2026

VENTURA PORT DISTRICT
Established 1952

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:

Commissioners Present:
Michael Blumenberg, Chair
Elizabeth Howell, Vice-Chair
Anthony Rainey, Secretary
William Anderson

Commissioners Absent:
Chris Stephens

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

Legal Counsel:
Tom Bunn, Lagerlof, LLP
Gene Wu, Lagerlof, LLP

Number of Interested Persons:
0 via zoom; 0 in-person

PUBLIC COMMUNICATIONS: Closed at 5:33PM.

CONVENED TO CLOSED SESSION AT 5:34PM.

ADJOURNED CLOSED SESSION AT 6:02PM.

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 Harbor Patrol Chief Higgins.

ROLL CALL:

Commissioners Present:
Michael Blumenberg, Chair
Elizabeth Howell, Vice-Chair
Anthony Rainey, Secretary
William Anderson

Commissioners Absent:
Chris Stephens

Port District Staff:
Brian D. Pendleton, General Manager
Todd Mitchell, Deputy General Manager
Jessica Rauch, Clerk of the Board
Sarah Clancy, Administrative Services Manager via Zoom
Brendan Donohue, Senior Harbor Patrol Officer
John Higgins, Harbormaster
Jessica Snipas, Business Operations Manager
Dave Werneburg, Marina Supervisor 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:
0 via zoom; 4 in person

ADOPTION OF AGENDA

ACTION: **Commissioner Rainey moved to adopt the July 1, 2026 agenda.**

Commissioner Anderson seconded. The vote was unanimous.

APPROVAL OF MINUTES

ACTION: **Vice-Chair Howell moved to approve the June 17, 2026 regular meeting minutes.**

Commissioner Anderson seconded. The vote carried 3-0-1 (Blumenberg abstained).

PUBLIC COMMUNICATIONS: Andrew Berner of Hokuloa Outrigger gave an update on the club's activities. Nobelguard Security, current security vendor for the District, shared their annual performance report. Closed at 6:22PM.

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: Commissioner Rainey appreciated the annual security report and would like the public to read it. Closed at 6:24PM.

STAFF AND GENERAL MANAGER REPORTS: Mr. Pendleton reported on upcoming events and promotions at Harbor Village. Closed at 6:26PM.

CONSENT AGENDA:

A) Award of Bid for the FY2026-2027 Janitorial Supplies Agreement
Recommended Action: Voice Vote.
That the Board of Port Commissioners award the FY2026-2027 Janitorial Supplies Agreement to Aramsco, Inc. in the amount not to exceed $55,000.

Public Comment: None.

ACTION: **Vice-Chair Howell moved to award the FY2026-2027 Janitorial Supplies Agreement to Aramsco, Inc. in the amount not to exceed $55,000.**

Commissioner Anderson seconded. The vote was unanimous.

B) Approval of a New Retail Lease Agreement with Superboat, Inc. dba "Island Packers"
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 Superboat, Inc. dba "Island Packers", of approximately (i) 2,771 square feet of interior retail and office space area (within the demising walls of the building) in Ventura Harbor Village commonly known as 1691 Spinnaker Drive, Suite #105B, Ventura, California 93001; and (ii) 536 square feet of exterior patio area.

Public Comment: None.

ACTION: **Vice-Chair Howell moved to approve a new Retail Lease Agreement between the Ventura Port District dba "Ventura Harbor Village" and with Superboat, Inc. dba "Island Packers", of approximately (i) 2,771 square feet of interior retail and office space area (within the demising walls of the building) in**

Ventura Harbor Village commonly known as 1691 Spinnaker Drive, Suite #105B, Ventura, California 93001; and (ii) 536 square feet of exterior patio area.

Commissioner Anderson seconded. The vote was unanimous.

C) Termination of Current Office Lease Agreement for 1591 Spinnaker Drive #207 and Approval of New Retail Lease Agreement for 1559 Spinnaker Drive #101B with Buenaventura Art Association

Recommended Action: Voice Vote.

That the Board of Port Commissioners:

a) Approve the termination of an Office Lease Agreement, dated December 1, 2024, between the Ventura Port District dba Ventura Harbor Village and Buenaventura Art Association, a California Nonprofit Mutual Benefit Corporation, for the premises located at 1591 Spinnaker Drive #207, consisting of approximately 1,240 square feet.

b) Approve a new Retail Lease Agreement between the Ventura Port District dba Ventura Harbor Village and Buenaventura Art Association, a California Nonprofit Mutual Benefit Corporation, for the premises located at 1559 Spinnaker Drive #101B, consisting of approximately 1,017 square feet.

Public Comment: None.

ACTION: **Vice-Chair Howell moved to:**

a) Approve the termination of an Office Lease Agreement, dated December 1, 2024, between the Ventura Port District dba Ventura Harbor Village and Buenaventura Art Association, a California Nonprofit Mutual Benefit Corporation, for the premises located at 1591 Spinnaker Drive #207, consisting of approximately 1,240 square feet.

b) Approve a new Retail Lease Agreement between the Ventura Port District dba Ventura Harbor Village and Buenaventura Art Association, a California Nonprofit Mutual Benefit Corporation, for the premises located at 1559 Spinnaker Drive #101B, consisting of approximately 1,017 square feet.

Commissioner Anderson seconded. The vote was unanimous.

STANDARD AGENDA:

1) Ventura Port District Sand Management Plan CDP 4-24-0248

Recommended Action: Informational.

That the Board of Port Commissioners receive an update from the General Manager and Special Legal Counsel regarding the District's efforts to obtain final approval of the proposed Ventura Port District Sand Management Plan CDP 4-24-0248 from the California Coastal Commission.

Report by Robert Smith, K&L Gates.

Public Comment: None. Closed at 6:42PM.

ACTION: **The Board of Port Commissioners received an update from the General Manager and Special Legal Counsel regarding the District's efforts to obtain**

final approval of the proposed Ventura Port District Sand Management Plan CDP 4-24-0248 from the California Coastal Commission.

2) Acceptance of Fiscal Year 2024-2025 Final Audit
Recommended Action: Voice Vote.
That the Board of Port Commissioners accept the Financial Statements and Supplementary Information with Independent Auditor's Report for the Year Ended June 30, 2025, prepared by Clifton Larson Allen, LLP.

Report by Sarah Clancy, Administrative Services Manager. Bob Callanan, CliftonLarsonAllen was available for questions.

Public Comment: None. Closed at 6:47PM.

ACTION: **Commissioner Rainey moved to accept the Financial Statements and Supplementary Information with Independent Auditor's Report for the Year Ended June 30, 2025, prepared by Clifton Larson Allen, LLP.**

Vice-Chair Howell seconded. The vote was unanimous.

3) Presentation on Fathomwerx Proving Ground and Innovation Technologies Consortium
Recommended Action: Informational.
That the Board of Port Commissioners receive an informational report on the Fathomwerx Proving Ground and Innovation Technologies Consortium.

Report by Steve Kinney, President of Innovation Technologies Consortium.

Public Comment: None. Closed at 7:58PM.

ACTION: **The Board of Port Commissioners received an informational report on the Fathomwerx Proving Ground and Innovation Technologies Consortium.**

ADJOURNMENT: The meeting was adjourned at 7:59PM.

The next regular meeting is Wednesday, July 15, 2026.

Anthony Rainey, Secretary