



Regular Meeting

Board of Harbor Commissioners of the Crescent City Harbor District

Brian Stone, President Carol White, Secretary

James Ramsey, Commissioner; Rick Shepherd, Commissioner; Wes White, Commissioner

AGENDA

(PLEASE NOTE: This AMENDED agenda supersedes an earlier agenda that was circulated on July 17, 2020 **)**

Date: Tuesday, 21 July, 2020

Time: Open Session 2:00 p.m.

Closed Session begins upon completion of Open Session

Place: Remote Meeting through Zoom Webinar

Executive Order N-29-20 provides special districts and other agencies with significant flexibility to legally conduct public board meetings during the COVID-19 State of Emergency. This Meeting will be held remotely via Zoom Webinar. To join the meeting as an attendee, please click on the link below at 2:00 PDT and enter the password provided.

Zoom Webinar

When: July 21, 2020. 14:00 Pacific Time (US and Canada)

Topic: Harbor Commission Regular Meeting

Link: <https://us02web.zoom.us/j/86131365215?pwd=TGF4akxJV1RkWF4NG5RVXA2ZnJCZz09>

Password: 954881

Or iPhone one-tap : US: +16699006833,,86131365215#,,,,0#,,954881# or
+13462487799,,86131365215#,,,,0#,,954881#

Or Telephone: Dial (for higher quality, dial a number based on your current location):
US: +1 669 900 6833 or +1 346 248 7799 or +1 253 215 8782 or +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592

Webinar ID: 861 3136 5215
Password: 954881

International numbers available: <https://us02web.zoom.us/j/kbw3zhzHKD>

Call to Order

Roll Call

Pledge of Allegiance

Public Comment

This portion of the Agenda allows the public to comment to the Board on any issue not itemized on this Agenda, however, the Board may not take action or engage in discussion on any item that does not appear on the Agenda. Periods when public comments are allowed, Harbor Commissioners will allow attendees to submit questions and/or comments using the Zoom Q&A function. The Harbor Commission asks that audience members keep all questions and comments succinct and relevant.

Nothing to report out of the July 7th Closed Session

Regular Session

1. Consent Calendar

All items on this list are considered and acted on in one Motion. Anyone may request an item be removed from the Consent Agenda for separate consideration.

- a. **Approval of minutes of the 7 July, 2020 Harbor Commission Meeting.**
- b. **Approval of Warrant List from 1 July, 2020 through 15 July, 2020.**

2. New Business

- a. **Discuss and approve placing the Harbor District Dredge on the surplus list.** Discuss and approve.
- b. **Discuss and approve publishing a Request for Proposal for pre-qualified Proposers to work with the Harbor District on the Harbor District Revitalization Project by designing, permitting, funding, constructing, renovating operating and maintaining portions of the Harbor District.** Planwest Partners has crafted a Scope of Work and pricing for creating Request for Proposal for your review and approval.
- c. **Discuss and approve Fiscal Year 2020-2021 Operating Budget.** The budget has been posted for public review for over thirty days and Harbor Commissioners can now vote to approve final approval of the document.

- d. **Approve assignment of month-to-month lease for 161 Starfish Way from Alber Seafood to Pucci Foods.** Approve transfer of lease. Action to become official when the Court approves the final restructuring settlement from the court-appointed receiver.
- e. **Presentation by Pucci Foods CEO, Chris Lam, and Max Boland, formerly of Alber Seafood, on negotiating lease terms that would allow Pucci Foods to prepare the facility at 161 Starfish Way to meet FDA standards as a seafood processing facility and pass Health Department inspections in time for Dungeness Crab season.** Discuss and approve submission of facility rehabilitation plan to be presented at upcoming Harbor Commission meeting.

3. Unfinished Business

- a. **Solar Project Update.**

4. Communications and Reports

- a. **Financial Reports: P & L, Accounts Receivable Overview, Audit Update, Account Balances**
- b. **CEO Report**
- c. **Commissioner Reports**
Pursuant to the Brown Act, this item allows the Commissioners to briefly discuss activities engaged in since the previous public meeting.

5. Adjourn to Closed Session

- a. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Government Code Section 54956.9(d)(1)
Federal Energy Regulatory Commission proceedings re: KRRC
Docket Nos. P-2082-062 and P-14803-000
- b. CONFERENCE WITH REAL PRPOERTY NEGOTIATORS – Government Code Section 54956.8
Property: 161 Starfish Way
Agency Negotiator: Charlie Helms
Negotiating Parties: Pucci Foods
Under Negotiation: Price of Commercial Lease and Terms of Payment
- c. CONFERENCE WITH REAL PROPERTY NEGOTIATORS – Government Code Section 54956.8
Property: APN 118-390-031-000 & APN 118-390-030-000
Agency Negotiator: Charlie Helms
Negotiating Parties: Summit Development, Inc.
Under Negotiation: Price of Commercial Lease and Terms of Payment

- d. CONFERENCE WITH REAL PROPERTY NEGOTIATORS – Government Code Section 54956.8
 - Property: 100 Anchor Way
 - Agency Negotiator: Charlie Helms
 - Negotiating Parties: U.S. Department of Homeland Security, USCG
 - Under Negotiation: Price and Terms of Payment for Leased Property

6. Adjourn Closed Session

7. Report Out of Closed Session

8. Adjournment

Adjournment to the Board of Harbor Commissioners next meeting scheduled for Tuesday, 4 August, 2020, at 2 P.M. Until the Governor rescinds Social Distancing directives, all Harbor Commission meetings will be held via Zoom Web Conferencing. Access code for public participation can be found in the meeting notice posted on the Harbor District website or on the Harbor bulletin board at 101 Citizens Dock Road.