



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 agenda was amended on June 12, 2020, and supersedes an earlier agenda circulated on June 11, 2020)

Date: Tuesday, 16 June, 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.

When: June 16, 2020 02:00 PM Pacific Time (US and Canada)

Topic: Crescent City Harbor District Commission Regular Meeting

<https://us02web.zoom.us/j/97680647442?pwd=aFJxRXN4bTdMNkcyd0I2eTBWTmtoQT09>

Password: 048252

Or iPhone one-tap :

US: +12532158782,,97680647442#,1#,048252# or

+13462487799,,97680647442#,1#,048252#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833 or +1 301 715 8592 or +1 312

626 6799 or +1 929 205 6099

Webinar ID: 976 8064 7442

Password: 048252

International numbers available: <https://us02web.zoom.us/j/97680647442>

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. Periods when public comments are allowed, Harbor Commissioners will allow attendees to submit questions and/or comments using the Zoom Q&A function within the Zoom Webinar Platform. Harbor Commissioners will either answer the questions live during the webinar or will submit a document containing questions and answers after the session concludes. However, the Board may not take action or engage in discussion on any item that does not appear on the Agenda. Please keep in mind that Q&A sessions using a web-based platform presents challenges not present during live meetings. Therefore, the Harbor Commissioners ask for your patience and request that questions submitted by attendees be succinct and relevant.

Nothing to report out of the June 2 nor June 8, 2020, Closed Sessions

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 2 June, 2020 Harbor Commission Meeting.**
- B. Approval of Warrant List from 16 May, 2020 through 31 May, 2020.**

2. New Business

- A. Approve Resolution 2020-004 to confirm purchase of property located at 450 U.S. Highway 101 South.** Approve Resolution confirming prior Board of Harbor Commissioners decision to purchase above referenced property.
- B. Foodservice tenants will return to standard Harbor District Percentage Rates on July 1, 2020.** Standard percentage rent rates are 5% for facilities owned by the tenant and 6% on Harbor District owned facilities. Discuss and approve.
- C. Fiscal Year 2020-2021 Operating Budget.** Review and discuss.

- D. **Discuss and approve conditional offer to Pucci Foods for amount of lease credit for tenant-paid improvements to bring facility located at 161 Starfish Way up to current FDA Processing standards.** Discuss tenant-paid improvement allowance per square foot, term of lease, lease payment forgiveness over what length of lease term and approve preliminary offer of terms to Pucci Foods.

3. Unfinished Business

- A. **Solar Project Update**

4. Communications and Reports

- A. **Financial Reports: May P&L, YTD Budget vs Actual and 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 Open Session, Commence Closed Session

- A. **CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**

Significant exposure to litigation pursuant to Government Code Section 54956.9 (2):
One potential case.

6. Adjourn Closed Session

7. Report Out of Closed Session

8. Adjourn Meeting

Adjournment to the Board of Harbor Commissioners next meeting scheduled for Tuesday, 7 July, 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.