

Board of Harbor Commissioners

Crescent City Harbor District

5 September 2023

Regular Harbor Commission Meeting



Regular Meeting

Board of Harbor Commissioners of the Crescent City Harbor District

Wes White, President Harry Adams, Secretary
Rick Shepherd, Commissioner; Brian Stone, Commissioner; Gerhard Weber, Commissioner

AGENDA

Date: Tuesday, September 5 2023

Time: Open Session 2:00 p.m., Closed Session follows

Place: 101 Citizens Dock, Crescent City, CA, and via Zoom Webinar,

VIRTUAL MEETING OPTIONS

TO WATCH (via online)

<https://us02web.zoom.us/j/6127377734>

TO LISTEN (via telephone)

Dial (669) 900-6833, please enter 612 737 7734# (meeting ID)
or, one tap mobile: +16699006833,,6127377734#

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 in-meeting chat function. The Harbor Commission asks that members of the public keep questions and comments succinct and relevant.

Regular Session

1. Consent Calendar

- a. Approval of the Meeting Minutes of the August 1, 2023 Regular Meeting.**

2. Comptroller's Report, Review Balances

3. New Business

- a. Presentation of Competing Proposals from GHD and M&N to Prepare Engineering Designs and Environmental Reviews for a New Seawall and Citizens Dock. Consider Presentations, Engage in Q&A with Each Firm, and Vote to Select the Winning Bid.**
- b. Review and Vote to Accept Opportunities and Constraints Report Prepared by Moffatt & Nichol.**
- c. Consider and Vote to Approve Longboard Surfing Competition to be Held at South Beach on September 30, 2023.**
- d. Consider and Vote to Approve Burnout Competition to be Held at the Inner Boat Basin Parking Lot on October 7, 2023.**
- e. Discuss CCHD Writing a Letter Advocating for Electrical Power Redundancy.**
- f. Consider and Vote to Approve Travel for 1 Commissioner and 1 Staff Person to Attend the Marine Recreation Association's Conference and Trade Show scheduled for October 16th through October 18th, 2023.**

4. Unfinished Business

- a. Grants Update**

5. Communications and Reports

- a. CEO/Harbormaster Report**
- b. Ad Hoc Committee Reports (as needed)**
- c. Harbor Commissioner Reports**

6. Closed Session

- a. CONFERENCE WITH LEGAL COUNSEL – ONGOING LITIGATION**

(Government Code section 54956.9(d)(2))

Ongoing Litigation: Two cases based on correspondence with Renewable Energy Capital regarding lease terms. Del Norte Superior Court - Case No.: CVUD-2023-2172 & CVUD-2023-2173

- b. CONFERENCE WITH LEGAL COUNSEL – ONGOING LITIGATION**

(Government Code section 54956.9(d)(2))

Ongoing Litigation: One case based on correspondence with Fashion Blacksmith, Inc., regarding claim for damages.

7. Adjourn Closed Session

8. Report out of Closed Session

9. MEETING ADJOURNMENT

Adjournment of the Board of Harbor Commissioners will be until the next meeting scheduled for Tuesday, September 19, 2023, at 2 p.m. PST. The Crescent City Harbor District complies with the Americans with Disabilities Act. Upon request, this agenda will be made available in appropriate alternative formats to person with disabilities, as required by Section 12132 of the Americans with Disabilities Act of 1990 (42 U.S.C. §12132). Any person with a disability who requires modification in order to participate in a meeting should direct such request to (707) 464-6174 at least 48 hours before the meeting, if possible.



1. Consent Calendar

- a. Approval of the Meeting Minutes of the August 1, 2023 Regular Meeting.**

Public Comment?



Regular Meeting Minutes of the Board of Harbor Commissioners of the Crescent City Harbor District	
Harbor District Office, 101 Citizens Dock Road Crescent City, CA 95531	August 1, 2023 2:00 p.m.

Board of Harbor Commissioners of the Crescent City Harbor District

MINUTES

Open Session, Tuesday August 1st, 2023, at 2:00 P.M.

CALL TO ORDER: 2:00 PM

ROLL CALL:

<i>PRESENT:</i>	<i>President</i>	WES WHITE
	<i>Secretary</i>	HARRY ADAMS
	<i>Commissioner</i>	RICK SHEPHERD
	<i>Commissioner</i>	BRIAN STONE
	<i>Commissioner</i>	GERHARD WEBER

ABSENT:

QUORUM:

PLEDGE OF ALLEGIANCE:

PUBLIC COMMENT:

A member of the public inquired about the July 25th joint meeting of the Tri-agency. No other members commented.

1) CONSENT CALENDAR:

1A) Approval of Meeting Minutes from the July 18, 2023, Open Session.

Commissioner Stone **motioned** to approve the previous meeting's minutes; Secretary Adams **seconded** the motion. President White called for a vote.

POLLED VOTE was called, **MOTION CARRIED:**

AYES: STONE, WEBER, ADAMS, SHEPHERD, WHITE // **NAYS:** NONE

ABSENT: NONE // **ABSTAIN:** NONE

2) COMPTROLLER’S REPORT/ REVIEW BALANCES

Comptroller Thomas Zickgraf reviewed balances with the Board, noting a low balance due to the Harbor not having received its normal “TOT” (Transient Occupancy Tax) payment from the County yet. Zickgraf confirmed that he was following up with the County Controller’s Office to ensure the Harbor received the TOT payment before September 1st.

Commissioner Stone **requested** that Comptroller Zickgraf take an account of what’s been paid in secured property taxes, match it with the total property tax the Harbor is expected to receive, and audit their numbers.

Zickgraf also reported that the office team was going to be more proactive about collecting revenue from the commercial tenants for smoother cash flow. Comptroller Zickgraf then reported that the budget would need to be revised near the end of the first fiscal quarter to reflect the current financial shortfall in the RV parks.

President White **requested** Comptroller Zickgraf create a projected month-by-month cash flow for the rest of the fiscal year.

No members of the public commented.

3) NEW BUSINESS

3A) Review and Vote to Approve RFP Bid for South Beach Bathroom from W. Marshall Jones Construction

Aislene Delane and Mike Bahr from Community System Solutions (CSS) presented details for a bid from W. Marshall Jones Construction regarding new bathrooms planned for Anchor Way. Delane stated that after the site visit, it was recommended to change the location for the proposed bathrooms.

Commissioner Stone expressed his concern with the chosen location on Anchor Way, emphasizing liquefaction of the ground as a potential problem in the event of an earthquake. Stone followed by asking CSS if the proper permits had been given for the new location.

Assistant Harbormaster Michael Rademaker inquired if CSS had any concerns with the timeline of construction being changed from six months to eight months per his meeting with W. Marshall Jones. CSS confirmed those changes would still work with the overarching timeline for the project.

Secretary Adams **motioned** to approve the construction bid from W. Marshall Jones; Commissioner Shepherd **seconded** the motion. President White called for a vote.

POLLED VOTE was called, **MOTION CARRIED:**

AYES: WEBER, ADAMS, SHEPHERD, WHITE // **NAYS:** STONE

ABSENT: NONE // **ABSTAIN:** NONE

No members of the public commented.

3B) Review and Vote to Approve Space Rental Agreement with Port O’ Pints Brewing Company

Harbormaster Petrick presented details for a two-year truck space rental agreement for Port O’ Pints that is planned to be included in the overall proposed food court, as well as more information for the beer garden project area. A Board discussion ensued concerning the lease and plans for the area. President White **requested** that the lease specify the terms being year-round.

A member of the public inquired if there would be any conflict of sales between truck vendors and Chartroom and/or House of Jambalaya. Another member of the public expressed their concern with the safety measures for the project, emphasizing the traffic on Anchor Way was a potential issue. The same member also expressed concern with sea lions and their stench causing issues with outdoor seating.

After discussion, Commissioner Shepherd **motioned** to table the agenda item until the next open session; Secretary Adams **seconded** the motion. President White called for a vote.

POLLED VOTE was called, **MOTION CARRIED:**

AYES: STONE, WEBER, ADAMS, SHEPHERD, WHITE // **NAYS:** NONE

ABSENT: NONE // **ABSTAIN:** NONE

Following the motion, President White **appointed** Commissioner’s Shepherd and Stone into an ad-hoc committee to review and refine the project for subsequent reconsideration by the Board.

3C) Review and Discuss License Agreement with Tesla, Inc.

Harbormaster Petrick shared details of an EV supercharger license proposal that Tesla Inc. submitted. Petrick noted that Tesla approached the harbor with a partnership deal where maintenance on the superchargers would be provided in lieu of space rent.

This led into a brief discussion about the license proposal. In the discussion, Commissioner Stone encouraged the location of the superchargers be moved to where it wouldn’t interfere with the Farmer’s Market.

A member of the public commented that other companies were making EV chargers and that it was a highly competitive business. The same member encouraged the Harbor to inquire about other companies for EV chargers before entering into an agreement with Tesla. There was consensus among the Board to consider competitors through an RFP process, and the Board directed staff to prepare and issue an RFP.

No other members of the public commented.

4) UNFINISHED BUSINESS

4A) Review and Vote to Approve Revised Lease for 250 Citizens Dock Road

President White noted that Commissioner Shepherd had **recused** himself due to a conflict of interest.

Harbormaster Petrick presented details for the 250 Citizens Dock Road revised lease, noting corrections to clerical errors as well as changes to the lease terms requested by the Board.

Commissioner Stone expressed that he still had remaining concerns with the lease, noting an issue with poundage fees being used instead of percentage costs for the product being made; Stone also reinforced his previous concerns with the location, lease value, and impact from odors. President White **requested** language in the lease to address potential odors, and Petrick confirmed he would add odor liability into the cleanliness section in the lease.

Harbormaster Petrick also addressed the issue of poundage over percentage fees, stating that nothing would be sold directly in the facility, therefore it would not be appropriate to use a percentage fee arrangement.

A member of the public encouraged the Board to be cautious with lease deals.

Another member of the public encouraged the harbor to rethink the poundage fee terms in the lease to increase revenue.

Commissioner Weber **motioned** to table the agenda item until the Harbormaster could address the concerns raised by the Board; Commissioner Stone **seconded** the motion. President White called for a vote.

POLLED VOTE was called, **MOTION CARRIED:**

AYES: WHITE, STONE, WEBER, ADAMS // **NAYS:** NONE

ABSENT: SHEPHERD // **ABSTAIN:** NONE

4B) Grants Update

Community System Solutions shared current updates for grants they were working on for the Harbor. CSS highlighted continued progress on the awarded PIDP grant with a recent on-site visit; an “Opportunities and Constraints” report draft for the awarded Port Economic Recovery Grant was expected to be ready for the next meeting; and the first community meeting for the Coastal Conservancy Citizens Dock Plan went well with another scheduled for August 25th at the Wastewater Plant.

CSS also reported details for grant applications they were working on, noting three grants were still under review. Mike Bahr then shared updates for the Filet Fish Station, stating that Coastal Conservancy was requesting all projected costs for the facility.

CSS then addressed concerns that were discussed throughout the meeting. They noted that Coastal Conservancy said funds for the food court were currently outside their purview but planning for recreational activities was in their purview, therefore a planning/construction grant for that commercial section could be prepared.

No members of the public commented.

5) COMMUNICATIONS AND REPORTS

5A) CEO/Harbormaster Report

Harbormaster Petrick reported expansion joints were starting to be filled in the Inner Boat Basin's sidewalks, noting that deterioration of the previous joints was the cause of water intrusion during the past winter. Petrick also reported that recommendations to adjust slip fees would be given to the Finance Committee for consideration.

Harbormaster Petrick then made a general request to the Board and members of the public that if a charter boat was seen using the Harbor's launch ramp, to inform the office so that proper charter fees could be assessed. Petrick then reported that he was negotiating both old and new leases that would be presented to the Board in the coming months.

No members of the public commented.

5B) AD HOC Committee Reports

a) Tri-agency: President White reported that the Harbor was moving forward with Tri-agency after the first public meeting, and more public meetings were scheduled.

5C) Harbor Commissioner Reports

- a) President White had nothing to report.
- b) Secretary Adams reported that Port-o-potties on South Beach had been removed inadvertently. It was confirmed by Harbormaster Petrick they would be returning.
- c) Commissioner Stone had nothing to report.
- d) Commissioner Shepherd had nothing to report.
- e) Commissioner Weber reported that after attending the last Finance Committee meeting, he would like the Harbor to focus on reducing expenses.

ADJOURN OPEN SESSION

ADJOURNMENT TO THE BOARD OF HARBOR COMMISSIONERS NEXT REGULAR MEETING SCHEDULED FOR TUESDAY, AUGUST 15, 2023, AT 2 P.M., VIA ZOOM WEB CONFERENCE AND IN-PERSON AT THE MAIN HARBOR OFFICE, LOCATED AT 101 CITIZENS DOCK ROAD.

Approved this ____ day of _____, 2023.

Wes White, President

Harry Adams, Secretary



2. Comptroller's Report, Review Balances

Public Comment?



3. New Business

- a. **Presentation of Competing Proposals from GHD and M&N to Prepare Engineering Designs and Environmental Reviews for a New Seawall and Citizens Dock. Consider Presentations, Engage in Q&A with Each Firm, and Vote to Select the Winning Bid.**

- i.) **GHD Proposal:**

- https://www.ccharbor.com/files/03e0188c2/RFP+1+-+GHD+-+2023.08+-+Design_EA-EIS.pdf

- ii.) **M&N Proposal:**

- <https://www.ccharbor.com/files/8a104e752/RFP+2+-+M%26N+-+2023.08+-+Design+EA-EIS.pdf>

NOTE: *A third proposal from PND was eliminated during the scoring process and is included here for reference. PND was not invited to make a presentation. PND Proposal:*

[ccharbor.com/files/62ad6b439/RFP+3+-+PND+-+2023.08+-+Design+EA-EIS.pdf](https://www.ccharbor.com/files/62ad6b439/RFP+3+-+PND+-+2023.08+-+Design+EA-EIS.pdf)

WES WHITE
President

HARRY ADAMS
Secretary

GERHARD WEBER
Commissioner

RICK SHEPHERD
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BRIAN STONE
Commissioner

Crescent City Harbor District

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Crescent City, California 95531
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TIM PETRICK
CEO/Harbormaster

Recommendations:

Staff recommends that the Harbor Board of Commissioners receive presentations from the top two scoring respondents for the EA/EIS for Seawall and Citizens' Dock; hold a discussion and vote to award a contract for the initial design and EA/EIS for the Seawall and Citizens' Dock. As explained in more detail below, staff recommends that the Board vote to award the contract to GHD.

Background

The Crescent City Harbor District has received three grants to replace the Seawall and design and permit a new Citizen's Dock.

- Port Infrastructure Development Grants (PIDP): \$ 7,366,565
- CA Coastal Conservancy Grant Citizen's Dock Planning: \$927,000
- Port Economic Recovery Grant: \$321,195

To lead the initial process, the CCHD released a Request for Proposal seeking an environmental and engineering team to undertake and complete the following scope of work:

- 1) Prepare an initial project design for the construction of a new Seawall and related parking lot;
- 2) Prepare an initial project design for the construction of a new Citizen's Dock;
- 3) Prepare an Environmental Assessment (EA) / Environmental Impact Statement (EIS) document pursuant to the National Environmental Policy Act (NEPA) and the California Environmental Quality Act (CEQA) for the construction of a new Seawall and a new Citizen's Dock in the Crescent City Harbor District; and
- 4) Undertake successful completion of the CEQA and NEPA process for both the new Seawall and a new Citizen's Dock.

The budget for this work is \$550,000 and is 100% grant funded. There are additional grant funds available in the budget if this work has cost overruns.

RFP Process

The following process was conducted to seek an environmental and engineering team.

Crescent City Harbor District released a Request for Proposals outlining the Design and EA/EIS for Seawall and Citizens' Dock project on Monday, June 26th, 2023.

This notice of the release of the RFP was posted on the CCHD website, and was sent to the Chamber of Commerce, where it was included on Commerce's weekly newsletter.

Additionally, the notice was published in The TriPLICATE, the Times-Standard, and the Oregonian.

CCHD staff and CSS staff conducted a conference call on Thursday, July 6th to allow any potential bidders to ask questions regarding the RFP. Representatives from GHD, PND, and Moffat and Nichols were present.

Following the RFP conference call, an addendum was posted on the CCHD website on Friday, July 7th. The addendum clarified the method of delivery for final proposals and outlined additional documents that would be posted on the Crescent City website along with the RFP for bidders' perusal. Additionally, the addendum explained that environmental documents to be prepared for the project will also include Notice of Determination (ND) /Environmental Impact Report (EIR) as required by CEQA regulations. Finally, the addendum outlined additional optional evaluation criteria.

Harbor staff and CSS staff scheduled a site tour on Thursday, July 13th for any potential bidders to review the site. County staff was notified of this site visit and were invited to attend.

County staff attended the site visit.

The following respondent representatives were in attendance:

GHD: Andrea Hilton- Project Manager; Stephanie Gould- Structural Engineer

Moffat & Nichol: Adam Wagschal- Environmental and Regulatory Strategy

PND: Rian Johnson- Project Manager

HELIX (subcontractor with PND): Robert Edgerton- Principal Planner

SHN: Jordan B. Ludtke- Project Engineer

Following the site visit, another addendum to the RFP was released on Monday, July 17th. This addendum outlined additional documents that would be posted on the Crescent City website along with the RFP for bidders' perusal.

The addendum also extended the receipt of bids timeline to Monday, August 14th.

The bidding period closed on Monday, August 14th at 5:00 PM.

Bid responses were received from GHD, Moffat and Nichols, and PND Engineering.

The bid responses are attached.

The scoring took place in two rounds.

The first round was on their submitted response to the RFP. That scoring was done on the following items.

1. Responders must be qualified to perform the work. Respondents should submit a brief narrative of their qualifications.
2. Please provide at least two (2) examples in the last 5 years where team members have completed project designs and NEPA/CEQA documents for similar projects.
3. Please provide brief resumes of all team members, including whether they are a local business or individual, a small business, Disadvantaged Business Enterprises, Minority-owned Businesses, or Women-owned Businesses.
4. Pricing for the project must be presented in two categories: 1) Design of the project and 2) Preparation and completion of a final EA/EIS Document and CEQA/NEPA process.
5. Responses should include a breakdown explaining how the responder will approach the project's scope of work and tasks included in RFP.
6. Response should include any modifications to the tasks or timeline the responder proposes to make.

The second round was an interview with each respondent.

Interviews were then conducted with all three respondents. The interviews were conducted by Harbormaster Tim Petrick, Assistant Harbormaster Mike Rademaker; Community System Solutions Grant Manager Mike Bahr and Grant Coordinator Aislene Delane.

The scoring of the interviews was based on the following areas:

- Please review your team members' roles and experience and clarify if they are subcontractors or are part of your company directly.
- Please review the parts that each of your subcontractors will play.
- How will coordination and reporting from subcontractors work on this project?
- What are your teams' greatest strengths and weaknesses?
- What makes your team the best for the job?
- Please review any relevant projects. Highlight any projects you have completed in the surrounding area.
- Please explain your approach to completing CEQA EIR/NEPA EA.
- After reviewing the budget presented to us, we would ask you to please review any pricing options you may have to help us keep within the \$500,000 requested budget.
- Please explain and review your approach to each task, your deliverables, and your expectations from CCHD.
- Can you further detail the concerns you shared during the presentation (if they shared concerns). (If they did not share any concerns:) Do you have any concerns about the scope, timeline, and project elements.

Following the interviews, the interview team compared our notes and thoughts about the proposals and interviews.

It was determined that GHD and Moffat and Nichol met the requirements of the RFP request and were invited to present to the Board of Commissioners.

All four interviewers scored GHD highest across each of the scoring categories. (Scoring summary is available upon request).

Award of Contract

Staff recommends awarding the contract for the initial design and EA/EIS for the Seawall and Citizens' Dock to GHD.

The recommendation for GHD is due to multiple reasons.

GHD presented the most detailed task list outlining their approach to each task and their deliverables to CCHD. Furthermore, the details provided in their proposal were scored higher on measures of probable success and appropriate risk management. It was clear to the interviewing team that GHD had given thoughtful consideration to each project element, and had identified the most compelling strategies to achieve the stated goals of the projects.

Additional advantages exhibited by GHD include the designation of a public outreach specialist with an impressive track record who will assist with outreach, public meetings, and the public review process, along with providing website updates and content. Although other proposers had plans to achieve these goals, the GHD plan explained during the interview was the most compelling. Additionally, GHD has both design and environmental team members in-house, whereas the other respondents used a subcontractor for one of those elements. Although it is not always a disadvantage to use a subcontractor, in this case, the coordinated plan presented by GHD during the interview was the most impressive of the three respondents.

Though GHD's initial budget proposal is higher than the requested amount, during the interview GHD presented multiple ways to bring their costs down to the amount budgeted for these tasks. We believe working with GHD we can keep these project elements within budget and achieve successful and timely completion of the project.



3. New Business

- b. Review and Vote to Accept Opportunities and Constraints Report Prepared by Moffatt & Nichol.**

https://www.ccharbor.com/files/4bb7cac11/Crescent+City+Harbor+Dist+Master+Plan+-+2023+M%26N_R3-rdc.pdf

Public Comment?



3. New Business

- c. **Consider and Vote to Approve Longboard Surfing Competition to be Held at South Beach on September 30, 2023.**



Event Organizer: California State Parks, North Coast Redwoods District
Contact: Dillon Cleavenger, CSP Lifeguard

“Our Del Norte surfing program is the fastest growing part of our community engagement... a lot of the kids from Crescent City are on scholarships through the high school district and come from tough circumstances... its really been a pleasure to work in that community with kids who really need the positive outlet.... This whole effort is our attempt to keep momentum going and use our platform to promote a great healthy event but mainly emphasize the young people who would want to be involved with not only this surf competition but our program as a whole.... As a state agency, we have a very high standard for safety, organization and high quality programming. CSP will take care of getting a port-o-potties, staffing State Park Lifeguards and State Park Rangers for safety, and anything else you need from us to make it happen!”



3. New Business

- d. **Consider and Vote to Approve 2nd Annual Burnout Competition to be Held at the Inner Boat Basin Parking Lot on October 7, 2023.**



Event Organizer: Tallan's Tires, Crescent City
Contact: Tristan Smith

- Tallan's Tires responsible for insurance, security staffing, and coordination with public safety agencies

- Changes for 2023 event:

- 1) proposing to relocate event to the north side of the inner boat basin for better crowd control
- 2) food vendors will pay a \$25 event fee + 6% of gross receipts
- 3) CCHD receives 75% of ticket revenue after Tallan's deducts actual costs
- 4) Tallan's provides a \$500 refundable cleaning deposit
- 5) If CCHD staff time becomes necessary (maintenance, security), Tallan's responsible for cost



3. New Business

- e. Discuss CCHD Writing a Letter Advocating for Electrical Power Redundancy.**

Public Comment?



3. New Business

- f. Consider and Vote to Approve Travel for 1 Commissioner and 1 Staff Person to Attend the Marine Recreation Association's Conference and Trade Show scheduled for October 16th through October 18th, 2023.**

Public Comment?



Marine Recreation Association's 51st Annual Educational Conference and Trade Show

<https://marina.swoogo.com/2023conf/3552118>

Monday, October 16, 2023

Electric Boat Sea Trials 12:30 PM - 3:00 PM
Registration Desk Opens for Attendees 2:30 PM - 7:00 PM
New Member/Attendee Welcome and Orientation 4:30 PM - 5:00 PM
Welcome Reception in the Exhibit Hall 5:15 PM - 7:15 PM

Tuesday, October 17, 2023

General Membership Meeting, Elections, Benefits of MRA 9:00 AM - 9:15 AM
The Art and Science of Operational Excellence 9:15 AM - 9:45 AM
Status of Offshore Wind Development 9:45 AM - 10:15 AM
Morning Refreshments Break with the Exhibitors 10:15 AM - 10:45 AM

California and National Legislative Updates and the Legislative Process 10:45 AM - 11:30 AM

Economic Forecast 11:30 AM - 12:25 PM

Lunch with the Exhibitors 12:30 PM - 1:30 PM

Classroom Seminars: Employment Challenges Round Table 1:30 PM - 2:25 PM

Classroom Seminars: Design and Cost Considerations for Marina Dredging 1:30 PM - 2:25 PM

Classroom Seminars: State of the Coastal Marina 1:30 PM - 2:25 PM

Classroom Seminars: What's The Difference Between Customer Service and Customer Focus. Learn How to Create a Competitive Advantage in the Marketplace if you Don't Want to Compete on Price. 2:30 PM - 3:25 PM

Classroom Seminars: Lessons from a World Class Waterfront Redevelopment - the Wharf, 5 Years In 2:30 PM - 3:25 PM

Classroom Seminars: Western Trends in Boat Sizes & Boating Boater Demographics 2:30 PM - 3:25 PM

Refreshments with the Exhibitors 3:30 PM - 3:55 PM

Classroom Seminars: Issues Changing the Marina Landscape Part 1 4:00 PM - 4:55 PM

Classroom Seminars: California's Boating & Economic Impact 4:00 PM - 4:55 PM

Classroom Seminars: Creative Energy: How to Embrace Electric Boating Without Spending Millions in Infrastructure Panel 4:00 PM - 4:55 PM

Wednesday, October 18, 2023

Registration Desk Opens 7:00 AM - 2:00 PM

Continental Breakfast with the Exhibitors 7:30 AM - 8:30 AM

Armando Quintero, Director, California Dept. of Parks and Recreation 8:30 AM - 9:25 AM

Coffee with the Exhibitors 9:30 AM - 10:00 AM

Classroom Seminars: Session 1 - Topic 3: Storm and Sea Level Rise 10:00 AM - 10:55 AM

Classroom Seminars: Session 1 - Topic 2: Department of Boating & Waterways Fund and Program Updates 10:00 AM - 10:55 AM

Classroom Seminars: Session 1 - Topic 1: State of the Art New Marina Construction Technology From a Variety of Systems Panel
10:00 AM - 10:55 AM

Classroom Seminars: Session 2 - Topic 1: How to Hook Your Boaters Marketing Session 11:00 AM - 11:55 AM

Classroom Seminars: Session 2 - Topic 3: Abandoned & Derelict Vessels: Lessons from the 2023 California Marina ADV Survey 11:00
AM - 11:55 AM

Classroom Seminars: Session 2 - Topic 2: What Factors are Affecting the Value of Your Marina? 11:00 AM - 11:55 AM

Lunch with the Exhibitors 12:00 PM - 12:55 PM

Classroom Seminars: Session 3 - Topic 2: Importance of Creating an Active Waterfront. Getting New People out to the Water and
Marinas. Create Dynamic Spaces for Your Boaters. 1:00 PM - 1:55 PM

Classroom Seminars: Session 3 - Topic 1: War Stories: A Maritime Lawyer's Digest of 30+ Years of the Most Bizarre Cases Handled
1:00 PM - 1:55 PM

*Cases dealing with: brandishing weapons, assaults, sale of boats then abandoned, breaches of settlement agreements and disregard
of court orders, theft of mail and fellow tenant identities, return of a vessel to the marina after contract termination, vessel sinkings,
harassment of and threats to marina employees, vessel arrests for trespass*

Classroom Seminars: Session 4 - Topic 2: Waterfront and Marina Due Diligence – What Buyers and Sellers Should Be Aware Of 2:00
PM - 2:55 PM

Classroom Seminars: Session 4 - Topic 1: Issues Changing the Marina Landscape Part 2 2:00 PM - 2:55 PM



4. Unfinished Business

a. Grants Update

Public Comment?



5. Communications and Reports

a. CEO/Harbormaster Report

Maintenance is working with Hemingsen to fill some of the deeper potholes in the parking lot next to the harbor office. This is a band aid meant to get the parking lot through one more crab season before the seawall project begins and the freezers are relocated.

As CEO/Harbormaster I am submitting a letter to Fish and Wildlife showing our support for our local fishermen regarding the Pacific Halibut fishery.

For the next few Saturdays in the inner boat basin parking lot, we will be allowing Dan Shultz and anyone else who lost everything in the fires to accept donations. If you are in need of donations or would like to donate, he will be there Saturday September 9th and 16th from 9-1.



5. Communications and Reports

a. **CEO/Harbormaster Report** *(continued)*

Keep your eyes peeled for details on a potential Longboard Competition on South Beach and for the second year in a row the Burnout Contest. Vendors if you would like to participate in either event please contact the harbor office.

We continue to move forward with grant funded infrastructure projects and we hope to have a very busy 2024/2025 and beyond with funding and construction. Keep your eyes open for community planning meetings hosted in different venues around town by CSS.



5. Communications and Reports

b. Ad Hoc Committee Reports

Public Comment?



5. Communications and Reports

c. Harbor Commissioner Reports

- (1) Commissioner Gerhard Weber**
- (2) Commissioner Rick Shepherd**
- (3) Commissioner Brian Stone**
- (4) Secretary Harry Adams**
- (5) President Wes White**

Public Comment?



6. Adjourn to Closed Session

a. CONFERENCE WITH LEGAL COUNSEL – ONGOING LITIGATION

(Government Code section 54956.9(d)(2))

Ongoing Litigation: Two cases based on correspondence with Renewable Energy Capital regarding lease terms. Del Norte Superior Court - Case No.: CVUD-2023-2172 & CVUD-2023-2173

b. CONFERENCE WITH LEGAL COUNSEL – ONGOING LITIGATION

(Government Code section 54956.9(d)(2))

Ongoing Litigation: One case based on correspondence with Fashion Blacksmith regarding claim for damages

7. Adjourn Closed Session

8. Report out of Closed Session

9. MEETING ADJOURNMENT

Adjournment of the Board of Harbor Commissioners will be until the next meeting scheduled for Tuesday, September 19, 2023, at 2 p.m. PDT. The Crescent City Harbor District complies with the Americans with Disabilities Act. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 12132 of the Americans with Disabilities Act of 1990 (42 U.S.C. § 12132). Any person with a disability who requires modification in order to participate in a meeting should direct such request to (707) 464-6174 at least 48 hours before the meeting, if possible.

