

**MINUTES OF THE REGULAR SESSION  
OF THE BOARD OF HARBOR COMMISSIONERS OF THE  
CRESCENT CITY HARBOR DISTRICT**

**March 16, 2010**

**COMMISSIONERS PRESENT:**

Scott Feller, President  
Ray Martell, Secretary  
Ron Phillips  
James Ramsey  
Jack Reese

**COMMISSIONERS ABSENT:**

None

**OTHERS PRESENT:**

Richard Young, C.E.O./Harbormaster  
Robert Black, Legal Counsel  
Kenneth Towe, Harbor RV Anchor.  
Wayne Gavin, Alber Seafood

Wilma Madden, P.S. Business Services  
Pat Rideout, Chart Room  
Bill Renfro, Tri-Agency  
Pat Bailey, Former Commissioner

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**President Feller opened the meeting at 6:30 p.m. in open session to discuss the following agenda items.**

**Commissioner Ramsey led the Pledge of Allegiance.**

**Public comment.**

The following persons addressed the commission: Bill Renfro, Director of Tri-Agency, reported on research he has been working on for possible CDBG funding for the renovation of the seafood processing facilities. He indicated that although the County doesn't have any allotment available this year; the City does and the City would be open

to supporting the Harbor through their allotment. Mr. Renfroe also reviewed the possible options for use of the funding and provided a handout to the Commissioners showing cost estimates. He added that they will have just enough time to put the project proposal together for submittal to CDBG by their 6/30/10 deadline. Commissioner Phillips confirmed the deadline with Mr. Renfroe and that the funds are available. Commissioner Phillips indicated he wanted to have staff come back with a proposal for a new building. Mr. Young commented that the estimates were provided by Mr. Alber. Commissioner Phillips indicated he would like to see Alber Seafood stay around for at least 10 years in a new building. They could then work on renovating the existing buildings. Commissioner Reese asked what the status was of the negotiations between the Harbor and Alber Seafood. Mr. Young replied the next meeting with Mr. Alber would be on March 26. Mr. Renfroe commented that a brand new building would increase the odds of attracting a new seafood processor. Commissioner Martell indicated he wanted to retain Alber in the harbor and felt that Mr. Alber might be willing to work with the Harbor if a new or refurbished structure were possible. Commissioner Ramsey asked if they could use the funding to refurbish both of the existing buildings. Mr. Young responded that would depend, as they will need one job retained or created for every \$35,000 of CDBG funding. President Feller confirmed, if after 3 years they have not met that requirement, they would have to pay the money back. Mr. Renfroe replied that was correct and that he still needed to check with Mr. Talbot at CDBG to see if the same employee count could be used for this proposal as was used for the CDBG funding for the inner boat basin rebuild project. President Feller directed staff to move forward with Mr. Renfroe to create a proposal for next Harbor District meeting. Mr. Young indicated the Commission could also convene a special meeting before the next regular meeting, if necessary, to meet the application deadline.

**1. Consent agenda.**

**Public comment: Requests to remove items from the Consent Agenda may be heard at this time.**

**A) Approval of the warrants issued since March 2, 2010.**

**B) Approval of the minutes of the Regular Meeting of March 2, 2010.**

No public comments were made with regard to the consent agenda. President Feller requested that a sentence be added at the end of Item 7 of the minutes to read "*Mr. Miles was evicted from the meeting for the use of profanity and suggesting unnatural sexual positions to the Harbor Commissioners.*"

ON A MOTION BY COMMISSIONER PHILLIPS, SECONDED BY COMMISSIONER RAMSEY, AND UNANIMOUSLY CARRIED BY POLLED VOTE, THE CRESCENT CITY HARBOR DISTRICT BOARD OF COMMISSIONERS APPROVED AND ADOPTED THE CONSENT AGENDA, CONSISTING OF ITEMS 1.A-B, AS PRESENTED, WITH THE MODIFICATION TO ITEM 7 OF THE MINUTES OF MARCH 2 AS REQUESTED BY PRESIDENT FELLER.

**2. Consider approving a storage building at BC's Boardwalk. Take action as necessary and appropriate.**

The Commission briefly discussed the proposal from Mr. Cobb of BC's Boardwalk.

ON A MOTION BY COMMISSIONER REESE, SECONDED BY COMMISSIONER MARTELL, AND UNANIMOUSLY CARRIED BY POLLED VOTE, THE CRESCENT CITY HARBOR DISTRICT BOARD OF COMMISSIONERS APPROVED THE ADDITION OF A STORAGE BUILDING AT BC'S BOARDWALK AT THE LOCATION DESIGNATED ON THE PLOT PLAN SUBMITTED.

**3. Discuss and consider establishing a scholarship for children of Harbor tenants. Take action as necessary and appropriate.**

Commissioner Ramsey reviewed his idea for the scholarship. He felt it would put the Harbor District in a positive light and would benefit the Harbor tenants. Commissioner Martell suggested they put together a committee for developing the scholarship. Commissioner Phillips added that they also need to determine the funding source. Commissioner Reese commented they need to have some established criteria for the scholarship to make it easier to determine qualified recipients. Commissioner Ramsey indicated that he would like to set an amount to establish the scholarship and to set up as an ongoing contribution year after year to maintain the scholarship. President Feller requested Commissioners Martell and Ramsey form the scholarship committee and bring a formal proposal back to Commission.

**4. Discuss and approve a list of surplus items for sale. Take action as necessary and appropriate.**

President Feller reviewed the list of surplus items. Mr. Young suggested setting a minimum bid on a couple of the vehicles, as their scrap value is probably more than their value as a vehicle, based upon their present condition.

ON A MOTION BY COMMISSIONER REESE, SECONDED BY COMMISSIONER PHILLIPS, AND UNANIMOUSLY CARRIED BY POLLED VOTE, THE CRESCENT CITY HARBOR DISTRICT BOARD OF COMMISSIONERS APPROVED THE SALE OF SURPLUS ITEMS AS LISTED AND DIRECTED STAFF TO ADVERTISE THE SALE OF THE SURPLUS ITEMS.

**5. Standing Agenda Item. Discussion and consideration of status of inner basin rebuilding project.**

Mr. Young reported the project is moving forward. Staff has just reviewed the Tsunami modeling plan with Mr. Stover, and it matches well with the actual event that took place following Chilean earthquake. President Feller asked if the field trip had been scheduled. Mr. Young replied that it had not.

**6. Standing Agenda item. Discussion and consideration of status of Marine Life Protection Act initiative on the North Coast.**

Mr. Young reported the science advisory team is meeting in Eureka today and tomorrow. Interested parties can participate via webinar at the Crescent Fire Protection District offices on Washington Boulevard. He added that the Blue Ribbon Task Force is meeting on March 18, and the Regional Stakeholder's group meeting will be here in Crescent City on March 24-25, but the location has not been announced as yet. Mr. Young indicated that the regional profile is out for review.

**7. Committee reports from other standing and ad hoc committees.**

Commissioner Ramsey reported he attended the Chamber Mixer at the Harbor, and that the Lease Committee would be meeting tomorrow. Commissioner Phillips indicated he was unable to attend the IGRC meeting. He added that he was disappointed that the Hawaiian Chieftain did not have anyone attend the Chamber Mixer at the Harbor. Commissioner Reese reported that he also attended the Chamber Mixer at the Harbor. The Commissioners then thanked Pat Rideout for hosting the mixer on behalf of the Harbor. President Feller reported he attended the IGRC meeting and that State Parks is excited about a regional tourism center at the Harbor. He added that the Harbor mixer was well attended, with nearly 100 people attending.

**8. C.E.O.'s report on current matters and issues planned or in progress.**

The C.E.O.'s report included the following topics: 1) They have obtained a pickup truck from the County Roads Division, have done a brake job on it and it is going to be a very good addition to the Harbor's fleet. The electric vehicle does not appear to be viable for either the Harbor's maintenance or security staff. The defroster and heater did not work well and security found they were unable to see out of the windshield at night, so parked it; 2) The Park Model RV project is still waiting on a response from the State Lands Commission; and 3) The Tsunami live code evacuation drill will be on March 24. Staff will be participating and they are hoping Harbor tenants will participate as well.

**9. Board Comments.**

Commissioner Phillips indicated the Land Use and Zoning Committee would be meeting tomorrow morning at 10:00 a.m. to review at least three draft chapters of the Land Use Plan update. Commissioner Reese asked when Mr. Stover would next be meeting with the design committee. There were no comments from the remaining Commissioners.

**10. CLOSED SESSION. The Board of Harbor Commissioners will now meet in closed session to discuss four items:**

**Pursuant to Government Code Section 54956.8. Conference with real property negotiators. Two Items.**

**Item 1) Property: 170 Marine Way. Agency negotiators:**

**Commissioner Scott Feller, Commissioner James Ramsey, CEO**

**Richard Young. Negotiating Parties: Crescent City Harbor District**

**with Rika Blue, dba Talking Crow Studios. Under negotiation: Lease terms including monthly rent and term of lease.**

**Item 2) Property: 161 Starfish Way. Agency negotiators: Commissioner Scott Feller, Commissioner James Ramsey, CEO Richard Young. Negotiating Parties: Crescent City Harbor District with Alber Seafoods. Under negotiation: Lease extension terms including monthly rent and term of lease.**

**(Items 3-4 {Noted on the agenda as Items 4-5}) Conference with legal counsel pursuant to Government Code Sections 54956.9(b) Anticipated litigation (two cases).**

President Feller recessed the open session at 7:10 p.m. and immediately convened in closed session to discuss the closed session items listed above. The closed session was adjourned at 8:10 p.m. and immediately reconvened in open session, where Counsel announced that no action was taken during closed session.

## **11. Adjournment**

There being no further business to come before the commission, President Feller adjourned the meeting at 8:10 p.m. until the next regularly scheduled meeting on April 6, 2010 at 6:30 p.m. at the Flynn Administrative Center.

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Scott Feller, President

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Ray Martell, Secretary

Approved this \_\_\_\_\_ day  
of \_\_\_\_\_, 2010.