

**AGENDA**  
**SPECIAL MEETING OF THE BOARD OF COMMISSIONERS**  
**HUMBOLDT BAY HARBOR, RECREATION AND CONSERVATION DISTRICT**

**DATE:** April 27, 2023

**TIME:** Closed Session – 5:00 P.M.  
Special Session – 6:00 P.M.

**PLACE:** Woodley Island Marina Meeting Room, 601 Startare Drive, Eureka, CA 95501

**Public Advisory:** The Woodley Island Meeting Room is now open to the public.

**How to Observe and Participate in the Meeting:**

Observe: Members of the public can attend the meeting in person or observe the meeting on Zoom at the following link: <https://us02web.zoom.us/j/6917934402>

Meeting ID: 691 793 4402  
One tap mobile  
(669) 900-9128, 6917934402#

*Public members observing on Zoom will not be able to participate or provide comment. Members of the public who may wish to provide public comment during the meeting must attend in person.*

*The Meeting Room is wheelchair accessible. Accommodations and access to Harbor District meetings for people with other handicaps must be requested of the Director of Administrative Services at (707) 443-0801 at least 24 hours in advance of the meeting.*

- 1. Call to Order Closed Session at 5:00 P.M.**
- 2. Public Comment**

*Note: This portion of the Agenda allows the public to speak to the Board on the closed session items. Each speaker is limited to speak for a period of three (3) minutes regarding each item on the Closed Session Agenda. The three (3) minute time limit may not be transferred to other speakers. The three (3) minute time limit for each speaker may be extended by the President of the Board of Commissioners or the Presiding Member of the Board of Commissioners.*

- 3. Move to Closed Session**

- a) CONFERENCE WITH REAL PROPERTY NEGOTIATORS.** Terms of potential acquisition and/or lease of real property on the Samoa Peninsula, Humboldt County, with Assessor's Parcel Numbers, 401-112-021 and 401-112-024 California pursuant to California Government Code § 54956.8. District negotiators: Larry Oetker, Executive

**Agenda for April 27, 2023 Special Board Meeting**

Director and Ryan Plotz, District Counsel. Negotiating party: California Marine Investments LLC. Under negotiation: price and payment terms.

- b) CONFERENCE WITH REAL PROPERTY NEGOTIATORS. Property: Humboldt County APN: 401-031-083-000. Agency negotiator: Larry Oetker, Executive Director; Ryan Plotz, District Counsel. Negotiating parties: Samoa Pacific Group, LLC. Under negotiation: price and terms of payment.

**4. Call to Order Special Session at 6:00 P.M. and Roll Call**

**5. Pledge of Allegiance**

**6. Public Comment**

*Note: This portion of the Agenda allows the public to speak to the Board on the **various issues NOT itemized on this Agenda**. Pursuant to the Brown Act, the Board may not take action on any item that does not appear on the Agenda. Each speaker is limited to speak for a period of three (3) minutes regarding each item on the Agenda. Each speaker is limited to speak for a period of three (3) minutes during the PUBLIC COMMENT portion of the Agenda regarding items of special interest to the public NOT appearing on the Agenda that are within the subject matter jurisdiction of the Board of Commissioners. The three (3) minute time limit may not be transferred to other speakers. The three (3) minute time limit for each speaker may be extended by the President of the Board of Commissioners or the Presiding Member of the Board of Commissioners at the regular meeting of the District.*

**7. Business**

- a) **Receive and Review Financing Proposals as Submitted in Response to the RFP Issued for Capital Improvement Financing and Direct Staff to Take Appropriate Action**

*Recommendation:* Staff recommends the Board: Receive and review the submitted proposals and direct staff to accept the proposal which will meet the intended goals and the borrowing capacity of the District.

*Summary:* On November 10, 2022, staff shared a borrowing plan to potentially secure funding for dredging Woodley Island Marina, and other capital improvements projects which are necessary due to aging assets and infrastructure. With the assistance of Bond Counsel and Municipal Advisory Services, the District issued an RFP in the amount of \$5,500,000 (approx.) for series 2023 enterprise revenue obligations for the intended improvement projects.

- b) **Consider Authorizing Staff to Release a Request for Proposals for 2023 Woodley Island Marina Dredging**

*Recommendation:* Staff recommends the Board authorize staff to release a request for proposals for 2023 Woodley Island Marina dredging.

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*Summary:* Dredging is needed at Woodley Island Marina to allow for uninterrupted vessel movement during low tides. A hydrographic survey performed in July 2022 estimated that 78,000 cubic yards would need to be removed from the marina in order to establish the design depths. The marina environment is highly dynamic, and it is very likely that additional sediment has accumulated which has increased the total dredge volume which will need to be removed. The District has permits in place to remove up to 100,000 cubic yards of dredged material per year using clamshell dredging methods with disposal at HOODS.

**8. Adjournment**

COMMISSIONERS  
1<sup>st</sup> Division  
Aaron Newman  
2<sup>nd</sup> Division  
Greg Dale  
3<sup>rd</sup> Division  
Stephen Kullmann  
4<sup>th</sup> Division  
Craig Benson  
5<sup>th</sup> Division  
Patrick Higgins

**Humboldt Bay**  
**Harbor, Recreation and Conservation District**  
(707)443-0801  
P.O. Box 1030  
Eureka, California 95502-1030



**STAFF REPORT**  
**HARBOR DISTRICT SPECIAL MEETING**  
**April 27, 2023**

**TO:** Honorable Board President and Harbor District Board Members

**FROM:** Larry Oetker, Executive Director

**DATE:** April 21, 2023

**TITLE: Receive and Review Financing Proposals as Submitted in Response to the RFP Issued for Capital Improvement Financing and Direct Staff to Take Appropriate Action**

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**STAFF RECOMMENDATION:** Staff recommends the Board: Receive and review the submitted proposals and direct staff to accept the proposal which will meet the intended goals and the borrowing capacity of the District.

**SUMMARY:** On November 10, 2022, staff shared a borrowing plan to potentially secure funding for dredging Woodley Island Marina, and other capital improvements projects which are necessary due to aging assets and infrastructure. With the assistance of Bond Counsel and Municipal Advisory Services, the District issued an RFP in the amount of \$5,500,000 (approx.) for series 2023 enterprise revenue obligations for the intended improvement projects.

**DISCUSSION:** As proposals are due April 25, 2023, staff are scheduled to sit with the advisory services principals on April 26 to review and qualify each of the submitted proposals ranking each for its ability to meet the District financing objective. Staff, Bond Counsel and Municipal Advisory professionals will be present for discussion and to receive and carry out the Board direction.

COMMISSIONERS  
 1<sup>st</sup> Division  
 Aaron Newman  
 2<sup>nd</sup> Division  
 Greg Dale  
 3<sup>rd</sup> Division  
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**STAFF REPORT – HARBOR DISTRICT MEETING**  
**April 27, 2023**

**TO:** Honorable Board President and Harbor District Board Members

**FROM:** Larry Oetker, Executive Director

**DATE:** April 21, 2023

**TITLE:** **Consider Authorizing Staff to Release a Request for Proposals for 2023 Woodley Island Marina Dredging**

**STAFF RECOMMENDATION:** Staff recommends the Board authorize staff to release a request for proposals for 2023 Woodley Island Marina dredging.

**BACKGROUND:** Dredging is needed at Woodley Island Marina to allow for uninterrupted vessel movement during low tides. A hydrographic survey performed in July 2022 estimated that 78,000 cubic yards would need to be removed from the marina in order to establish the design depths. The marina environment is highly dynamic, and it is very likely that additional sediment has accumulated which has increased the total dredge volume which will need to be removed. The District has permits in place to remove up to 100,000 cubic yards of dredged material per year using clamshell dredging methods with disposal at HOODS.

**DISCUSSION:** Staff has released a financing request for proposals (RFP) and anticipates receiving financing proposals by the April 25<sup>th</sup> submission deadline. The source of the repayment of the loan would be from the dredge and float surcharge fees. Staff intends to review our financing and estimated costs between April 25<sup>th</sup> and April 27<sup>th</sup> and provide a recommended Dredge Volume at the Board meeting.

Once Staff receives direction regarding the loan financing and release of the RFP from the Board, Staff will finalize the RFP with the goal of approval a contract with the successful bidder at the June Board meeting. The Dredge work window is July 15 to October 15.