

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

DATE: February 11, 2016

TIME: Executive Closed Session – 6:00 PM
Regular Session – 7:00 PM

PLACE: Woodley Island Marina Meeting Room

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 443-0801 at least 24 hours in advance of the meeting.

1. **Call to Order at 6:00 p.m.**
 - a. Move to Executive Closed Session pursuant to the provisions of the California Government Code Section 54956.8 (Conference with Real Property Negotiators):
 - 1) Conference with Real Property Negotiators
Agency Negotiator: Board President, Executive Director and District Counsel
Under Negotiation:
Lease with Mario's Marina at Shelter Cove
 - 2) Conference with Real Property Negotiators
Agency Negotiator: Board President, Executive Director and District Counsel
Under Negotiation:
New Market Tax Credits – Lease of Redwood Terminal 2
2. **Adjourn Executive Closed Session**
3. **Call to Order Regular Session at 7:00 P.M. and Roll Call**
4. **Pledge of Allegiance**
5. **Report on Executive Closed Session**
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. A member of the public may also request that a matter appearing on the Consent Calendar be pulled and discussed separately. 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. The three (3) minute time limit for each speaker may be enforced 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. **Consent Calendar**
8. **Communications and Reports**
 - a. Executive Director Report
 - b. Staff Reports
 - c. District Counsel, District Planner and District Treasurer Reports
 - d. Commissioner and Committee Reports
 - e. Other
9. **Non Agenda**

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10. Unfinished Business

- a. Consideration of adopting Resolution 2016-03, which establishes findings relative to the application by Coast Seafoods Company for the installation and operation of a water intake and discharge in Humboldt Bay at Redwood Terminal 2 in Samoa, California.
- b. Consideration of granting Permit 15-05 to Coast Seafoods Company for the installation and operation of a water intake and discharge in Humboldt Bay at Redwood Terminal 2 in Samoa, California.

11. New Business

- a. Consideration of Authorization and Approval of the Execution of the New Market Tax Credits Documents as follows:
 - Fund Loan Agreement
 - Pledge Agreement
 - Credit Agreement
 - Environmental Indemnity Agreement
 - Guaranty of Payment and Completion
 - Reimbursement Agreement
 - Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion
 - Ground Lease
 - Operating Lease
 - Project Management Agreement
 - Assignment and Assumption of Agreement for Warehouse, Shop, Laboratory, Storage & Office Siding and Window Replacement
 - Assignment and Assumption of Door Replacement Agreement
 - Assignment and Assumption of Agreement for Warehouses, Shop, Laboratory & Office Roof Repairs
 - Assignment and Assumption of Agreement for Electrical Power Supply
 - Assignment and Assumption of Agreement for Fire Alarm System
 - Assignment and Assumption of Agreement for Permanent Installation of Natural Gas and Water Supply and Expansion of Existing Restrooms
 - Assignment and Assumption of Agreement for 60kV Substation Repairs
 - Assignment and Assumption of Agreement for installation of a new 12kV primary riser and conductors
 - Indemnification Agreement
 - Put/Call Option Agreement
 - Subordination, Nondisturbance and Attornment Agreements with Coast Seafoods Company and Taylor Mariculture

12. Administrative and Emergency Permits

13. Adjournment