

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

**October 22, 2015**

**PRESENT:**

Commissioner Newman  
Commissioner Dale  
Commissioner Marks  
Commissioner Wilson

**ABSENT:**

Commissioner Higgins

President Marks called the Special Meeting of the Board of Commissioners to order at 5:45 p.m.

President Marks led those present in the Pledge of Allegiance.

**PUBLIC COMMENT:** None

**NEW BUSINESS**

**A. CONSIDERATION OF ALASKAN ANVIL, LLC LEASE.**

Executive Director reported Commissioner Newman travelled to Port Townsend to view the Alaskan Anvil, LLC operations. The lease specifics are as follows: Term: 1 year with option to renew for two successive terms; Personal Guarantee will be added to draft lease. Starts December 1; 2,185 sqft. shop space @ .50/sqft.= \$1,092; 7,000 sqft. outside work yard @ .15/sqft. = \$1,050; 170 sqft. office @ .75/sqft.= \$127; equaling a Total Base Rent \$2,269/month=\$27,228. Travel Lift Building per day use @ \$100/day; Estimated use \$12,000. Additional Haul out and movement revenues: \$5,000; Estimated total annual revenues: \$44,000.

Commissioner Newman said the operation was very clean, tidy/ impressive. He met with owner Bud Hoy, his son and crew. They were refitting the fishing vessel Miss Jessie, which fishes out of Humboldt Bay; making it 9' longer and 8' wider. Commissioner Newman said Alaskan Anvil, LLC will be a great asset to Humboldt Bay.

COMMISSIONER WILSON MOVED FOR THE APPROVAL OF ALASKAN ANVIL, LLC LEASE.  
COMMISSIONER DALE SECONDED.

Commissioner Wilson suggested to make sure the indoor space is not completely taken up; there is potential for more tenants in that space.

Executive Director said there is footprint for expanding the project. He knows what the Port Townsend facility looks like and knows the facility in Newport. Fields Landing Boat Yard is the nicest location for this operation.

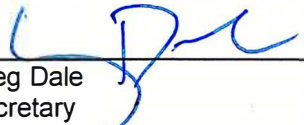
Commissioner Newman said there are a lot of potential projects – Mr. Hoy needs qualified welders; opportunities for others.

Susan Rotwein said this seems like an excellent addition to Humboldt Bay. She suggested Alaskan Anvil's environmental record in Oregon and Washington be reviewed and said there are many union welders locally.

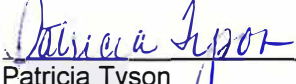
MOTION CARRIED WITHOUT DISSENT.

The Special Meeting of the Board of Commissioners adjourned at 5:55 p.m.

APPROVED BY:

  
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Greg Dale  
Secretary

RECORDED BY:

  
\_\_\_\_\_  
Patricia Tyson  
Director of Administrative Services