

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

**December 8, 2022**

The Humboldt Bay Harbor, Recreation and Conservation District met in regular session on the above date, Closed Session met at 5:00 P.M., Regular Session met at 6:00 P.M. at the Woodley Island Marina meeting room, 601 Startare Drive, Eureka, CA 95501.

**CLOSED SESSION – 5:00 P.M.**

**PUBLIC COMMENT:** The following individuals addressed the Commission regarding subject matters on the closed session meeting agenda: No one.

**BUSINESS**

- 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 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: All or Portions of Humboldt County Assessor Parcel Nos.: 401-112-024-000, 401-031-040-000, 401-031-078-000, and 401-031-083-000, and portions of the tidelands along the Samoa Peninsula adjacent to Redwood Marine Terminal I. Agency negotiator: Larry Oetker, Executive Director; Ryan Plotz, District Counsel. Negotiating parties: Crowley Wind Services, Inc. Under negotiation: price and terms of payment.
  
- c) PUBLIC EMPLOYEE PERFORMANCE EVALUATION pursuant to Government Code section 54957(b)(1). Title: Executive Director – Larry Oetker

**REGULAR SESSION – 6:03 P.M.**

**ROLL CALL**

PRESENT:       DALE  
                  KULLMANN  
                  HIGGINS  
                  NEWMAN

ABSENT:        NONE

QUORUM:       YES

**PLEDGE OF ALLEGIENCE**

**REPORT ON SPECIAL CLOSED SESSION:** No reportable action.

**APPOINTMENT OF BOARD SECRETARY**

COMMISSIONER HIGGINS MOVED TO APPOINT COMMISSIONER KULLMANN AS SECRETARY OF THE BOARD OF COMMISSIONERS FOR THE REMAINDER OF THE TERM.

COMMISSIONER KULLMANN SECONDED.

VOICE VOTE WAS CALLED, MOTION CARRIED.

Ayes: DALE, HIGGINS, KULLMANN, NEWMAN

Noes: NONE

Absent: NONE

Abstain: NONE

**PUBLIC COMMENT:** The following individuals addressed the Commission regarding subject matters not on the regular session meeting agenda: Pierre Carbonneau, Michael Finley, Jerry Stewart, Chelsey Rios, Chris McBeth, Trevor Treherne, Isaac Dunn, Ben Dalton, Time Logan, Pat Hooven, and Chris Albright.

**CONSENT CALENDAR**

- a) Adopt Minutes for November 10, 2022 Regular Board Meeting
- b) Receive District Financial Reports for September 2022
- c) Direct Staff to Implement Previously Approved Salary Step and Wage Classification
- d) Approve Purchase Order 1877 in the amount of \$12,450 for Playground Chips purchased under the Clean California Grant Agreement (entire amount will qualify for reimbursement)

COMMISSIONER HIGGINS MOVED TO ACCEPT CONSENT CALENDAR ITEMS A-D.

COMMISSIONER KULLMANN SECONDED.

VOICE VOTE WAS CALLED, MOTION CARRIED.

Ayes: DALE, HIGGINS, KULLMANN, NEWMAN

Noes: NONE

Absent: NONE

Abstain: NONE

**COMMUNICATIONS, REPORTS AND CORRESPONDENCE RECEIVED**

- a) Executive Director's Report
  - I. Executive Director presented Executive Director's report.
- b) Staff Reports
  - I. Staff presented on recent District activities.
- c) District Counsel and District Treasurer Reports
  - I. No Report.
- d) Commissioner and Committee Reports
  - I. Commissioners reported on recent activities and subcommittees.
- e) Correspondence Received
  - I. Letter from Peninsula Community Services District (Attachment A).

**UNFINISHED BUSINESS - NONE**

**NEW BUSINESS**

**a) Receive a Status Report on the New Terminal Project and Introduce Crowley Wind Services, Inc.**

- I. Chair Dale introduced the Crowley Wind Services, Inc. team including John Berry, Brian Abel, Evan Matthews and Jeff Andreini.
- II. Executive Director and Jeff Andreini gave a status report and summary of the meetings that occurred during the week.
- III. Chair Dale opened the item to public comment. No one commented
- IV. Report only, no formal action was taken.

**b) Consider Authorizing the Executive Director and District Council to Negotiate and Execute a Compensation Agreement with the City of Arcata Community Development Agency Successor Agency**

- I. Executive Director introduced Daivd Loya, who presented the item.
- II. The Commission discussed the item.
- III. Chair Dale opened the item to public comment. No one commented.
- IV. Chair Dale moved the discussion back to the Commission.

COMMISSIONER KULLMANN MOVED TO DIRECT THE EXECUTIVE DIRECTOR AND DISTRICT COUNCIL TO WORK WITH THE CITY OF ARCATA TO DEVELOP A COMPENSATION AGREEMENT.

COMMISSIONER NEWMAN SECONDED.

VOICE VOTE WAS CALLED, MOTION CARRIED.

Ayes: DALE, HIGGINS, KULLMANN, NEWMAN

Noes: NONE

Absent: NONE

Abstain: NONE

**c) Exercise of Option to Assume from the Humboldt Development Association, the Purchase and Sale of APN# 401-031-083 from the Samoa Pacific Group**

- I. District Staff presented the item.
- II. The Commission discussed the item.
- III. Chair Dale opened the item to public comment. No one commented.
- IV. Chair Dale moved the discussion back to the Commission.

COMMISSIONER KULLMANN MOVED TO EXERCISE THE OPTION TO ASSUME FROM THE HUMBOLDT BAY DEVELOPMENT ASSOCIATION, THE PURCHASE AND SALE OF APN# 401-031-083 FROM THE SAMOA PACIFIC GROUP.

COMMISSIONER HIGGINS SECONDED.

VOICE VOTE WAS CALLED, MOTION CARRIED.

Ayes: DALE, HIGGINS, KULLMANN, NEWMAN

Noes: NONE

Absent: NONE

Abstain: NONE

**d) Consider Approval of the Second Amendment to the Employment Agreement with Larry Oetker as Executive Director**

- I. Chair Dale presented the item.
- II. The Commission discussed the item.
- III. Chair Dale opened the item to public comment. No one commented.
- IV. Chair Dale moved the discussion back to the Commission.

COMMISSIONER KULLMANN MOVED TO APPROVE THE SECOND AMENDMENT TO THE EMPLOYMENT AGREEMENT WITH LARRY OETKER AS EXECUTIVE DIRECTOR, ADJUSTING THE SALARY TO \$190,000 ANNUALLY AND INCLUDING A ONE-TIME LUMP SUM PAYMENT OF \$2,080.

COMMISSIONER NEWMAN SECONDED.

VOICE CALL VOTE WAS CALLED, MOTION CARRIED.

Ayes: DALE, HIGGINS, KULLMANN, NEWMAN

Noes: NONE

Absent: NONE

Abstain: NONE

**e) Consider Approval of the 1st Amendment to the Employment Agreement with Chris Mikkelsen as Deputy Executive Director**

- I. Chair Dale presented the item.
- II. The Commission discussed the item.
- III. Chair Dale opened the item to public comment. No one commented.
- IV. Chair Dale moved the discussion back to the Commission.

COMMISSIONER NEWMAN MOVED TO APPROVE THE FIRST AMENDMENT TO THE EMPLOYMENT AGREEMENT WITH CHRIS MIKKELSEN AS DEPUTY EXECUTIVE DIRECTOR, CHANGING THE LAST SENTENCE OF SECTION 2A TO READ, "EMPLOYEE SHALL RECEIVE A ONE-TIME \$5,000 ANNUAL SALARY INCREASE ONCE THE COASTAL DEVELOPMENT PERMITS ARE RECEIVED FROM THE COASTAL COMMISSION FOR THE NEW HEAVY LIFT TERMINAL AT REDWOOD MARINE TERMINAL I."

COMMISSIONER KULLMANN SECONDED.

VOICE VOTE WAS CALLED, MOTION CARRIED.

Ayes: DALE, HIGGINS, KULLMANN, NEWMAN

Noes: NONE

Absent: NONE

Abstain: NONE

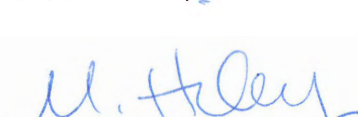
**ADJOURNMENT – 8:47 P.M.**

APPROVED BY:



Aaron Newman  
Secretary of the Board of Commissioners

RECORDED BY:



Mindy Hiley  
Director of Administrative Services