

AGENDA
REGULAR MEETING OF THE BOARD OF DIRECTORS
HUMBOLDT BAY DEVELOPMENT ASSOCIATION, INC.

DATE: **March 20, 2024**

TIME: **3:00 PM**

PLACE: Join Zoom Meeting
<https://us02web.zoom.us/j/6917934402>

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

1. Call to Order Regular Session and Roll Call

2. 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 Directors. 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 or the Presiding Member of the Board. The three (3) minute time limit for each speaker may be enforced by the President of the Board or the Presiding Member of the Board.

3. Consent Calendar

- a) Adopt Minutes for February 21, 2024 Regular Board Meeting**
- b) Authorize the Executive Director to Execute an Extension Agreement to Stay Rent and Loan Payments by and between the Humboldt Bay Development Association and the Humboldt Bay Harbor District**

4. New Business

- a) Receive report on Peninsula Infrastructure and Emergency Repairs**
- b) Receive an update on bay wide projects as offered by the Humboldt Bay Harbor District**

5. Adjournment

**DRAFT MINUTES
REGULAR MEETING OF THE BOARD OF DIRECTORS
HUMBOLDT BAY DEVELOPMENT ASSOCIATION, INC.**

February 21, 2024

PRESENT:

Patrick Higgins
Richard Marks
Aaron Newman
Dale Unea
Leroy Zerlang

ABSENT:

None

The Regular Meeting of the Board of Directors was called to order at 3:00 PM

PUBLIC COMMENT: None

ELECTION OF BOARD PRESIDENT, VICE PRESIDENT AND SECRETARY FOR CALENDAR YEAR 2024

DIRECTOR UNEA MOVED TO ELECT LEROY ZERLANG AS PRESIDENT, AARON NEWMAN AS VICE PRESIDENT AND DALE UNEA AS SECRETARY
DIRECTOR HIGGINS SECONDED.

ROLL CALL VOTE WAS CALLED, MOTION CARRIED WITHOUT DISSENT.

AYES: HIGGINS, MARKS, NEWMAN, UNEA, ZERLANG

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

CONSENT CALENDAR

a) Adopt Minutes for October 18, 2023 Regular Board Meeting

DIRECTOR HIGGINS MOVED TO APPROVE THE CONSENT CALENDAR.
DIRECTOR ZERLANG SECONDED.

VOICE VOTE WAS CALLED, MOTION CARRIED WITHOUT DISSENT

AYES: HIGGINS, MARKS, NEWMAN, UNEA, ZERLANG

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

UNFINISHED BUSINESS

a) Review and consider approval of an Agreement to Stay Rent and Loan Obligations between the Humboldt Bay Development Association and the Humboldt Bay Harbor, Recreation and Conservation District

Item presented by District Staff.

The Board Discussed the item.
Item was opened to public comment, no one commented.
Update only, item will be brought back to the Board for action in March or April.

NEW BUSINESS

a) Receive an Update on Manila Peninsula Community Services District Sewage Treatment Plant Operations

Item presented by District Staff.
The Board Discussed the item.
Item was opened to public comment, no one commented.
Discussion item only, no formal action was taken.

b) Receive and Update on Nordic Aquafarms Permitting

Item presented by District staff.
The Board Discussed the item.
Item was opened to public comment, no one commented.
Discussion item only, no formal action was taken.

c) Review Letter of Support for the Peninsular Community Services District's Assistance to Firefighters Grant

Item presented by District staff.
The Board Discussed the item.
Item was opened to public comment, no one commented.
Discussion item only, no formal action was taken.

The meeting was adjourned at 3:31 PM

APPROVED BY:

RECORDED BY:

Dale Unea
Secretary
Humboldt Bay Development Association

Mindy Hiley
Director of Administrative Services
Humboldt Bay Harbor District

Humboldt Bay
Development Association
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STAFF REPORT
HUMBOLDT BAY DEVELOPMENT ASSOCIATION
March 20, 2023

TO: Honorable Board President and Development Association Directors

FROM: Chris Mikkelsen, Executive Director

DATE: March 14, 2024

TITLE: Authorize the Execution of an Extension to the Agreement to Stay Loan and Rent Payment Obligations Between the Harbor District and the Humboldt Bay Development Association

STAFF RECOMMENDATION: Staff recommends the Board Authorize the Executive Director to Execute an Extension Agreement to Stay Loan and Rent Payments by and between the District and the Humboldt Bay Development Association through June 30, 2024, the end of the fiscal year.

SUMMARY: In March of 2016, the Humboldt Bay Harbor District (District), in partnership with the Humboldt Bay Development Association (HBDA), invested in and entered into a New Market Tax Credit (NMTC) loan fund for ongoing site clean-up and capital improvements of the vacant former Evergreen Pulp Mill. Such an agreement required the District and HBDA to enter into certain credit and lease agreements to carry out the intended improvements.

DISCUSSION: Whereas certain resulting actions left the District as a tenant of HBDA and HBDA as a debtor of the District, and whereas HBDA has faithfully performed all of its obligations and covenants of those certain credit and lease agreements, and whereas the District has faithfully performed all of its obligations and covenants of those certain credit and lease agreements, the parties agreed to stay future loan and rent payments while they work to provide for the orderly dissolution of such. The Agreement To Stay Loan and Rent Payment Obligations expires March 31, 2024, and both parties desire to extend the agreement through the end of the current fiscal year, June 30, 2024.

ATTACHMENTS

- A.** Executed Agreement To Stay Loan and Rent Payment Obligations