

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

DATE: April 29, 2020

TIME: **Executive Closed Session 5:00 P.M.**
Regular Session 6:00 P.M.

PLACE: Join Zoom Meeting
<https://us02web.zoom.us/j/6420506940?pwd=YVZldHVHV21pZ0pQa0lyTitSK0c4QT09>

Meeting ID: 642 050 6940
Password: 060470
One tap mobile
+14086380968,,6420506940#,,#060470# US (San Jose)
+16699006833,,6420506940#,,#060470# US (San Jose)

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 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.

3. Move to Executive 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 Director and Ryan Plotz, District Counsel. Negotiating party: California Marine Investments LLC. Under negotiation: price and payment terms.
- b) CONFERENCE WITH REAL PROPERTY NEGOTIATORS. Terms of potential purchase of real property with Assessor's Parcel Numbers 401-112-021, 401-111-006, 401-122-011, 401-122-012, 401-031-061, 401-031-070, 401-031-040, and 401-031-055 on the Samoa Peninsula, Humboldt County, California pursuant to California Government Code § 54956.8. District negotiators: Larry Oetker, Executive Director and Ryan Plotz, District Counsel. Negotiating party: Green Diamond Resource Company and DANCO. Under negotiation: price and payment terms.
- c) CONFERENCE WITH REAL PROPERTY NEGOTIATORS. Terms of potential lease of real property on the Samoa Peninsula, Humboldt County, with Assessor's Parcel Numbers, 401-112-021 California pursuant to California Government Code § 54956.8. District negotiators: Larry Oetker, Executive Director and Ryan Plotz, District Counsel. Negotiating party: Green Cloud Inc. Under negotiation: price and payment terms.
- d) 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, 401-121-012 and 401-121-010 California pursuant to California Government Code § 54956.8. District negotiators: Larry Oetker, Executive Director and Ryan Plotz, District Counsel. Negotiating party: EWP Renewable Corp. Under negotiation: price and payment terms.

Agenda for April 29, 2020 Special Board Meeting

4. **Call to Order Regular Session at 6:00 P.M. and Roll Call**
5. **Pledge of Allegiance**
6. **Report on Executive Closed Session**
7. **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.

8. New Business

- a) **Consideration of lease of real property on the Samoa Peninsula, Humboldt County, with Assessor's Parcel Numbers, 401-112-021 and 401-112-024 to California Marine Investments LLC.**

Recommendation: Staff recommends the Board Direct Staff to: Execute Lease Documents

Summary: The Harbor District owns property at Redwood Marine Terminal II that is available for lease.

- b) **Consideration of lease or other real property agreement on the Samoa Peninsula, Humboldt County, with Assessor's Parcel Numbers 401-112-021, 401-111-006, 401-122-011, 401-122-012, 401-031-061, 401-031-070, 401-031-040, and 401-031-055 with Green Diamond Resource Company and DANCO.**

Recommendation: Staff recommends the Board Direct Staff to: Execute lease, purchase or other real property agreements.

Summary: The Harbor District, Green Diamond Resource Company, And DANCO owns property at on the Samoa Peninsula that have share services agreements, utility easements, and other infrastructure that cross property lines. The entities have an excellent cooperative relationship and some of the agreements need to be terminated, revised, expanded, and/or new agreements put in place.

- c) **Consideration of lease of real property on the Samoa Peninsula, Humboldt County, with Assessor's Parcel Numbers, 401-112-021 with Green Cloud Inc.**

Recommendation: Staff recommends the Board Direct Staff to: Execute Lease Documents

Summary: The Harbor District owns property at Redwood Marine Terminal II that is available for lease.

9. Adjournment