

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

DATE: December 12, 2019

TIME: Executive Closed Session 5:30 P.M.
Regular Session 7:00 P.M.

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 Closed Session at 5:30 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 purchase of real property with Assessor's Parcel Numbers 401-011-001, 401-011-010, 401-011-012, 401-011-018, 401-011-020, 401-011-023, 401-021-011, 401-021-018, 401-021-027, 401-011-028, 401-021-029, and 401-031-045 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: Tim Callison. Under negotiation: price and payment terms.
- b) CONFERENCE WITH REAL PROPERTY NEGOTIATORS. Terms of potential purchase of real property with Assessor's Parcel Numbers 002-162-001, 002-161-001, 002-162-018, 014-161-013, 014-161-014, and 014-161-006, and 014-161-007 in the Eureka, Humboldt County, California pursuant to California Government Code § 54956.8. District negotiators: Larry Oetker, Executive Director and Ryan Plotz, District Counsel. Negotiating party: Ted Loring. Under negotiation: price and payment terms.
- c) CONFERENCE WITH REAL PROPERTY NEGOTIATORS. Terms of potential purchase of real property with Assessor's Parcel Numbers 401-112-021, 401-111-006, 401-112-030 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: Nick Keeler. Under negotiation: price and payment terms.
- d) CONFERENCE WITH LEGAL COUNSEL--ANTICIPATED LITIGATION Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9: (One case) (Glasshouse Gardens Inc)
- e) CONFERENCE WITH LEGAL COUNSEL--ANTICIPATED LITIGATION. Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9: one case (Coast Seafood).

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- f) **ITEM ADDED 12/11/2019:** 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 pursuant to California Government Code § 54956.8. District negotiators: Larry Oetker, Executive Director and Ryan Plotz, District Counsel. Negotiating party: Steven Mueller. Under negotiation: price and payment terms.
- g) **ITEM ADDED 12/11/2019:** CONFERENCE WITH REAL PROPERTY NEGOTIATORS. Terms of potential acquisition and/or lease of portions of real property on the Samoa Peninsula, Humboldt County, with Assessor's Parcel Numbers, 401-031-056 and 401-031-058 pursuant to California Government Code § 54956.8. District negotiators: Larry Oetker, Executive Director and Ryan Plotz, District Counsel. Negotiating party: Timber Heritage Association, Pete Oringer. Under negotiation: price and payment terms.

4. Call to Order Regular Session at 7:00 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. Consent Calendar

- a) Agreement for Services with the Humboldt Bay Development Association

9. Communications and Reports

- a) Executive Director's Report
- b) Staff Reports
- c) District Counsel and District Treasurer Reports
- d) Commissioner and Committee Reports
- e) Others

10. New Business

a) Fishing Community Sustainability pre-planning

Recommendation: Staff recommends the Board: Receive a brief report and schedule an agenda item or study sessions to review ways the District can assist the fishing communities in both Shelter Cove and Eureka.

Summary: Humboldt State University (HSU) drafted separate Fishing Community Sustainability Plans for Eureka and Shelter Cove, using a bottom-up planning process. The planning methods conducted in each port and the outcomes, highlighting how strategic planning can help communities build social and political capital and begin a process of community transformation. Attachments A and B contain specific recommendations for Eureka and Shelter Cove.

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b) Update Regarding the Samoa Peninsula Infrastructure Financing

Recommendation: Staff recommends the Board: Receive a report regarding regional efforts to finance infrastructure on the Samoa Peninsula.

Summary: Over the last 30 years, the region has seen a dramatic downturn in the timber, fishing, shipping and other historic industries. The Samoa Peninsula was once the regional economic engine for our community. The Peninsula has deep water docks and large developed industrial infill opportunities that are currently vastly underutilized. The Harbor District owns and has direct control over a good portion of the Peninsula's waterfront. The Harbor District is actively engaged with the County of Humboldt, City of Eureka, City of Arcata, Humboldt Bay Municipal Water District, and Samoa Peninsula Community Service District to explore funding mechanisms and organizational structures that are needed to reestablish the Samoa Peninsula as a regional economic center which can have significant economic benefits for our collective regional job, wage, tax, and existing/new business growth.

c) Consideration of Resolution 2019-17, A Resolution Designating the Executive Director and Deputy Director of the Humboldt Bay Harbor, Recreation and Conservation District to be Authorized Agents to Engage with the Federal Emergency Management Agency and the Governor's Office of Emergency Services Regarding Grants and Reimbursements

Recommendation: Staff recommends the Board: Approve a resolution authorizing the Executive Director and Deputy Director to provide to the Governor's Office of Emergency Services for all matters pertaining to state disaster assistance and the assurances and agreements required.

Summary: The District is currently and will likely in the future seek disaster assistance from the Governor's Office of Emergency Assistance. The Governor's office requires that, through a resolution, the District Board assign the authority to agents to represent the District. District staff recommends that the Board assign this authority to the District's Executive Director and Deputy Director.

11. Administrative and Emergency Permits - NONE

12. Adjournment