

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

**DATE:** September 9, 2021

**TIME:** Closed Session – 5:00 P.M.  
Special Session – 7:00 P.M.

**PLACE:** Join Zoom Meeting  
<https://us02web.zoom.us/j/3432860852>  
Meeting ID: 343 286 0852  
One tap mobile  
(669) 900-9128, 343 286 0852# US

**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 closed session items. Each speaker is limited to speak for a period of three (3) minutes regarding each item on the Closed Session Agenda. 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.*

**3. Move to Closed Session**

- a) PUBLIC EMPLOYEE PERFORMANCE EVALUATION pursuant to Government Code section 54957(b)(1). Title: Executive Director – Larry Oetker
- b) CONFERENCE WITH REAL PROPERTY NEGOTIATORS. Terms of lease of real property in Samoa Peninsula, Humboldt County, with Assessor’s Parcel Numbers, 401-031-055-000, 401-031-070-000, 401-031-054-000, 401-031-061-000, 401-112-013-000, 401-031-071-000, and 401-112-029-000, California pursuant to California Government Code § 54956.8. District negotiators: Larry Oetker, Executive Director and Ryan Plotz, District Counsel. Negotiating party: Town of Samoa, Green Diamond, Sniper Properties. Under negotiation: price and payment terms.
- c) CONFERENCE WITH REAL PROPERTY NEGOTIATORS. Terms of lease of real property in Samoa Peninsula, Humboldt County, with Assessor’s Parcel Numbers, 401-112-021, 401-112-030-000 and 401-031-072 California pursuant to California Government Code § 54956.8. District negotiators: Larry Oetker, Executive Director and Ryan Plotz, District Counsel. Negotiating party: North Wind Management, LLC, Aria Cox . Under negotiation: price and payment terms.

**Agenda for September 9, 2021 Special Board Meeting**

**4. Call to Order Special Session at 7:00 P.M. and Roll Call**

**5. Pledge of Allegiance**

**6. Report on 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. Callers can “raise their hand” by pressing \*9 and unmute themselves by pressing \*6.*

**8. Consent Calendar**

- a) Receive District Financial Reports for July 2021
- b) Adopt Minutes for August 12, 2021 Regular Board Meeting
- c) Authorize Board President to sign a letter regarding Proposed Ca. Air Resources Control Board Commercial Harborcraft Regulations/Sportfishing Boat Regulations

**9. Communications, Reports and Correspondence Received**

- a) Executive Director’s Report
- b) Staff Reports
- c) District Counsel and District Treasurer Reports
- d) Commissioner and Committee Reports
- e) Correspondence Received

**10. Unfinished Business - NONE**

**11. New Business**

- a) **Consider Approval of Amendment NO. 1 to the Tuluwat Island Wetland Mitigation Project Agreement with CalTRANS; Conditionally Award the Tuluwat Island Spartina Removal Contract to the Redwood Community Action Agency, and Conditionally Award Contract with Wiyot Tribe for Cultural Resources Monitoring**

## **Agenda for September 9, 2021 Special Board Meeting**

*Recommendation:* Staff recommends the Board approve terms related to Amendment 1 of the Tuluwat Island Wetland Mitigation Project (Project) Cooperative Agreement for Project funding, a contract with Redwood Community Action Agency to implement the Project and a contract with the Wiyot Tribe to provide a Tribal Monitor during implementation of the Project. Authorize the Executive Director to execute the amendment and contracts based on these terms.

*Summary:* On March 4, 2021 the Harbor District entered a cooperative agreement with Caltrans related to implementation of the Tuluwat Island Wetland Mitigation Project. The District Commission will consider actions that would implement the project.

### **b) Consider Modifying Existing Easement through the Town of Samoa Properties**

*Recommendation:* Staff recommends the Board authorize the Executive Director to accept and grant an easement with the Town of Samoa, LLC for the mutual benefit of our neighboring properties.

*Summary:* Whereas certain easements currently exist between the Town of Samoa, LLC (Samoa) and the District, centered around what is known as Vance Avenue, current and future development create the need for an updated easement.

### **c) Consider Providing an Easement and Accepting Easements and Real Property from North Wind Management, LLC over Assessor Parcel Numbers 401-112-021, 401-112-030-000 and 401-031-072**

*Recommendation:* Staff recommends the Board authorize the Executive Director to accept and grant an easement from North Wind Management, LLC for the mutual benefit of our neighboring properties.

*Summary:* Adjacent Property Owner, Northwind Management, LLC is in the process of investing in, and improving their asset for future use and development; and as such, requires an easement for the installation of electrical utilities. Whereas Northwind is the owner of Assessor Parcel No. 401-112-030 and 404-031-072, and the Humboldt Harbor District (Humboldt Bay Development Association) is the owner of Assessor Parcel No. 401-112-021 and 401-112-024.

## **12. Future Agenda Items**

- a) Bar Pilot Recruitment
- b) Green Diamond Shared Services Agreement
- c) Coast Guard Utilities at Woodley Island
- d) Long Fin Smelt
- e) Brown Act Training

## **13. Adjournment**