

# Santa Cruz Port Commission Meeting Agenda



## Special Closed & Regular Public Session Tuesday, October 25, 2022

**5:00 PM – Special Closed Session**  
Hybrid Meeting (In-Person / Zoom)

**7:00 PM – Regular Public Session**  
Hybrid Meeting (In-Person / Zoom)

**Attend in-person:** Harbor Public Meeting Room – 365 A Lake Avenue, Santa Cruz, CA 95062

**Attend by internet:** [www.santacruzharbor.org/meeting-information](http://www.santacruzharbor.org/meeting-information)

**Attend by phone:** Dial +1 (669) 900 6833, find your local number: [www.santacruzharbor.org/meeting-information](http://www.santacruzharbor.org/meeting-information)

**Meeting ID:** 814 4776 6223

**Passcode:** 95062



The public may address the Commission for up to three minutes each for any item not listed on the agenda or for up to three minutes for any item listed on the agenda. To request to speak during Oral Communication or on any item on the agenda, please fill out and turn in a speaker card for in-person attendance or utilize the “Raise Hand” feature within the virtual meeting platform.

### SPECIAL PUBLIC SESSION – 5:00 pm

1. Oral Communication
2. Announcement of Closed Session Pursuant to Government Code (Ralph M. Brown Act) Section 54957, 54956.8 ..... Information

### SPECIAL CLOSED SESSION

3. Conference with Real Property Negotiators  
Property: 616 Atlantic Avenue  
Agency Designated Representative: H. MacLaurie  
Under Negotiation: Lease ..... Discussion / Action
4. Public Employee Performance Evaluation  
Title: Port Director ..... Discussion / Action

### SPECIAL PUBLIC SESSION

5. Action and Vote Disclosure after Closed Session Pursuant to Government Code (Ralph M. Brown Act) Section 54957.1 ..... Information

### BREAK – RECONVENE FOR REGULAR PUBLIC SESSION

### REGULAR PUBLIC SESSION – 7:00 pm

6. Pledge of Allegiance
7. Oral Communication

### CONSENT AGENDA

8. Approval of Minutes ..... Action **Pages**  
**1-7**
  - a) Special Public Meeting of September 22, 2022
  - b) Special Closed and Regular Public Meeting of September 27, 2022
9. Approval of Resolution 22-24 – Reauthorizing Virtual Public Meetings in Accordance with Assembly Bill 361 ..... Action **8-12**
10. Approval of O’Neill Sea Odyssey Sublease – 2222 East Cliff Drive, Suite 234 (Tenant: Monterey Bay National Marine Sanctuary Foundation) ..... Action **13-31**

### REGULAR AGENDA

11. Presentation by Coast Guard Auxiliary ..... Discussion / Action
12. Mid Fiscal Year Review of Capital Improvement Program ..... Discussion / Action **32-38**
13. Port District Draft Response to City of Santa Cruz Environmental Impact Report for Rail Trail Segments 8 and 9 Project ..... Discussion / Action **39-151**
14. Approval of Cash / Payroll Disbursements – September 2022 ..... Discussion / Action **152-156**

### INFORMATION

15. Port Director’s Report ..... Information **157**
16. Harbormaster’s Report ..... Information **158-160**
17. Facilities Maintenance & Engineering Manager’s Report ..... Information **161-162**
18. Financial Reports ..... Information **163-189**
  - a) Comparative Seasonal Revenue Graph
  - b) Employee Count as of September 30, 2022
  - c) Quarterly Budget Report as of September 30, 2022
  - d) Quarterly Fuel Sales Report
  - e) Quarterly Boatyard Report
  - f) Quarterly Concession Percentage Rent Report
  - g) LAIF Statement & PMIA/LAIF Performance Report
  - h) FY22 Debt Service Coverage Ratio
19. Delinquent Account Reporting ..... Information **190-191**
20. Harbor Patrol Incident Response Report – September 2022 ..... Information **192-193**
21. Port Commission Review Calendar / Follow-Up Items ..... Information **194**

### ADJOURNMENT

The Santa Cruz Port District complies with the Americans with Disabilities Act.  
Questions regarding meeting accommodations may be directed to (831) 475-6161.