

San Mateo County Harbor District Board of Harbor Commissioners Meeting Minutes

August 18, 2010
7:00 p.m.

Municipal Services Building
33 Arroyo Drive
South San Francisco, Ca. 94080

Roll Call

Commissioners

Sally Campbell, President
Pietro Parravano, Vice President
James Tucker, Treasurer
Ken Lundie, Secretary
x Leo Padreddii, Commissioner

Staff

Peter Grenell, General Manager
Julie Turner, Director of Finance
Marietta Harris, Human Resource Manager
Robert Johnson, Harbormaster
Marc Zafferano, District Counsel
Debbie Nixon, Deputy Secretary

x-absent

Public Comments/Questions — Cassandra and Jeff Clark presented their plans and drawings for Mavericks Surf Shop. Cassandra said they are ready to submit them to the planning department. Clark requested that this item be placed on the Commission Agenda for the September 1, 2010 Board Meeting as a Consent item for formal approval as per their lease.

Campbell requested that the item be placed on the agenda.

Staff Recognition- None.

Nothing further to add to written report.

7 Director of Finance - Turner

Nothing further to add to written report.

8 Human Resources Manager - Harris

Nothing further to add to written report.

Operations

9 Oyster Point Marina/Park - Johnson

Johnson stated that the Notice of Completion for the East Basin Dredging project was filed this afternoon. The project was \$41,000 under the awarded amount. All paper work will be completed in the next 35 days.

10 Pillar Point Harbor – Johnson

Johnson stated that Princeton Seafood will be painted before Labor Day and the Roof Replacement project will start after Labor Day. Johnson also stated that today was his 30 year anniversary with the District.

Board of Harbor Commissioners

11 A. Committee Reports

None.

B. Commission Statements and Requests

The Board of Harbor Commissioners may make public statements and requests. Requests may be made to place items on future agendas.

Lundie stated that he noticed the contest time window for the Mavericks Surf Competition was shortened and inquired as to why. Grenell stated that the sidewalk project is scheduled to start construction in March. Both applicants have been made aware of the change and both are okay with it.

12 TITLE: Identify Real Property Negotiator Pursuant to Government Code §54956.8

REPORT: Zafferano
PROPOSED ACTION: Identify Real Property Negotiator Peter Grenell

Zafferano identified Grenell as the real property negotiator for item 14. Item 13 has been put over.

URGENCY ITEM

- 12 TITLE: **Letter of Opposition to Senate Bill 972 (Wolk)**
REPORT: Grenell, AB 2216 text, attachments, letter of opposition
PROPOSED ACTION: Authorize the General Manager to send a letter of opposition to Assembly Bill 2216 to Assembly Member Felipe Fuentes

Action: Motion by Tucker, second by Lundie to add the urgency item to the agenda. The motion passed unanimously.

Grenell stated that this is a repeat of an action the Commission took last year on Senate Bill 802 (Leno) and we opposed the bill. The governor vetoed the bill. The language from SB 802 has been placed in the Assembly Bill 2216. This bill prohibits retention proceeds by public agencies on public works projects from exceeding 5% of the payment instead of the 10% it is currently.

Action: Motion by Lundie, second by Tucker to authorize the General Manager to send a letter of opposition. The motion passed.

Ayes: 4
Nays: 0
Absent: 1 (Padreddii)

Grenell stated that before adjournment into closed session, Mary Botham was here to speak regarding closed session item 14.

Botham stated that she has been working on handling the decrease in her financial solvency. She commended Johnson and the District for making the Harbor look more appealing. She stated that they are having a hard time as business owners. This is not just due to the economy, but also the increase of competition from other businesses such as Sam's Chowder House, Crab Landing and Pasta Moon. There has been a lot of increase in expenses without any increase in income. She stated that she contacted the SBA and they are giving her forbearance on their loan. She has also contacted her home mortgagor to do a modification of their mortgage terms. She is contemplating a debt management plan and has been practicing not using their credit cards. She stated that she has increased her "gorilla marketing" and tripled her advertising budget. She stated that she is aware that Ketch Joanne

pays 3% on their food and when Bothams signed their lease 30 years ago, they paid 3%. It was at a Commission meeting when they asked to double the size of their building. The commission stated that if they were going to double their space, then they would have to pay 5% and they agreed. Botham stated that she was there tonight to ask that her rent be lowered back to 3% for the next 5 years.

Campbell stated that the item will be discussed in closed session.

Action: Motion by Tucker, second by Lundie to adjourn to closed session. The motion passed unanimously at 7:25 p.m.

Closed Session

- 13** TITLE: **Conference with Real Property Negotiator: Pursuant to Government Code Section §54956.8**
PROPERTY: **“Post Office” Parcel, Northeasterly corner of Obispo Road and Avenue Portola, El Granada, San Mateo County, APN: 047-261-030**
REPORT:
NEGOTIATING PARTIES: SMCHD, KN Properties
UNDER NEGOTIATION: Lease Price, Terms and Conditions
- 14** TITLE: **Conference with Real Property Negotiator: Pursuant to Government Code Section §54956.8**
PROPERTY: **Princeton Seafood Company, Parcel 1, Concessionaires Building, Pillar Point Harbor, One Johnson Pier, El Granada, San Mateo County, APN: 047-083-060**
REPORT:
NEGOTIATING PARTIES: San Mateo County Harbor District, Princeton Seafood Company (Marty and Mary Botham)
UNDER NEGOTIATION: Lease Price, Terms and Conditions

There was no reportable action from closed session.

Adjournment

Action: Motion by Parravano, second by Tucker to adjourn the meeting. The motion passed unanimously at 7:58 p.m.

The next scheduled meeting will be held on September 1, 2010 at the Comfort Inn, 2930 Cabrillo Highway, Half Moon Bay at 7:00 p.m.

Debbie Nixon
Deputy Secretary

Sally Campbell
President