



Board of Harbor Commissioners

George Domurat, President
Virginia Chang Kiraly, Vice President
Tom Mattusch, Treasurer
Kathryn Slater-Carter, Secretary
William Zemke, Commissioner

James B. Pruett, General Manager
Trisha Ortiz, District Counsel

San Mateo County Harbor District Board of Harbor Commissioners

"Serve the public by providing accessible and well-maintained marine facilities and programs to encourage and support recreational, commercial and educational activities, beach and ocean safety, and environmental and ecological stewardship."

SPECIAL BOARD MEETING AGENDA

September 29th, 2026

3:00 PM

In-person with remote viewing available

This meeting of the San Mateo County Harbor District will be held in Person at 504 Avenue Alhambra, 2nd Floor, Conference Room, El Granada, California 94018. Members of the public will be able to watch the meeting remotely via the Zoom platform or in person in the Board Room. Public Comments will be accepted via the Zoom platform, in person or provide written comment prior to the meeting. For information regarding how to participate in the meeting please refer to Appendix A attached at the end of the Agenda.

Please click the link below to view the meeting remotely via the Zoom platform:

[https://us02web.zoom.us/j/88141434357?pwd=gFvmp8Wp7riaDr8m5aTVcmdFmrvR8o.](https://us02web.zoom.us/j/88141434357?pwd=gFvmp8Wp7riaDr8m5aTVcmdFmrvR8o.1)

1

Webinar ID: 881 4143 4357

Passcode: 457066

Board Meetings are not required to be broadcast over Zoom. The District is doing so as a convenience to the public. If transmission goes down for some reason, the meeting will continue in person as scheduled.

If you are an individual with a disability and need a reasonable modification or accommodation pursuant to the Americans with Disabilities Act ("ADA"), please contact Melanie Wright, Deputy Secretary at mhadden@smharbor.com or (650) 583-4400 prior to this meeting for assistance.

A) Pledge of Allegiance

B) Roll Call

C) Public Comments/Questions

The Public may directly address the Board of Harbor Commissioners for a limit of two (2) minutes, unless a request is granted for more time, on any item of public interest within the subject matter jurisdiction of the San Mateo County Harbor District, that is not on the Regular Agenda. If a member of the public wishes to address the Board on an agenda item, it is requested that the member of the public wait until the item is in discussion before following the instructions provided on making a public comment. The Chair will call your name at the appropriate time. Agenda material may be reviewed online at www.smharbor.com.

D) Commissioner Comments

Any member of the Commission may make public statements

E) Discussion

1. HARBOR PATROL VESSEL RADON MAJOR RETROFIT AND REPAIR (Moren)

Recommended Motion: Authorize the General Manager to approve the re-power of the Pillar Point Harbor Patrol vessel Radon for the amount of \$201,178.61, with an additional 20% contingency to be approved by the General Manager in the event there are additional repairs found needed, and approve an increase in Capital Expenditure Appropriations of \$241,414, to be funded by available working capital.

F) Closed Session

1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property: 1 Johnson Pier, Half Moon Bay, CA
Agency Negotiators: James Pruett, Rachelle Modena
Negotiating Parties: Lucky's Seafood Restaurant and Oyster Bar
Price and Terms of Payment

2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property: 1 Johnson Pier, Half Moon Bay, CA
Agency Negotiators: James Pruett, Rachelle Modena
Negotiating Parties: Pillar Point Grill and Harbor Bar
Price and Terms of Payment

G) Real Property Lease Consideration

1. REAL PROPERTY LEASE- PILLAR POINT GRILL AND HARBOR BAR, LLC (Pruett)

Recommended Motion: Approve the lease agreement by and between the San Mateo County Harbor District, as Landlord, and Pillar Point Grill and Harbor Bar, LLC, as Tenant and authorize General Manager to sign.

2. REAL PROPERTY LEASE- LUCKY'S PILLAR POINT, LLC (Pruett)

Recommended Motion: Approve the lease agreement by and between the San Mateo County Harbor District, as Landlord, and Lucky's Pillar Point, LLC, as Tenant and authorize General Manager to sign.

H) Adjourn

The next Regular meeting will be held on October 21, 2026 at the San Mateo County Harbor District Office, 504 Avenue Alhambra, Ste. 200, El Granada, CA 94018 at 10:00 AM.

Agenda posted as required:

Melanie Hadden

Melanie Wright
Deputy Secretary

Appendix A

The Public may view the public meeting by joining the meeting through the Zoom Videoconference link provided below. The public may also listen to the meeting by calling the below listed teleconference phone number. Further instructions on how to make public comments will be provided at the District website at www.smharbor.com. If you experience technical problems with the telephonic meeting, please contact Melanie Wright at mhadden@smharbor.com or call at (650) 437-4368.

HOW TO VIEW THE MEETING:

The special meeting will begin at 1:30 PM. Whether you watch online or listen by phone, you may wish to connect or call in early so that you can address any technology questions prior to the start.

ONLINE VIEWING:

Please click the link below to view the meeting remotely via the Zoom platform:

<https://us02web.zoom.us/j/88141434357?pwd=gFvmp8Wp7riaDr8m5aTVcmdFrnvR8o.1>

Webinar ID: 881 4143 4357

Passcode: 457066

If you have not used Zoom on your computer before, you will be prompted to download and install the Zoom software on your computer. If it is already installed, you may still be prompted to allow Zoom to run. Please enable the software to download and run to join the meeting via computer.

AUDIO

- BY COMPUTER AUDIO: When joining via the Zoom app, you will automatically be joined in via computer audio. You may be prompted to confirm that you wish to join via computer audio.
 - Please ensure your computers speakers are enabled and sound is switched on.
- BY PHONE: If you are unable to join via computer, or do not have speakers or a microphone on your computer, you can dial in for audio. You may call any one of the meeting numbers below and enter the meeting ID and password when prompted.

+1 669 900 6833 (San Jose)

+1 346 248 7799 (Houston)

+1 929 205 6099 (New York)

+1 877 853 5257 (Toll Free)

+1 253 215 8782 (Tacoma)

+1 312 626 6799 (Chicago)

+1 301 715 8592 (Germantown)

+1 888 475 4499 (Toll Free)

Webinar ID: 825 2180 4518

Passcode: 129885

HOW TO MAKE A PUBLIC COMMENT OR ASK A QUESTION:

Speaker Slip:

- 1) If you wish to speak to the Board of Harbor Commissioners, please fill out a speaker's slip located in the conference room.

Via Zoom:

- 1) Please raise your hand in Zoom, and you will be called on to make a public comment.

Written Comments:

Written public comments may be emailed in advance of the meeting.

- 1) Written comments should be emailed to mhadden@smharbor.com
- 2) Your email should include the specific agenda item on which you are commenting, or note that your comment concerns an item that is not on the agenda or is on the consent agenda.
- 3) Members of the public are limited to one comment per agenda item.
- 4) The length of the emailed comment should be commensurate with the two minutes customarily allowed for verbal comments, which is approximately 250 - 300 words.
- 5) If your emailed comment is received by 5:00 p.m. on the day before the meeting, it will be provided to the Members of the Board and made publicly available on the agenda website.