

San Mateo County Harbor District Board of Harbor Commissioners Meeting Minutes

February 18, 2009
7:00 p.m.

Municipal Services Building
33 Arroyo Drive
South San Francisco, CA 94083

Roll Call

Commissioners

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

Staff

Peter Grenell, General Manager
Marcia Schnapp, Director of Finance
Marietta Harris, Human Resource Manager
Robert Johnson, Harbormaster
Dan Temko, Harbormaster
Theresa DellaSanta, Deputy Secretary
Marc Zafferano, District Counsel

x- Absent

Public Comments/Questions - None

Staff Recognition- Temko recognized Pillar Point Harbor staff for working through the latest series of storms while he was away. He added that several tenants were thankful for the help they had during the storms.

Johnson thanked Oyster Point Marina staff for their assistance during the storms. Johnson commended Tony Anastole, Oyster Point tenant, who assisted a boater on Dock 13 during the storms.

Padreddii advised Johnson and Temko to let staff know that the Commission is very appreciative of their work.

Consent Calendar

All items on the consent calendar are approved by one motion unless a Commissioner requests at the beginning of the meeting that an item be withdrawn or transferred to the regular agenda. Any item on the regular agenda may be transferred to the consent calendar.

- 1 **TITLE:** **Minutes of Meeting February 4, 2009**
 REPORT: Draft minutes
 PROPOSED ACTION: Approval

Action: Motion by Tucker, second by Lundie to approve Item 1. The motion passed.

Ayes: 4
Nays: 0

Continued Business

- 2 **TITLE:** **Pillar Point Harbor Sidewalk Improvements**
 REPORT: Temko
 PROPOSED ACTION: To Be Determined

Temko informed the Board that he just received a certificate of permit exemption from the Coastal Commission for the sidewalk improvement. He said it has been determined that no building permit is required because it is all “flatwork.” Temko concluded that he is moving forward and working closely with the lessees’ and the engineer on designs.

New Business

- 3 **TITLE:** **Real Estate Redevelopment and Municipal Law Technical Legal Services**
 REPORT: Grenell, Zafferano
 PROPOSED ACTION: Authorize General Manager to Retain Real Estate Redevelopment and Municipal Law Technical Legal Services of Jim R. Karpiack of Richards/Watson/Gerson of San Francisco

Grenell informed the Board that it would benefit the District to retain outside special legal services to assist in negotiations relating to the lease transfers between King Ventures and S/SKS Investments and redevelopment of Oyster Point and for the extension and revisions to the Joint Powers Agreement with the City of South San Francisco. Grenell concluded that he spoke to both members of the Oyster Point Ddevelopment Committee (Campbell, Tucker) as well.

Zafferano informed the Board that he has reviewed the resume of the firm of Richards/Watson/Gershon and met with Jim Karpiack of that firm. He added that Karpiack has municipal experience in JPA’s, in redevelopment, tidelands and water related issues which

is unique qualifications for the District. Zafferano concluded that Karpiack and his firm have an excellent reputation and competitive pricing. .

Parravano asked if the motion will include proceeding with a contract.

Tucker recommended that the Board move forward with retaining the legal services and entering into a contract with Karpiack and allow the Committee to review a contract and inform the Board of any fees associated with the services. The Board agreed.

Action: Motion by Tucker, second by Lundie to approve Item 3 pursuant to Karpiack bringing a final budget to Oyster Point Development Committee for review.

Ayes: 4

Nays: 0

- 4** **TITLE:** **Limited Commercial Activity Permit for American Legion Coastside Post 474 at Pillar Point Harbor on July 4, 2009**
 REPORT: Temko, Application
 PROPOSED ACTION: Approve Limited Commercial Activity Permit for American Legion Coastside Post 474 at Pillar Point Harbor on July 4, 2009 with Waiver of Fees

Lundie stated that the American Legion Post 474 has done a great job over the years and recommended approval.

Action: Motion by Lundie, second by Tucker to approve Item 4. The motion passed,

Ayes: 4

Nays: 0

Harry Ysselstein, American Legion Coastside Post 474, stated that they could not do this without the help of the District year after year. He added that Temko and his crew have been key factors in helping to get this done. He thanked the Board and staff for their support.

- 5** **TITLE:** **Attendance at CMANC Washington Week of March 23 – 25, 2009 and Contribution to Golden State Reception**
 REPORT: Grenell, Memo
 PROPOSED ACTION: To Be Determined

Grenell informed the Board that he considers it necessary to attend the CMANC Washington Week this year due to the District's recently submitted federal appropriations requests for FY 2010 to the offices of Senator Feinstein and Boxer. Grenell concluded that it is necessary to confer with Congressional contacts and support for the appropriations requests.

Parravano felt that in these harsh economic times he could not support expenditures for this activity. Lundie concurred.

Board of Harbor Commissioners

14 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.

None.

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

REPORT: Zafferano

PROPOSED ACTION: Identify Real Property Negotiator Peter Grenell

Zafferano reported that there is no reason to hold Closed Session and recommended that Items 16, 17, and 18 be put over to the next Board meeting. Padreddii announced accordingly.

Closed Session

16 TITLE: **Conference with Real Property Negotiator: Median Strip, APN 047-262-010, El Granada, San Mateo County: Regarding Sale or Lease Price and Terms and Conditions Pursuant to Government Code Section §54956.8**

REPORT: Grenell

PROPOSED ACTION: To Be Determined

17 TITLE: **Conference with Real Property Negotiator: Parcels APN 015-010-060, 015-010-260, 015-010-270, Oyster Point Marina/Park, City of South San Francisco, San Mateo County; San Mateo County Harbor District with King Ventures Regarding Lease Price, Terms and Conditions, Pursuant to Government Code §54956.8**

REPORT: Grenell

PROPOSED ACTION: To Be Determined

18 TITLE: **Conference with Real Property Negotiator: Parcels APN 015-010-060, 015-010-260, 015-010-270, Oyster Point Marina/Park, City of South San Francisco, San Mateo County; San Mateo County Harbor District with San Francisco Bay Water Emergency Transportation Authority (WETA) Regarding Lease Price, Terms and Conditions, Pursuant to Government Code §54956.8**

REPORT: Grenell

PROPOSED ACTION: To Be Determined

Adjournment

Action: Motion by Tucker, second by Lundie to adjourn the meeting. The motion passed unanimously at 7:30 p.m.

APPROVED BY:

ATTESTED BY:

Leo Padreddii
President

Theresa DellaSanta
Deputy Secretary