

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

**DATE:** March 9, 2006

**TIME:** 6:00 p.m. Executive Closed Session  
7:00 p.m. Regular Session

**PLACE:** Meeting Room, Woodley Island Marina

*The Meeting Room is wheelchair accessible. Accommodations and access to Harbor District meetings for people with other handicaps must be requested of the Administrative Assistant at 443-0801 five (5) working days in advance of the meeting.*

1. **Call to Order at 6:00 p.m.**
  - a. **Move to Executive Closed Session pursuant to paragraph 9 of the Agenda, Executive Closed Session involving the provisions of the California Government Code Sections 54956.5, 54953 et seq., 54956.8, 54956.9, 54956.95, 54957, 54957.1, 54957.6 and 54957.7 as set forth in the Executive Closed Session of paragraph 12 hereafter.**
2. **Call to Order Regular Session at 7:00 p.m. and Roll Call**
3. **Pledge of Allegiance**
4. **Report on Executive Closed Session**
5. **Public Comment**

*Note: This portion of the Agenda allows the public to speak to the Board on 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 an 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 President of the Board of Commissioners or the Presiding Member of the Board of Commissioners at the regular meeting of the District may extend the three (3) minute time limit. The President of the Board of Commissioners or the Presiding Member of the Board of Commissioners at the regular meeting of the District may enforce the three (3) minute time limit for each speaker.*

**6. Consent Calendar**

*Note: All matters listed under the Consent Calendar are considered to be routine by the Board of Commissioners and will be enacted by one motion. There will be no separate discussion of these items. If discussion is required, that item will be removed from the Consent Calendar and considered separately.*

- a. Consideration of approval of meeting minutes for the meeting of February 23, 2006.

**7. Communications and Reports**

- a. Chief Executive Officer's Report
- b. District Counsel's Report
- c. Staff Reports
- d. Commissioner Reports

- e. Advisory Committee Reports
  - 1. Port of Oakland Advisory Committee update
  - 2. Long term sediment management study update
- f. Other

**8. Non Agenda**

**9. Unfinished Business**

**10. New Business**

- a. Consideration of Settlement, Release and Indemnification Agreement to lease PRC 4600.1 (aka Chemical Dock) between the Humboldt Bay Harbor, Recreation and Conservation District and Louisiana-Pacific Corporation
- b. Consideration of Lease Agreement and Guaranty for a portion of Lease 4600.1 (aka Chemical Dock) between the Humboldt Bay Harbor, Recreation and Conservation District; Evergreen Pulp and Able Advance International Limited.
- c. Consideration of Amendment No. 2 to Permit and Agreement for Humboldt Yacht Club to operate Dinghy Dock at Woodley Island Marina.
- d. Consideration of approval of an Exclusive Right to Negotiate with CUE IV, LLC on the Samoa Shops Property.

**11. Administrative and Emergency Permits**

**12. EXECUTIVE CLOSED SESSION-PURSUANT TO AND INVOLVING THE PROVISIONS OF CALIFORNIA GOVERNMENT CODE SECTIONS 54956.5, 54953 et. Seq., 54956.8, 54956.9, 54956.95, 54957, 54957.1, 54957.6, and 54957.7 as follows:**

- (a) With respect to a closed session held pursuant to Section 54956.7:

LICENSE/PERMIT DETERMINATION

Applicant(s):

- (b) With respect to every item of business to be discussed in closed session pursuant to Section 54956.8:

CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Property: The real property owned by the Humboldt Bay Harbor, Recreation, and Conservation District and leased or may be leased to third parties presently and in the future and subject to re-negotiation or amendments concerning price or payment or both including but not limited to the following: VITA-SEA AKA Fur Breeders, Inc.; South Bay Marina; Fields Landing; Humboldt Marine; Stanwood Murphy, Jr.; Woodley Island Marina Slip Rentals and Upland Rentals; Louisiana-Pacific Corporation; Nylander property; Simpson Timber Company; Simpson Paper Company –Samoa Pulp Mill; Coast Seafoods Company; Humboldt Yacht Club; Ted Kuiper; Sera Group; Hungry U Restaurant, Inc. AKA Cafe Marina; Stockton Pacific Enterprises; Evergreen Pulp, Inc; Redwood Dock property; potential lease/sale of Samoa Shops; Simpson Samoa Company Dog Ranch property; Simpson Samoa Company; and Security National Corporation.

Negotiating parties: David Hull, Chief Executive Officer; Paul Brisso, District Counsel; and Mark Wetzel,

District Treasurer.

Under Negotiation:

(c) With respect to every item of business to be discussed in closed session pursuant to Section 54956.9:

**CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION**

Pacific Coast Federation of Fishermen Association, Humboldt Bay Harbor, Recreation and Conservation District, et al., vs. United States Bureau of Reclamation, United States District Court Case No. C02-2006.

**CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION**

Claims of Manson/Bean Stuyvesant against US Army Corps of Engineers, (Humboldt Bay Harbor, Recreation and Conservation District contracting party with Corps of Engineers), Humboldt Bay Improvement

Project dredge project – District audit of US Army Corps of Engineers; Badgley – Yankee Girl tenancy.

Significant exposure to litigation pursuant to subdivision (b) of Section 54956.9: Initiation of litigation pursuant to subdivision (c) of Section 94596.9: One or more.

(d) With respect to every item of business to be discussed in closed session pursuant to Section 54956.95:

**LIABILITY CLAIMS**

Claimant:

(e) With respect to every item of business to be discussed in closed session pursuant to Section 54957:

**THREAT TO PUBLIC SERVICES OR FACILITIES**

Consultation with:

**PUBLIC EMPLOYEE APPOINTMENT**

Title:

**PUBLIC EMPLOYMENT**

Title:

**PUBLIC EMPLOYEE PERFORMANCE EVALUATION**

Title:

**PUBLIC EMPLOYEE DISCIPLINE/DISMISSAL/RELEASE**

(f) With respect to every item of business to be discussed in closed session pursuant to Section 54957.6:

**CONFERENCE WITH LABOR NEGOTIATOR**

Agency negotiator: Chief Executive Officer, District Counsel, District Treasurer, two (2) or less of the members of the Board of Commissioners.

Employee organization: As recognized by the Board of Commissioners of the Humboldt Bay Harbor, Recreation, and Conservation District, including International Longshoremen and Warehousemen's Union,

Local #14A.

Unrepresented employee:

(g) With respect to closed session called pursuant to Section 54957.8:

CASE REVIEW/PLANNING

REPORT INVOLVING TRADE SECRET

Discussion will concern: Proposed new service, program or facility

Estimated date of public disclosure:

HEARINGS

Subject matter:

**13. ADJOURNMENT**