



## Board of Harbor Commissioners

Nancy Reyring, President  
William Zemke, Vice President/Secretary  
Tom Mattusch, Treasurer  
Virginia Chang Kiraly, Commissioner  
Edmundo Larenas, Commissioner  
James B. Pruet, General Manager  
Trisha Ortiz, District Counsel

### San Mateo County Harbor District Board of Harbor Commissioners

*“The Harbor District provides fiscally and environmentally responsible stewardship of its maritime resources, emergency response, and public access”*

## **SPECIAL MEETING AGENDA**

**April 8, 2022**

**1:00 PM – 3:00 PM**

San Mateo County Harbor District

Pursuant to Government Code Section 54953(e) (Assembly Bill 361), the Boardroom will not be open for the April 8, 2022 Special Meeting of the San Mateo County Board of Harbor Commissioners. The Meeting will be conducted remotely via video/teleconference.

The Public may watch and/or participate in the public meeting by joining the meeting through the Zoom Videoconference link provided below. The public may also join the meeting by calling the below listed teleconference phone number. Further instructions on how to make public comments throughout the videoconference or teleconference will be provided at the District website at [www.smharbor.com](http://www.smharbor.com). If you experience technical problems with the telephonic meeting, please contact Melanie Hadden at [mhadden@smharbor.com](mailto:mhadden@smharbor.com) or call at (650) 437-4368.

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 Hadden, Deputy Secretary at [mhadden@smharbor.com](mailto:mhadden@smharbor.com) or (650) 583-4400 prior to this meeting for assistance

### **HOW TO JOIN THE MEETING:**

The meeting will begin at 1:00 PM. Whether you participate online or by phone, you may wish to "arrive" early so that you can address any technology questions prior to the start.

### **ONLINE VIEWING AND PARTICIPATION:**

If you have not used Zoom on your computer before, you will be prompted to download and Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87622247806?pwd=a2ovQ295Ky9lb2praDNOcVI5bVFrUT09>

Passcode: 481848

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)
  - +1 253 215 8782 (Tacoma)
  - +1 346 248 7799 (Houston)
  - +1 312 626 6799 (Chicago)
  - +1 929 205 6099 (New York)
  - +1 301 715 8592 (Germantown)
  - +1 877 853 5257 (Toll Free)
  - +1 888 475 4499 (Toll Free)

Webinar ID: 876 2224 7806  
Passcode: 481848

## HOW TO MAKE A PUBLIC COMMENT OR ASK A QUESTION:

If you would like to speak during the public comment portion of the meeting, you have the following options:

- **ONLINE:** Raise your hand in the meeting controls at the bottom of your screen.
- **PHONE:** Press \*9 to raise your hand to request to be unmuted to make comments.

**Note:** Please request to speak using the method from which you prefer to comment. For example, if you are joining via computer (for viewing) *and* phone (for audio/commenting), please raise your hand by dialing \*9 on the phone if you wish to use your phone to speak. If you wish to use your computer, please raise hand using the meeting controls at the bottom of your screen.

## A) Roll Call

## B) 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](http://www.smharbor.com).

## C) Discussion

### 1. [Morning Star Fisheries, LLC Lease \(Pruett\)](#)

**Consideration of proposal to renegotiate the 2013 Lease between the District and Morning Star Fisheries LLC**

#### **Proposed Motions for Consideration:**

**Motion A:** Designate General Manager and Director of Administrative Services as negotiators for re-negotiation of the 2013 Lease, as amended, with Morning Star Fisheries, LLC.

#### **In the alternative:**

**Motion B:** Cancel closed session item D. 1. and direct the General Manager: (i) to continue implementation of the March 2022 Johnson Pier Operational Safety Plan, (ii) to request Morning Star Fisheries execute no later than May 13, 2022 the Revocable License and Lease Amendment, in the form attached to this agenda, and (iii) in the event that the Revocable License and Lease Amendment is not executed by May 13, 2022, to prohibit Lessee's access to the area regulated under the Revocable License and Lease Amendment.

## D) Closed Session

### 1. **CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

**Property:** APN 047-083-060 [Area 1, Johnson Pier, Pillar Point Harbor]

**Agency Negotiators:** Jim Pruett and Julie Van Hoff

**Negotiating Parties:** Morning Star Fisheries, LLC

**Under Negotiation:** price and terms of payment

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**2. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION**

Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9: (one potential case)

**E) Adjourn**

The next Regular meeting will be held on April 20, 2022 at the San Mateo County Harbor District Office, 504 Avenue Alhambra, Ste. 200, El Granada, CA 94018 at 1:00 PM.

Agenda posted as required:

April 5, 2022



Melanie Hadden  
Deputy Secretary