BOARD OF HARBOR COMMISSIONERS
CITY OF SANTA BARBARA
MINUTES
Regular Monthly Meeting
September 15, 2016 – 6:30 p.m.
City Council Chambers – Santa Barbara City Hall

CALL TO ORDER   6:30 p.m.

ROLL CALL   <u>Commissioners Present</u>
Jim Sloan, Chair
Bill Spicer, Vice Chair
Betsy Cramer
Stephen MacIntosh
Merit McCrea
Lang Sligh

<u>Staff Present</u>
Scott Riedman, Waterfront Director
Karl Treiberg, Facilities Manager
Brian Bosse, Business Services Manager
Jeanette Prusinski, Commission Secretary

<u>Staff Absent</u>
Mick Kronman, Harbor Operations Manager

CHANGES TO THE AGENDA – None

PUBLIC COMMENT – None

CONSENT CALENDAR

1.   **Approval of the Minutes**
     <u>Moved RECOMMENDATION: That Harbor Commission waive further reading and
     approve the Minutes from the Regular Meeting of August 18, 2016.</u>
     Betsy Cramer/ Bill Spicer   6-0

DEPARTMENT UPDATE

2.   **Director's Report**
     - Council Actions
     - Harbor Festival – Saturday, October 15th
     - Tentative Agenda Items for the October Meeting

3.   **Facilities Management Report**
     - Marina One Replacement Project – Phase 7 Construction
     - Stearns Wharf Guardrail

NEW BUSINESS

4.   **Waterfront Department Fiscal Year 2016 Preliminary Budget Review**

Brian Bosse provided a brief summary of the Waterfront Department's revenues and expenditures as of June 30, 2016, and the Commissioners provided comments as follows:

– Commissioner MacIntosh said he attended Wharf Merchant Association Meetings where tenants report that business is down. Brian Bosse says business is down for about half of the wharf tenants for two main reasons: Merchants are comparing their 2016 sales to a record high in 2015. Also, the construction projects on lower State Street are causing traffic flow problems at the base of the wharf. Construction projects in this area are scheduled to complete in February and March 2017 and will include a new dedicated right arrow exiting the wharf and improved traffic signage to increase traffic flow.

– Chair Sloan asked if the foot traffic on Stearns Wharf has fallen. Mr. Bosse confirmed that the pedestrian traffic is down about 30K people (3% of 1M annual average) possibly deterred by the construction at the base of the Wharf and also possibly due to the weather not being as nice as last year.

– Vice Chair Spicer asked about the current parking process on Stearns Wharf, which is 90 minutes free with no validation required.

– Commissioner Sligh asked about the cost of the final phase of the Marina 1 construction project that will come out of existing capital funds as opposed to the loan. Karl Treiberg said it will cost about $1.5M.

– Chair Sloan asked if the new cruise ship pricing model has applied and how it compares to the old model. Scott Riedman said the new pricing structure went into effect July 1st and we haven't had any cruise ships since then so there is no data on the difference in pricing yet ($5 per total manifest vs. $7 per passenger only). The Waterfront Department's Administrative Analyst, Dominique Samario, has done some calculations and the numbers seem to be comparable with the former model.

5.   **Proposed Amendment Number One to Lease Agreement 22,237 with West Marine Products, Inc.**

Moved RECOMMENDATION: That Harbor Commission review and recommend City Council approval of Amendment Number One to Lease Agreement 22,237 with West Marine Products, Inc., including a new ten-year lease term with two five-year options for the 4,258 square foot retail space at 132 Harbor Way, Suite C, at a rate of $8,303 per month, subject to annual Cost of Living increases.
Bill Spicer/ Merit McCrea   6-0

6. **Proposed License Agreement with WASH Multifamily Laundry Systems**

Moved RECOMMENDATION: That Harbor Commission review and recommend City Council approval of a five-year license agreement with one five-year option, with WASH Multifamily Laundry Systems, for a 156 square foot laundry room located at 307 Shoreline Drive.
Stephen MacIntosh/ Betsy Cramer   6-0

COMMISSION/STAFF COMMUNICATIONS – None

ADJOURNMENT
Moved ADJOURNMENT at 7:15 p.m.
Betsy Cramer/ Merit McCrea   6-0