



Special Closed and Regular Public Session of November 25, 2025

**Santa Cruz Port Commission  
MINUTES**

*Commission Members Present:*

Toby Goddard	Chair
Reed Geisreiter	Vice-chair
Stephen Reed	Commissioner
Bill Lee	Commissioner
Robert DeWitt	Commissioner

**SPECIAL PUBLIC SESSION – 5:00 PM**

Chair Goddard convened the special public session at 5:00 PM at the Harbor Public Meeting Room, 365 A Lake Avenue, Santa Cruz, CA.

1. Oral Communication
2. Announcement of Closed Session Pursuant to Government Code (Ralph M. Brown Act) §54956.8

At 5:00 PM, Chair Goddard announced that the Commission will meet in closed session to discuss agenda item 3.

**SPECIAL CLOSED SESSION**

3. Conference with Real Property Negotiators  
Property: 365B Lake Avenue  
Agency Designated Representative: H. MacLaurie  
Negotiating Parties: Beacon Pointe Advisors, LLC  
Under Negotiation: Lease

**SPECIAL PUBLIC SESSION**

4. Action and Vote Disclosure after Closed Session Pursuant to Government Code (Ralph M. Brown Act) §54957.1

Chair Goddard announced that the Commission took no reportable action in closed session on item 3.

Chair Goddard adjourned the special open session following the closed meeting at 5:26 PM.

## **REGULAR PUBLIC SESSION – 5:30 PM**

Chair Goddard convened the regular public session at 5:30 PM at the Harbor Public Meeting Room, 365 A Lake Avenue, Santa Cruz, CA (hybrid meeting platform).

5. Pledge of Allegiance
6. Oral Communication

Commissioner DeWitt reported that he and Commissioner Lee recently toured the dredge, *Twin Lakes*, and expressed appreciation to the dredge crew for the tour and their dedication to maintaining effective dredging operations.

## **CONSENT AGENDA**

7. Approval of Minutes
  - a) Special Closed and Regular Public Meeting of October 28, 2025
8. Approval of Fourth Amendment to the Port Director's Employment Agreement
9. Approval of Resolution 25-09 – Adopting Amendments to the Salary Schedule
10. Approval of Resolution 25-10 – Designation of Applicant's Agent for Non-State Agencies

MOTION: Motion made by Commissioner Reed, seconded by Vice-chair Geisreiter, to approve consent agenda items 7 through 10.  
- *Motion carried unanimously.*

## **REGULAR AGENDA**

11. Approval of Consent to Assignment and First Amendment to Lease – 790 Mariner Park Way, Suite B (Pacific Yachting and Sailing)

Discussion: Port Director MacLaurie reported that the proposed action will approve a Consent to Assignment of the existing lease for Pacific Yachting and Sailing from Chardonnay Sailing Charters, LLC to BlueWard, a California nonprofit corporation. She stated that the consent document formalizes the stock transfer to the new operator and updates the lease parties and guarantor.

Additionally, she stated that the proposed First Amendment to Lease will extend the current lease term through May 31, 2037, and provide one additional five-year option to extend the term through May 31, 2042.

Mr. Wilcox thanked the Commissioners for their consideration and expressed his commitment to supporting and advancing the Pacific Yachting and Sailing program and its alignment with environmental education and stewardship.

A discussion ensued regarding the proposed lease assignment and the Commission's intent to reallocate the eleven (11) slips previously assigned to the business. The Commission confirmed its intent regarding the associated slip allocations and reached consensus to approve the Consent to Assignment and First Amendment to Lease, subject to the following:

- Correction to the slip locations shown on the premises map (Exhibit A) to accurately reflect the current slip assignments.
- Reaffirmation and approval of the allocation of eleven (11) slips associated with the lease.
- Execution of new slip license agreements for the eleven slips being transferred as part of the assignment.

MOTION: Motion made by Commissioner Reed, seconded by Vice-chair Geisreiter, to approve the consent to assignment and first amendment to lease for Pacific Yachting and Sailing with revisions and conditions outlined above.  
- *Motion carried. Commissioner Lee abstained.*

12. Award of Contract for Replacement of Boatyard Transformer (NTE \$35,000)

Discussion: Facilities Maintenance & Engineering Manager Wulf stated that as a result of a recent rain event, the Boatyard transformer sustained significant damage and failed, affecting electricity to the building, sump pumps, and water filtration treatment plant. He stated that full replacement is required to restore reliable service.

He stated that staff recommends awarding the contract to Phil Allegri Electric, Inc., in an amount not to exceed \$35,000, including a contingency of \$896 (approximately 3%).

MOTION: Motion made by Commissioner DeWitt, seconded by Commissioner Lee, to award the contract and authorize the Port Director to execute a contract with Phil Allegri Electric, Inc., in the amount of \$35,000, for the replacement of the Boatyard electrical transformer.  
- *Motion carried unanimously.*

13. Award of Contract for Replacement of Fuel Monitoring System (NTE \$41,000)

Discussion: Harbormaster Anderson stated that the Port District's fuel dock monitoring system plays a critical role in the operation, safety, and regulatory compliance of the harbor's fueling operation. He stated that the aging system has experienced recurring issues over the past several months and has reached the end of its

useful service life. He stated that full replacement is required to maintain regulatory compliance and ensure continued operability.

He stated that staff recommends awarding the contract to Triton Construction in an amount not to exceed \$41,000, including a contingency of \$1,224 (approximately 3%).

MOTION: Motion made by Commissioner Lee, seconded by Commissioner Reed, to award the contract and authorize the Port Director to execute a contract with Triton Construction, in the amount of \$41,000, for the replacement of the fuel dock monitoring system.  
- *Motion carried unanimously.*

14. Adopt Ordinance Section 105.1 – Authority of Harbor Patrol

Discussion: Port Director MacLaurie stated that at its regular public meeting on October 28, 2025, the Port Commission authorized legal advertisement of the proposed Ordinance Section 105.1 – Authority of Harbor Patrol. She stated that staff now recommends adoption of the ordinance to conclude the legal process and codify the language. The proposed ordinance will become effective thirty (30) days following adoption.

In response to a question posed by Vice-chair Geisreiter, Harbormaster Anderson stated that Harbor Patrol Officers retain enforcement authority under the Harbors and Navigation Code, which includes a limited number of misdemeanor violations related to boating offenses. He stated that Harbor Patrol does not have the authority to enforce misdemeanor or felony offenses, which fall under the Penal Code.

MOTION: Motion made by Vice-chair Geisreiter, seconded by Commissioner Reed, adopt Ordinance Section 105.1 – Authority of Harbor Patrol.  
- *Motion carried unanimously.*

15. Election of Port Commission Officers 2026

MOTION: Motion made by Commissioner Reed, to nominate Vice-chair Geisreiter for Chair and Commissioner Lee for Vice-chair. Commissioner Lee seconded the motion for discussion purposes.

Discussion: Commissioner Lee suggested revising the nomination to appoint Vice-chair Geisreiter for Chair and Commissioner DeWitt for Vice-chair.

MOTION: Motion made by Commissioner Reed, seconded by Commissioner Lee, to nominate Vice-chair Geisreiter for Chair, and Commissioner DeWitt for Vice-chair.  
- *Motion carried unanimously.*

16. Approval of Cash/Payroll Disbursements – October

Discussion: In response to a question posed by the Commission, staff provided additional information on the following warrants:

- Warrant # 62439 – SSB Construction (\$42,243)  
Port Director MacLaurie stated that the Skylight Replacement Project at 493 Lake Avenue was authorized by the Commission and completed slightly under the budgeted amount of \$43,700.
- Warrant # 62342 – Foster & Foster, Inc. (\$4,500)  
Finance Officer Eldridge stated that the Fiscal Year 2025 GASB 68 & GASB 75 reporting fees are for actuarial services to calculate potential liabilities.

MOTION: Motion made by Commissioner Lee, seconded by Commissioner DeWitt, to approve cash and payroll disbursements for October 2025, in the amount of \$1,949,940.38.

- *Motion carried unanimously.*

## INFORMATION

17. Port Director's Report

Port Director MacLaurie stated that the President's FY26 budget proposal did not include funding for the District's annual dredge reimbursement. She stated that, as a result, the remaining avenue for FY26 funding remains through Energy and Water Appropriations or the U.S. Army Corps of Engineers' annual work plan process.

In response to a question posed by Vice-chair Geisreiter, Port Director MacLaurie stated that staff is currently in the process of retaining new Washington DC representation to continue federal advocacy efforts for the dredge reimbursement.

In response to a question posed by Vice-chair Geisreiter regarding the Coastal Commission extension for submitting final design plans for 616 Atlantic Avenue, Port Director MacLaurie stated that staff will review the Local Coastal Program to determine whether it is feasible to accommodate two restaurants on the west side of the harbor.

18. Harbormaster's Report

Chair Goddard commended staff for the successful coordination of the Expired Marine Flare Turn-In event on November 9, 2025. Harbormaster Anderson stated that staff hopes to continue hosting similar events on an annual or biannual basis, provided sufficient grant funding remains available.

Harbormaster Anderson stated that there is an indication of a potential return to a more significant commercial salmon season in 2026. He stated that final season details, including any

potential limited commercial openings, will be determined through the Pacific Fishery Management Council's spring 2026 process.

19. Facilities Maintenance & Engineering Manager's Report

Facilities Maintenance & Engineering (FME) Manager Wulf stated that the entrance channel dredging commenced on November 25, 2025, and that the current depths are favorable.

In response to a question posed by Commissioner Lee, FME Manager Wulf stated that the dredge crew utilizes the dozer on the beach to move disposal pipelines and restore beach contours. He stated that, occasionally and when requested by State Parks, the dozer may be used to manipulate the Schwan Lake outfall to preserve East Cliff Drive and protect other beach infrastructure.

FME Manager Wulf stated that the dredge crew will continue deepening the entrance channel using the dredge *Twin Lakes*, and that the area between A-Dock and AA-Dock will be dredged with *Squirt*.

20. Murray Street Bridge Seismic Retrofit & Barrier Replacement Project Update (*There was no discussion on this agenda item*)

21. Financial Reports (*There was no discussion on this agenda item*)

- a) Comparative Seasonal Revenue Graph
- b) LAIF & CLASS Statements

22. Delinquent Account Reporting (*There was no discussion on this agenda item*)

23. Harbor Patrol Incident Response Report – October 2025

Commissioner Goddard commended the skill, training, and readiness of Harbor Patrol for their response to the water rescue on October 3, 2025, involving a capsized vessel seven miles offshore and the successful rescue of six victims.

24. Written Correspondence (*There was no discussion on this agenda item*)

- a) Letter from Mahoney & Associates to the Santa Cruz Port District

25. Port Commission Meeting Calendar 2026 (*There was no discussion on this agenda item*)

26. Port Commission Review Calendar / Follow-Up Items (*There was no discussion on this agenda item*)

Chair Goddard adjourned the regular public session at 6:33 PM.



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Reed Geisreiter, Chair (2026)