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PORT COMMISSIONERS
Toby Goddard
Reed Geisreiter
Stephen Reed
Bill Lee
Robert DeWitt

Regular Public Session of September 22, 2026

Santa Cruz Port Commission
MINUTES

Commission Members Present:

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

REGULAR PUBLIC SESSION – 5:30 PM

Chair Geisreiter 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).

1. Pledge of Allegiance

2. Oral Communication

   Vice-chair DeWitt reported that he attended the 2026 California Special District Association (CSDA) Annual Conference & Exhibitor Showcase held in Palm Springs on August 24-27, 2026.

   (Taken out of order at the end of the meeting): An audience member participating via Zoom expressed concerns regarding enforcement of the District's vessel use and condition requirements and suggested establishing a harbor watch program to allow slip renters to report vessels of concern.

   Port Director MacLaurie stated that staff actively address vessel use requirements and work with vessel owners to achieve compliance. She invited the audience member to contact District staff directly to discuss specific concerns and proposals.

CONSENT AGENDA

3. Approval of Minutes
   a) Special Closed and Regular Public Meeting of August 25, 2026

4. Approval of Resolution 26-05 – Surrendered and Abandoned Vessel Exchange (SAVE) Grant

   MOTION: Motion made by Commissioner Goddard, seconded by Commissioner Reed, to approve consent agenda items 3 and 4.
   - *Motion carried unanimously.*

REGULAR AGENDA

5. Presentation by Melissa Mahoney – Monterey Bay Fisheries Trust

Discussion: Melissa Mahoney, Executive Director of the Monterey Bay Fisheries Trust (MBFT), provided an overview of a recently completed 40-year assessment of commercial fisheries in Monterey Bay.

A brief discussion ensued regarding the report's findings and trends in commercial fishing activity throughout the Monterey Bay region.

The Commission thanked Ms. Mahoney for the presentation.

6. Acceptance of Final FY26 Audited Financial Statement

Discussion: Port Director MacLaurie thanked Finance Officer Eldridge for his work on the FY26 audited financial statement. She stated that staff recommends acceptance of the final FY26 audited financial statement, which incorporates the following minor change:

- Note 12 – Dredging Reimbursement has been modified to reflect that the District entered into a renewal agreement with the Army Corps of Engineers on July 24, 2025, which remains in effect in perpetuity.

The Commission expressed appreciation for the comprehensive and thorough audit.

MOTION: Motion made by Vice-chair DeWitt, seconded by Commissioner Lee, to accept the FY26 audited financial statement with the change listed above.
- *Motion carried unanimously.*

7. Authorization of Additional Contingency Funds – Dredge Haulout Services (NTE $37,467)

Discussion: Port Director MacLaurie explained that regulatory limits on volatile organic compound (VOC) emissions during hull painting have extended the project schedule, resulting in additional labor and equipment rental costs. The original contingency has been exhausted, and the additional funding is needed to cover the remaining costs. She noted that the project remains less costly than completing the haulout at an outside facility.

Facilities Maintenance & Engineering (FME) Manager Wulf reported that dredge reassembly is underway and staff anticipates relaunching *Twin Lakes* in approximately three weeks.

In response to a question posed by Chair Geisreiter, FME Manager Wulf reported that the dredge hull was in very good condition after nearly 10 years in service. As part of the project, repairs and improvements included replacing worn

ladder bushings, rebuilding and reinforcing the lower bushings for the Christmas tree mount, and completing the tire bumper mounting points. He also noted that the cathodic protection system which had been previously installed improperly is being corrected as part of the project.

Port Director MacLaurie stated that findings from the haulout, including recommendations from DSC Dredge, will be incorporated into the Annual Dredge Report and presented to the Commission at a future meeting. She added that the dredge will continue to be inspected every two years to help determine the timing of future haulouts.

MOTION: Motion made by Commissioner Goddard, seconded by Commissioner Lee, to authorize an additional $37,476 in contingency funding for the Dredge Haulout Services Project.

- *Motion carried unanimously.*

8. Approval of Professional Services Contracts – 616 Atlantic Avenue (NTE $139,800)

Discussion: Port Director MacLaurie provided an overview of the remaining professional services needed to advance the 616 Atlantic Avenue restaurant project through final engineering and permitting. She explained that the container building design is complete, but geotechnical, foundation, structural, mechanical, electrical, and plumbing work remains necessary to complete the construction documents. She stated that the proposed contracts with Haro, Kasunich and Associates, Inc. (HKA) and Rad Lab Designs, Inc. (Rad Lab) will provide the remaining technical work needed to prepare the project plans for permit submittal.

Port Director MacLaurie stated that the geotechnical investigation and report are expected to take approximately four to five months following contract execution, with completion anticipated in early 2027. She stated that staff will request another extension from the California Coastal Commission for the deadline to submit final project plans. Once the geotechnical findings are incorporated and the plans are completed, staff anticipates issuing a Request for Proposals (RFP) to identify a prospective restaurant tenant, potentially as early as spring 2027, depending on the progress of the engineering work.

In response to a question posed by Commissioner Goddard regarding the cost and scope of the geotechnical investigation, Port Director MacLaurie acknowledged that the proposed cost is higher than anticipated. She explained that the geotechnical investigation is necessary to confirm foundation assumptions for the planned expansion of the overwater deck. She noted that the District's civil and structural engineer would be unlikely to approve the project without confirmation of the foundation assumptions through the geotechnical investigation.

The Commission discussed the anticipated tenant selection process and the respective roles of the Port District and a future tenant. Port Director MacLaurie

explained that the anticipated approach will have the Port District finance the building structure, while a prospective tenant would contribute the business concept and guide tenant-specific improvements. The project's regulatory feasibility, permit requirements, and scope of work will inform the RFP and the division of responsibilities.

A discussion ensued regarding the potential for two restaurant operations on the west side of the harbor, including the continued operation of a restaurant on Mariner Park lawn. Port Director MacLaurie stated that staff has requested preliminary feedback from the City of Santa Cruz regarding the feasibility of continued use of Mariner Park lawn and whether the Harbor Development Plan can be amended to accommodate that use. She stated that once additional guidance is received, staff will return to the Commission for further deliberation.

The Commission discussed the project's timeline and requested a comprehensive report outlining the project history, completed and remaining work, anticipated milestones, and the process for moving the project forward to construction.

MOTION: Motion made by Commissioner Lee, seconded by Commissioner Reed, to authorize the Port Director to execute a contract with Haro, Kasunich and Associates, Inc. for geotechnical and engineering services in an amount not to exceed $88,050; execute an additional services agreement with Rad Lab Designs, Inc. for mechanical, electrical, plumbing, and structural engineering services for the proposed container restaurant building and foundation in an amount not to exceed $51,750; approve an appropriation in the FY27 budget for the amount of the contracts; and direct staff to provide a comprehensive project timeline by December 31, 2026.

- *Motion carried unanimously.*

9. Approval of Cash/Payroll Disbursements – August 2026 (*There was no discussion on this agenda item*)

MOTION: Motion made by Vice-chair DeWitt, seconded by Commissioner Lee, to approve cash and payroll disbursements for August 2026, in the amount of $4,432,269.12.

- *Motion carried unanimously.*

INFORMATION

10. Port Director's Report

Port Director MacLaurie reported that Governor Newsom has issued an emergency declaration in preparation for anticipated winter storms and El Niño conditions, which will be in place should storm-related damage occur.

11. Harbormaster's Report

Harbormaster Anderson stated that staff continues to monitor anchovy activity in the harbor and that approximately fifteen new aerators are being installed in the north harbor as part of the G and X Dock Replacement Project.

The Commission expressed appreciation for the commercial fishing data included in the monthly Harbormaster Report. Harbormaster Anderson stated that port-specific landing information can be difficult to obtain from the California Department of Fish and Wildlife, but that staff continues to work with the agency to acquire and report the data.

Vice-chair DeWitt thanked staff for their coordination with the Santa Cruz Yacht Club in preparation for the upcoming Moore 24 National Championship. Harbormaster Anderson stated that staff has worked closely with event organizers and is prepared to accommodate participating vessels, while continuing to monitor potential parking impacts and main channel traffic.

In response to a question posed by Commissioner Goddard, Harbormaster Anderson stated that the $25,000 SAVE Grant, approved under the consent agenda, will provide funding for the disposal of approximately twenty surrendered or abandoned vessels.

Harbormaster Anderson provided an update on the expired marine flare collection program and stated that funding has been identified to continue the program following strong participation in the previous collection event.

12. Facilities Maintenance & Engineering Manager's Report

Facilities Maintenance & Engineering (FME) Manager Wulf stated that the variable frequency drive for the booster pump has been received and installed following an extended manufacturing delay.

A brief discussion ensued regarding maintenance concerns on AA-Dock. FME Manager Wulf stated that staff has addressed several of the reported items and continue to monitor piling and dock conditions as part of the District's regular surveys and inspections.

Commissioner Goddard expressed appreciation for staff's prompt response to a recently reported asphalt maintenance concern and noted efficient communication between departments.

13. Murray Street Bridge Seismic Retrofit & Barrier Replacement Project Update

Port Director MacLaurie stated that the Murray Street Bridge is anticipated to reopen to one-way, eastbound traffic on Monday, September 29, 2026, between approximately 9:00 AM and 12:00 PM.

Port Director MacLaurie stated that the City's temporary construction easements are scheduled to expire in March 2027, and that staff has initiated discussions with the City regarding an

extension. She noted that any extension will provide fair market value compensation to the District for the easements, currently estimated at approximately $100,000. Any proposed extension will be brought before the Commission at a future meeting for consideration.

Port Director MacLaurie stated that the City has reported that the sanitary sewer force main changeover has been completed and the new force main installed on the bridge is now operational. She stated that the former force main beneath the harbor has been capped and will remain in place.

14. 2026 California Special Districts Association Annual Conference

The Commission thanked Vice-chair DeWitt for attending the 2026 California Special Districts Association Annual Conference & Exhibitor Showcase and providing a report.

A brief discussion ensued regarding information presented at the conference concerning conflict-of-interest provisions under Government Code Section 1090, including restrictions on the District's ability to enter into contracts when a Commissioner has a financial interest.

15. Financial Reports (*There was no discussion on this agenda item*)
a) Comparative Seasonal Revenue Graph
b) LAIF & CLASS Statements

16. Delinquent Account Reporting

In response to a question posed by Commissioner Goddard, Harbormaster Anderson stated that the majority of the balance included in the 90-day delinquent account report relates to salvage costs incurred by the District for a visiting vessel that sank while berthed in a guest slip. He stated that staff is working with legal counsel to determine the appropriate steps to pursue recovery of the costs.

17. Harbor Patrol Incident Response Report – August 2026 (*There was no discussion on this agenda item*)

18. Port Commission Review Calendar / Follow-Up Items

In response to a question posed by Chair Geisreiter, Administrative Services Officer Ghisletta confirmed that both the Annual Ethics Training and Biennial Anti-Harassment Training are available online.

Chair Geisreiter adjourned the regular public session at 6:49 PM.

Robert DeWitt, Vice Chair