Type of Meeting: SPECIAL PUBLIC SESSION – 5:00 pm
1. Oral Communication
2. Announcement of Closed Session Pursuant to Government Code
   (Ralph M. Brown Act) Section 54956.9(a), 54956.8, 54957.6 ................................................................. Information

Type of Meeting: SPECIAL CLOSED SESSION
3. Conference with Legal Counsel – Pending Litigation (1 Case) ............................................................ Discussion/Action
4. Conference with Labor Negotiators
   Agency Designated Representative: M. Olin & T. Davis
   Employee Organization: Operating Engineers Local No. 3 ................................................................. Discussion/Action
5. Conference with Real Property Negotiators
   Agency Designated Representative: M. Olin
   Negotiating Parties: 616 Atlantic Avenue (A & I Olivieri, LLC)
   Under Negotiation: Lease ................................................................. Discussion/Action

Type of Meeting: SPECIAL PUBLIC SESSION
6. Action and Vote Disclosure after Closed Session Pursuant to Government Code
   (Ralph M. Brown Act) Section 54957.1 ................................................................. Information

BREAK – RECONVENE AT PUBLIC MEETING ROOM

Type of Meeting: SPECIAL PUBLIC SESSION – 7:00 PM
7. Pledge of Allegiance
8. Oral Communication
   The public may address the Commission on any subject not listed on the agenda and items listed under the Consent Agenda or Information. Each speaker may address the Commission once under Oral Communication for a limit of three minutes. Speakers are requested to fill out and turn in a speaker card

CONSENT AGENDA
9. Approval of Minutes ................................................................. Action 1-7
   a) Regular Public Session of September 24, 2019
10. Approval of Month-to-Month Rental Agreement at 275A Lake Avenue
    (Tenant: O’Neill Yacht Charters) ................................................................. Action 8-23
11. Approval of Exercise of Lease Option for 365 Lake Avenue, Suite B
    (Tenant: Nexus Wealth Advisors) ................................................................. Action 24

REGULAR AGENDA
The public may address the Commission once on any Regular Agenda item for a limit of three minutes. Speakers are requested to fill out and turn in a speaker card.
12. Award of Contract for Consulting Services – Horizon Water and Environment
    (NTE: 65,000) ................................................................. Discussion/Action 25-27
13. Review / Approve Design Plans for Pappy Display Cradle and Authorize Public Bid Process ................................................................. Discussion/Action 28-34

INFORMATION
15. Port Director’s Report
    a) C-MANC Fall Meeting Debrief ................................................................. Information 40-42
16. Harbormaster’s Report ................................................................. Information 43-44
17. Facilities Maintenance & Engineering Manager’s Report ................................................................. Information 45
18. Delinquent Account Reporting ................................................................. Information 46-47
19. Annual Business Use of Slip Review ................................................................. Information 48-49
20. Review of Financial Reports ................................................................. Information 50-76
   a) Comparative Seasonal Revenue Graphs
   b) Employee Count as of September 30, 2019
   c) Quarterly Budget Report as of September 30, 2019
   d) Quarterly Fuel Sales Report
   e) Quarterly Boatyard Report
   f) Quarterly Concession Percentage Rent Report
   g) LAIF Statement
   h) FY19 Debt Service Coverage Ratio
21. Crime / Incident / Citation Report – September 2019 ................................................................. Information 77-78
22. Port Commission Review Calendar / Follow-Up Items ................................................................. Information 79

ADJOURNMENT
The Santa Cruz Port District complies with the Americans with Disabilities Act. Questions regarding meeting accommodations may be directed to (831) 475-6161.