



BOARD OF PORT COMMISSIONERS
PORT OF REDWOOD CITY
MINUTES
REGULAR MEETING
WEDNESDAY, 8:00 AM
SEPTEMBER 25, 2024

CHAIR: STAN MAUPIN
VICE CHAIR: NANCY C. RADCLIFFE
SECRETARY: MIKE CLAIRE
COMMISSIONER: CHU CHANG
COMMISSIONER: DANI GASPARINI

I. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE

The Board of Port Commissioners held its regular meeting in person at the Port Administrative Offices and via video/teleconference, pursuant to Government Code Section 54953(e). Members of the public participated in the meeting as well as remotely via the Zoom platform or in person at the Port Administrative Offices. Pursuant to the Ralph M. Brown Act, all votes were by roll call and the meeting was available to the public to attend and provide public comments via audio/video teleconference.

Chair Stan Maupin, presiding

Commissioners Present: Dani Gasparini, Chu Chang, Mike Claire, Nancy C. Radcliffe and Stan Maupin

Commissioners Absent: None

Port Executives Present: Executive Director, Kristine A. Zortman and Director of Finance and Administration, Rajesh Sewak

Chair Maupin called the meeting to order at 8:00 AM. Clerk of the Board Linda Alvarado conducted roll call and confirmed a meeting quorum with Commissioners Gasparini, Chang, Claire, Radcliffe and Maupin in attendance. Commissioner Radcliffe led the Pledge of Allegiance.

II. PUBLIC COMMENT —

Executive Director Zortman recognized Mr. Clem Molony, Secretary Seaport Industrial Association and retired Univar Solutions employee. Mr. Molony welcomed the new Port Commissioners and thanked them for their service to the community. Mr. Molony stated for 28 years he has interacted with the Port Commission and this current Board of Commissioners is the strongest Port Commission that he has worked with. Mr. Molony stated the diversity of expertise and experience is exceptional. He also stated that the Port has grown and thrived under Kristine Zortman and her team. Mr. Molony thanked the Commissioners for their dedication and hard work.

Executive Director Zortman recognized a public comment letter received via email from Mr. Jeff Stine, a tenant at the marina dated September 24, 2024 and September 17, 2024. Mr. Stine inquired on the recent rent increase, unanswered emails, security deposit, public notice he also cited the Marina and Port Area Tariff No. 7 dated July 1, 2024, Item No. 18. Executive Director Zortman responded to Mr. Stine's email stating staff did research on his inquiries and the security deposits for both Tariffs 7 and 8 are consistent with other Tariffs benchmarked.

Chair Maupin confirmed with Executive Director Zortman that there were no more members of the public who wished to make public comment on non agenda items.

III. APPROVAL OF MINUTES — AUGUST 28, 2024

After inviting public comment, Chair Maupin confirmed with Executive Director Zortman that there were no members of the public who wished to make public comment on this agenda item. A motion to approve minutes dated August 28, 2024, was made by Commissioner Radcliffe and was seconded by Commissioner Chang. The motion passed by a unanimous voice roll call vote of all Commissioners present.

IV. APPROVAL OF CLAIMS — SEPTEMBER 11, 2024

After inviting public comment, Chair Maupin confirmed with Executive Director Zortman that there were no members of the public who wished to make public comment on this agenda item. A motion to approve claims dated September 11, 2024, was made by Commissioner Radcliffe and was seconded by Commissioner Claire. The motion passed by a unanimous voice roll call vote of all Commissioners present.

V. ORDINANCES — NONE

VI. RESOLUTIONS

Agenda item VI.B. was moved with no objections.

B. RESOLUTION OF THE BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY APPROVING AND AUTHORIZING EXECUTION OF ACCESS AND INDEMNITY AGREEMENT AND DIRECTING STAFF TO EXECUTE SAID AGREEMENT AND REQUISITE REGULATORY APPLICATIONS AS APPROPRIATE

Executive Director Zortman introduced Mr. Peter Zawislanski, Senior Principal Hydrogeologist & Vice President at Terraphase Engineering Inc., Mr. Thibaut Ducy, Regional Operations Director at Sims Metal and Ms. Margaret Rosegay, legal counsel at Pillsbury Winthrop Shaw Pittman LLP. Mr. Peter Zawislanski provided an overview of the Sediment Remediation Plan on Wharf 3 Area (Plan) and responded to questions from the Board. Mr. Zawislanski stated the Plan will assess, investigate and evaluate sediment evidence and risk. Mr. Zawislanski stated the investigation found elevated metals and PCB concentrations in sediment near the conveyor pier. Mr. Zawislanski also stated all work performed will be under EPA oversight and with EPA approval including the separation and disposal of liquids, toxins and sediment.

Commissioner Chang requested the definition of subtidal. Mr. Zawislanski defined subtidal is below the water line always submerge below elevation.

Commissioner Radcliffe inquired if at any time the riprap rock that will be covered with aggregate will wash away. Mr. Zawislanski stated the sediments are protected a foot below and sand will be poured into the void to the top of the riprap and the aggregate will be placed above protecting the sand and sediment below. He also stated regular inspection and maintenance will be performed as needed.

Executive Director Zortman welcomed Brian McDowel, marina tenant to speak at the podium. Mr. McDowel requested the reason why this needed to be addressed. Mr. Zawislanski stated the issue is a legacy problem, from past activities of the conveyer belt that was used to move scrap metal to the ships.

After inviting public comment, Chair Maupin confirmed with Executive Director Zortman that there were no other members of the public who wished to make public comment on this agenda item. A motion to approve the resolution was made by Commissioner Chang and was seconded by Commissioner Claire. The motion passed by a unanimous voice roll call vote of all Commissioners present.

A. RESOLUTION OF THE BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY ACCEPTING GRANT FROM THE STATE OF CALIFORNIA DEPARTMENT OF PARKS AND RECREATION DIVISION OF BOATING AND WATERWAYS; AUTHORIZING THE EXECUTION OF THE AGREEMENT BETWEEN PORT AND THE DIVISION OF BOATING AND WATERWAYS (SURRENDERED AND ABANDONED VESSEL EXCHANGE).

Executive Director Zortman introduced Connor Revay, Harbor Master. Mr. Revay provided an overview of the surrendered and abandoned vessel exchange program (SAVE), Abandoned Watercraft Abatement Fund (AWAF) and the Vessel Turn-In Program (VTIP) grants. Mr. Revay stated the combination of the three programs into one allows local public agencies the convenience of only one grant to apply for and manage, and the flexibility to use the funds for both purposes as needed. Mr. Revay stated the grant funding allows vessels that are in dilapidated conditions to be destroyed properly. Executive Director Zortman stated this is a wonderful program that the state offers. After inviting public comment, Chair Maupin confirmed with Executive Director Zortman that there were no other members of the public who wished to make public comment on this agenda item. A motion to approve the resolution was made by Commissioner Radcliffe and was seconded by Commissioner Chang. The motion passed by a unanimous voice roll call vote of all Commissioners present.

VII. MOTIONS — NONE

VIII. REPORTS/PRESENTATIONS — NONE

IX. EXECUTIVE DIRECTOR'S REPORT

Executive Director Zortman stated staff is working with SF Bay Ferry (SFBF) reviewing the matrix from the pilot ferry to the Giants game, and both the Port and SFBF are planning a program for next year. Executive Director Zortman stated the ferry project continues to move forward. Executive Director Zortman reported this year's sponsorship for PortFest is the largest the Port has received totaling \$11,750.00 noting the amount is both in dollars and in-kind sponsorship, by tenants. Executive Director Zortman stated Trish Wagner and staff have been instrumental in reaching out to various organizations. On October 8, 2024 the Port will host its next Lunch and Learn. On September 18, 2024 staff attended the Marine Exchange of the San Francisco Bay region 175th anniversary celebration. Executive Director Zortman concluded her report stating staff is doing a fabulous job.

X. MATTERS OF BOARD INTEREST

On September 1, 2024 and September 15, 2025 Commissioner Radcliffe boarded the pilot ferry to the Giants game and stated the difference on ridership numbers, stating there was a noticeable increase on September 15, 2024. On September 18, 2024 Chair Maupin attended the Working Waterfront Coalition's first marine trade skills program training center on Mare Island. Chair Maupin stated he was impressed with the students dedication and excitement. On September 17, 2024 Chair Maupin attended the Propeller Club Northern California meeting on electric trucks for goods movement and the future that it may hold in the maritime industry.

XI. CLOSED SESSION — NONE

XII. ADJOURNMENT — TO REGULAR MEETING OF OCTOBER 9, 2024

After inviting public comment, Chair Maupin confirmed with Executive Director Zortman that there were no members of the public who wished to make public comment on this agenda item. A motion to adjourn the meeting was made by Commissioner Claire and seconded by Commissioner Chang. The motion passed by a unanimous voice roll call vote of all Commissioners present. The meeting was adjourned by Chair Maupin at 8:51 AM to its next regularly scheduled meeting on October 9, 2024.