

**ADOPTED MINUTES
REGULAR MEETING OF THE BOARD OF COMMISSIONERS
HUMBOLDT BAY HARBOR, RECREATION AND CONSERVATION DISTRICT**

March 13, 2025

The Humboldt Bay Harbor, Recreation and Conservation District met in regular session on the above date, Closed Session met at 5:00 P.M., Regular Session met at 6:00 P.M. at the Woodley Island Marina meeting room, 601 Startare Drive, Eureka, CA 95501.

CLOSED SESSION – 5:00 P.M.

PUBLIC COMMENT: The following individuals addressed the Commission regarding subject matters on the closed session meeting agenda: No one.

BUSINESS

- a) CONFERENCE WITH REAL PROPERTY NEGOTIATORS. Property: Humboldt County APNs: 506-061-007, 506-061-009, 506-061-010, 506-181-006, 506-181-002, 506-061-006. Agency negotiator: Chris Mikkelsen, Executive Director; Ryan Plotz, District Counsel. Negotiating parties: JBM Land, LLC. Under negotiation: price and terms of payment.
- b) CONFERENCE WITH REAL PROPERTY NEGOTIATORS. Property: Humboldt County APN: 506-061-028. Agency negotiator: Chris Mikkelsen, Executive Director; Ryan Plotz, District Counsel. Negotiating parties: Jeff and Rebecca Meyer. Under negotiation: price and terms of payment.
- c) CONFERENCE WITH REAL PROPERTY NEGOTIATORS. Property: Humboldt County APNs: 401-031-054-000, 401-031-061-000, 401-112-013-000. Agency negotiator: Chris Mikkelsen, Executive Director; Ryan Plotz, District Counsel. Negotiating parties: California Redwood Company. Under negotiation: price and terms of payment.
- d) CONFERENCE WITH REAL PROPERTY NEGOTIATORS. Property: Humboldt County APNs: 401-031-071-000 and 401-112-029-000. Agency negotiator: Chris Mikkelsen, Executive Director; Ryan Plotz, District Counsel. Negotiating parties: Sniper Enterprises, LLC. Under negotiation: price and terms of payment.
- e) CONFERENCE WITH REAL PROPERTY NEGOTIATORS. Property: Assessor's Parcel Numbers 401-112-021 and 401-112-024, Samoa Peninsula, Humboldt County, California District negotiators: Chris Mikkelsen, Executive Director; Ryan Plotz, District Counsel. Negotiating party: California Marine Investments LLC. Under negotiation: price and terms of payment.

REGULAR SESSION – 6:00 P.M.

ROLL CALL

PRESENT: BENSON
 DALE

KULLMANN
NEWMAN
NORTON

ABSENT: NONE
QUORUM: YES

PLEDGE OF ALLEGIENCE

REPORT ON CLOSED SESSION: No reportable action.

PUBLIC COMMENT: The following individuals addressed the Commission regarding subject matters not on the regular session meeting agenda: No one.

CONSENT CALENDAR

- a) Adopt Minutes for February 13, 2025, Regular Board Meeting
- b) Receive District Financial Reports for January 2025

COMMISSIONER NEWMAN MOVED ACCEPT CONSENT CALENDAR ITEMS A-B.
COMMISSIONER DALE SECONDED.
VOICE VOTE WAS CALLED, MOTION CARRIED.

Ayes: BENSON, DALE, KULLMANN, NEWMAN, NORTON
Noes: NONE
Absent: NONE
Abstain: NONE

COMMUNICATIONS, REPORTS AND CORRESPONDENCE RECEIVED

- a) Correspondence Received – Letter from J. Kalt and J. Harris related to Agenda Item 11a.
- b) Executive Director’s Report
 - I. Executive Director presented Executive Director’s report.
- c) Staff Reports
 - I. Staff presented reports.
- d) District Counsel Report
 - I. No report.
- e) District Treasurer Report
 - I. No report.
- f) District Engineer Report.
 - I. No report.
- g) District Planner Report
 - I. District Planner presented a report.
- h) Commissioner and Committee Reports
 - I. Commissioners reported on recent activities and subcommittees.

Chair Kullmann moved Agenda Item 11c. to before Unfinished Business.
Chair Kullmann moved Agenda Item 11e. to 11b.

c) Receive Report Regarding the “Green Terminal Roadmap” for the Heavy Lift Marine Terminal Project

- I. District staff presented the item with Scott Lagueux.
- II. The Commission discussed the item.
- III. Chair Kullmann opened the item to public comment. Rachel Smith commented.
- IV. Chair Kullmann moved the discussion back to the Commission.
- V. Discussion item only, no formal action was taken.

UNFINISHED BUSINESS

a) Receive Status Update Regarding Humboldt Bay Offshore Wind Heavy Lift Marine Terminal Project

- I. District staff presented the item with Shelly Anghera of Moffat & Nichol, Brett Vivyan of GHD and Marc Percher of GHD.
- II. The Commission discussed the item.
- III. Chair Kullmann opened the item to public comment. Sylvia van Royen and Cody Freitas commented.
- IV. Chair Kullmann moved the discussion back to the Commission.
- V. Discussion item only, no formal action was taken.

NEW BUSINESS

a) Receive Report Regarding Planning Study for the Proposed Extension of the Humboldt Bay Trail from Eureka to CR

- I. Hank Seemann presented the item.
- II. The Commission discussed the item.
- III. Chair Kullmann opened the item to public comment. Cody Freitas commented.
- IV. Chair Kullmann moved the discussion back to the Commission.
- V. Discussion item only, no formal action was taken.

e) Consider Accepting Public Comment via Zoom

- I. Executive Director presented the item.
- II. The Commission discussed the item.
- III. Chair Kullmann opened the item to public comment. Eddie Morgan, Kerry Venegas, Amy Jester, Sylvia van Royen commented.
- IV. Chair Kullmann moved the discussion back to the Commission.
- V. Discussion item only, no formal action was taken.

COMMISSIONER NEWMAN MOVED TO ACCEPT PUBLIC COMMENT DURING REGULAR MONTHLY HUMBOLDT BAY HARBOR, RECREATION AND CONSERVATION DISTRICT BOARD MEETINGS STARTING MAY 8, 2025.

COMMISSIONER BENSON SECONDED.

VOICE VOTE WAS CALLED, MOTION CARRIED WITHOUT DISSENT.

Ayes: BENSON, KULLMANN, NEWMAN, NORTON

Noes: NONE

Absent: DALE

b) Consideration of Initial Fiscal Year 2025-2026 Budget Preparation Schedule

- I. Executive Director presented the item.
- II. The Commission discussed the item.
- III. Chair Kullmann opened the item to public comment. No one commented.
- IV. Chair Kullmann moved the discussion back to the Commission.
- V. Discussion item only, no formal action was taken.

~~c) Receive Report Regarding the "Green Terminal Roadmap" for the Heavy Lift Marine Terminal Project~~

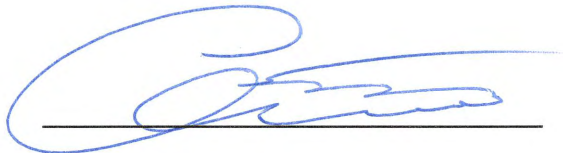
Item moved to before Unfinished Business.

d) Review of Advisory Committees and Consider Changes

- I. Executive Director presented the item.
- II. The Commission discussed the item.
- III. Chair Kullmann opened the item to public comment. No one commented.
- IV. Chair Kullmann moved the discussion back to the Commission.

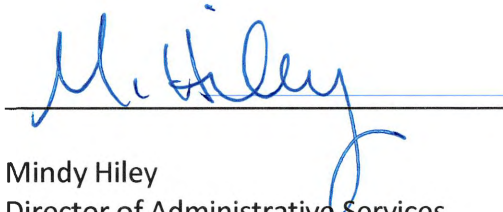
ADJOURNMENT – 8:15 P.M.

APPROVED BY:

A blue ink signature of Aaron Newman, consisting of a large, stylized 'A' followed by a series of loops and a horizontal line.

Aaron Newman
Secretary of the Board of Commissioners

RECORDED BY:

A blue ink signature of Mindy Hiley, featuring a stylized 'M' and 'H' followed by a horizontal line.

Mindy Hiley
Director of Administrative Services



Dear Humboldt Bay Harbor District Board,

I hope this letter finds you well. As we continue to navigate the ever-evolving landscape of virtual communication, I would like to request that the board consider maintaining Zoom access to your meetings moving forward. Also, I request that you add the option to not just observe, but also to participate via Zoom.

Many of us have had the opportunity to experience the convenience and accessibility of virtual meetings. Virtual meetings have also greatly benefited the disability community. Virtual meetings have enabled individuals with disabilities who cannot attend in person due to their disability a way to still fully participate in meetings regardless of location.

The accessibility and flexibility that Zoom provides have allowed for continued collaboration for countless agencies/boards without sacrificing the mission of the organization.

These hybrid options offer participation from those on site. For those using the virtual platform it gives individuals with and without disabilities the opportunity for participation, foster inclusion, and accommodation. Having a Zoom participation option is also a valuable tool for increasing overall attendance and engagement, which in turn supports stronger decision-making and more comprehensive discussions.

By maintaining Zoom access, you can ensure that all board members of all abilities can engage in board meetings, regardless of the barriers they face due to their disability.

Furthermore, I believe that offering both in-person and virtual attendance options would be an essential move, especially as we move into a future where flexible virtual arrangements are becoming the norm. You can also use Zoom's features to record meetings, ensuring transparency and allowing those who are unable to attend can review important discussions later.

I would welcome the opportunity to discuss this proposal further with the board and explore any additional thoughts or concerns you might have. I am confident that maintaining and expanding Zoom access will enhance the board's effectiveness and continue to foster an inclusive and accessible environment for all members.

Thank you for your time and consideration.



Sincerely,
Juliannah Harris
Assistive Technology Coordinator
Juliannah@tilinet.org

From: [Chris Mikkelsen](#)
To: [Mindy Hiley](#)
Subject: FW: Please restore remote comments at harbor District hearings
Date: Wednesday, April 2, 2025 11:14:12 AM

From: Jennifer Kalt <jkalt@humboldtwaterkeeper.org>
Sent: Thursday, March 13, 2025 3:20 PM
To: Stephen Kullmann <skullmann@humboldtbay.org>; Craig Benson <ubejum@gmail.com>; Aaron Newman <kay6v71@aol.com>; Greg Dale <gdale574@gmail.com>; Jack Norton <JNorton@humboldtbay.org>
Cc: Chris Mikkelsen <cmikkelsen@humboldtbay.org>
Subject: Please restore remote comments at harbor District hearings

Good afternoon Commissioners,

I am writing to strongly support restoration of remote commenting at your hearings (Agenda Item 11.e.). I am not able to attend this evening due to the lingering terrible influenza virus that has been going around this winter.

I appreciate the District's strong commitment to community engagement as you plan the offshore wind Heavy Lift Terminal. Restoring the community's ability to provide input via Zoom is critical to engage with people who can't make it to your hearings in person.

There are so many reasons people have difficulty attending in person, including lack of transportation, parenting responsibilities, and other barriers. Please show your commitment to community engagement by addressing these barriers in the easiest way possible.

Thanks, Jen

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Jennifer Kalt, Executive Director
[Humboldt Waterkeeper](#)
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