

BOARD OF COMMISSIONERS

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P.O. BOX 249 · AVILA BEACH
CALIFORNIA 93424
(805) 595-5400
www.portsanluis.com

WILLIAM D. FRIEDMAN *Harbor Director / Treasurer*
JEFFREY A. MINNERY *Legal Counsel*

PORT SAN LUIS HARBOR DISTRICT BOARD MEETING AGENDA

"To serve the public with an array of commercial and recreational boating, fishing, and coastal-related opportunities, while ensuring an environmentally responsible, safe, well-managed, and financially sustainable harbor that preserves our marine heritage and character."

TUESDAY, February 24, 2026
5:00 PM

COASTAL GATEWAY BUILDING
3900 AVILA BEACH DRIVE, AVILA BEACH, CA

1. 5:00 PM CALL TO ORDER / PUBLIC COMMENT
2. ADJOURN TO CLOSE SESSION

Pursuant to Government Code §54957.6: Conference with labor negotiators. Agency designated representatives: Harbor Director William D. Friedman. Employee Organization: Port San Luis Harbor Patrol Officers Association.

3. 6:00 PM ADJOURN TO OPEN SESSION / ROLL CALL/ FLAG SALUTE
4. PRESENTATION

A. Update on Flying Flags Development and Operations

Presented by JD Carbone, President, Redtail Acquisitions (owner of Flying Flags).

5. PUBLIC COMMENT

This public comment period provides an opportunity for members of the public to address the Board on matters of interest within the jurisdiction of the District that are not listed on the agenda. The public will be offered an opportunity to comment on agenda discussion items when these items are presented. All participants are requested to state their name and place of residence. Public comment is limited to three minutes per participant

6. CONSENT ITEMS

Consent agenda items may be pulled for separate discussion by a Commissioner prior to Board action. After an item is pulled, the public will be given the opportunity to speak on the pulled item. The public may also comment on any item not pulled by a Commissioner prior to Board action.

- A. Activity Reports: January 2026; receive and file.
- B. Monthly Payables: January 2026 check register; receive and file.
- C. Minutes: January 27, 2026 Minutes; recommend approval.
- D. Fiscal Year 2026-27 Budget Calendar: Recommend approval.
- E. Avila Pier Rehabilitation Budget Adjustment and Acceptance of Additional Funds: Review recommendations and approve budget adjustment.
- F. Harbor Patrol Policy Manual Update: Policy 314 – Report Preparation: Review and recommend approval.

7. HARBOR DIRECTOR REPORT

8. DISCUSSION ITEMS

- A. Standing and Ad Hoc Committee Assignments for 2026:** Review President's recommendations for 2026; receive and file. [Staff Report](#).
- B. Review and Approve Extensions to the Boatyard Lease and the "Hook" Lease in Addition to Approval of the Combination/Merger of the two Leases to Reflect Common Interest of the Tenant Operations:** Review and recommend approval of extensions. [Staff Report](#), [Attachment 1](#).
- C. Update on Harford Seafood Company Lease, Status of Lease Term and Current Operator, and District Options Regarding Next Steps:** Receive update, discuss and provide staff direction. [Staff Report](#), [Attachment 1](#).
- D. Local Agency Formation Commission (LAFCO) Draft Municipal Service Review and Sphere of Influence Study:** Receive and discuss. [Staff Report](#), [Attachment 1](#).
- E. Legal Counsel RFP Selection Process Update:** Review and provide direction. [Staff Report](#), [Attachment 1](#), [Attachment 2](#), [Attachment 3](#), [Attachment 4](#), [Attachment 5](#), [Attachment 6](#), [Attachment 7](#), [Attachment 8](#), [Attachment 9](#) and [Attachment 10](#).
- F. Local Agency Investment Fund (LAIF) Resolution: Adopt Resolution 26-02 to Update the LAIF Account for the Transfer of Funds and Bank Account Authorization:** Recommend approval. Waive Reading of Resolution 26-02. [Staff Report](#), [Attachment 1](#).

9. COMMUNICATIONS

At this time, any Commissioner or the Harbor Director may ask a question for clarification, make an announcement, or report briefly on his or her activities. In addition, subject to Commission Policies and Procedures, they may provide a reference to staff or other resources for factual information, request staff to report back to the Commission at a subsequent meeting concerning any matter or take action to direct staff to place a matter of business on a future agenda. (Gov. Code Sec. 54954.2)

10. ADJOURNMENT

The next regular meeting of the Harbor District will be held on Tuesday, March 24, 2026 at 6:00 PM.

Copies of the staff reports or written materials provided to the Harbor Commission for Open Session agenda items may be obtained online at www.portsanluis.com, and are also available at the Customer Service Counter of the Harbor Office for public inspection and reproduction, at cost, during normal business hours (8:00 a.m. – 12:00 noon and 1:00 p.m. to 4:30 p.m.). Closed Session items are not available for public review.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting or if you need the agenda and/or the documents in the agenda packet provided in an alternative format, please contact the Harbor District Office at 805.595.5410 at least 48 hours prior to the meeting to ensure that reasonable arrangements can be made.