



STAFF REPORT

TO: Property Committee

FROM: Andrea Lueker, Harbor Manager

DATE: March 11, 2021

SUBJECT: Update: Consideration of a Lease Extension – Wilcox Fisheries/Ice House Fish Company

Recommendation / Proposed Motion

Recommendation: District Staff recommends the Property Committee review the updated proposal from Wilcox Fisheries/Ice House Fish Company and then move to Closed Session for discussion.

Policy Implications

District Policy 3037 Contracts Management- negotiating lease agreement (lease extension) without issuing a request for proposals.

District Major Objective/Goal #3

Keep Harford Pier open and optimize use.

Fiscal Implications / Budget Status

Not applicable.

Alternatives Considered

The following actions were considered but are not recommended at this time.

- None.

Background

Port San Luis Harbor District entered into a lease agreement with Wilcox Fisheries in April 2016. The permitted uses of the lease site was as follows:

“Lessee shall use the Premises for the operations of wholesale live seafood business including offloading services and direct sale of unprocessed whole seafood to the consumer in accordance with Federal, State, and Local laws and regulations. Lessee may not change or expand upon the allowable uses as stated herein without the express written approval of the District”.

The lessee has predominantly operated a hag fish fishery at this lease site.

In late 2020, the District received a proposal for a lease extension (Attachment 1) and that proposal was discussed at the December 3, 2020 Property Committee Meeting, the December 3, 2020 Property Committee Staff Report is attached (Attachment 2). Based on the discussion at the Property Committee meeting and the number of questions that were raised, the Committee asked District Staff to meet with the lessee and then return the item to a subsequent Property Committee meeting.

District Staff sent an e-mail to Jess and Brad Wilcox with several questions that were generated from the Property Committee meeting to better understand their proposal. District Staff then subsequently received a response from Mr. Wilcox stating he is no longer interested in moving forward with his original proposal, as presented at the December 3, 2020 Property Committee meeting. Mr. Wilcox provided a revised proposal for a lease extension which is attached (Attachment 3).

Discussion

This staff report is provided to the Property Committee, as an update, based upon the recommendation received at the December 3, 2020 meeting.

The revised lease extension request will be discussed at the Property Committee in Closed Session, as it pertains to negotiated terms of the lease.

- Attachment(s):
1. Wilcox Original Lease Extension Proposal
 2. 12/3/20 Property Committee Staff Report
 3. 2/4/21 Revised Proposal