

AGENDA
REGULAR MEETING OF THE BOARD OF DIRECTORS
HUMBOLDT BAY DEVELOPMENT ASSOCIATION, INC.

DATE: December 21, 2022

TIME: 3:00 PM

PLACE: Join Zoom Meeting
<https://us02web.zoom.us/j/6917934402>

Meeting ID: 691 793 4402
One tap mobile
(669) 900-9128, 6917934402# US

1. Call to Order Regular Session and Roll Call

2. Public Comment

Note: This portion of the Agenda allows the public to speak to the Board on the various issues not itemized on this Agenda. A member of the public may also request that a matter appearing on the Consent Calendar be pulled and discussed separately. Pursuant to the Brown Act, the Board may not take action on any item that does not appear on the Agenda. Each speaker is limited to speak for a period of three (3) minutes regarding each item on the Agenda. Each speaker is limited to speak for a period of three (3) minutes during the PUBLIC COMMENT portion of the Agenda regarding items of special interest to the public not appearing on the Agenda that are within the subject matter jurisdiction of the Board of Directors. The three (3) minute time limit may not be transferred to other speakers. The three (3) minute time limit for each speaker may be extended by the President of the Board or the Presiding Member of the Board. The three (3) minute time limit for each speaker may be enforced by the President of the Board or the Presiding Member of the Board.

3. Consent Calendar

- a) Adopt Minutes for September 21, 2022 Regular Board Meeting

4. Non-Agenda

5. Unfinished Business

- a) Update on New Market Tax Credit Loan Termination Timeline, Process, Preliminary Cost

6. New Business

- a) Exercise of Option to Assign the Purchase and Sale of APN# 401-031-083 to the Humboldt Bay Harbor, Recreation and Conservation District

Recommendation: Staff recommends the board receive a report and

Agenda for December 21, 2022 Regular Board Meeting

1. Approve the assignment of the Purchase and Sale Agreement from the Humboldt Bay Development Association (HBDA) to the Humboldt Bay Harbor District (HBHD).
2. Direct Staff to implement the Earnest Money Funding Agreement.
3. Direct Staff to execute the Addendum to the Agreement for the Purchase and Sale of Real Property.
4. Authorize the Executive Director to sign and the District's Attorney to draft all other documents as may be necessary to complete the transaction and close escrow under the terms outlined in the agreements.

Summary: In preparation for the Development of the Humboldt Bay Offshore Wind and Heavy Lift Marine Terminal, HBDA entered into a Purchase and Sale Agreement to acquire approximately 35 acres of Coastal Dependent Lands for the development of the Heavy Lift Terminal. The HBDA and the District also entered into the Earnest Money Funding Agreement where the District agreed to participate, initiate the transaction, and open the escrow. Pursuant to Section 8.5 of the Purchase Agreement, HBDA intends to assign its rights under the agreement to the District so it may complete the acquisition.

7. Communications and Reports

- a) Executive Director's Report
- b) Staff Reports
- c) Board Reports

8. Adjournment