



North Coast Railroad Authority
419 Talmage Road, Suite M
Ukiah, Ca 95482

NORTH COAST RAILROAD AUTHORITY (NCRA) Board of Directors Meeting

Humboldt County Board of Supervisors Chambers
825 5th Street, Eureka, CA
Humboldt County
Wednesday, May 9, 2018 - 10:30 a.m.

AMENDED AGENDA

- A. CALL TO ORDER**
- B. ROLL CALL**
- C. AGENDA APPROVAL**
- D. PUBLIC COMMENT**

Commenters are requested to complete a Public Comment Card and provide completed card to the Recording Secretary prior to commenting. Comments will be limited to three minutes per person and not more than ten minutes per subject, so that everyone can be heard. "Public comment" time is limited to matters under the jurisdiction of the Authority that may not have been considered by the Authority previously and are not on the agenda. No action will be taken. Members of the public may also comment during specific agenda items when recognized by the Chair.

- E. PRESENTATIONS** – Netra Khatri, City of Arcata – Caltrans Grant - Planning Study for the Arcata portion of Annie and Mary Trail

- F. CONDUCT OF BUSINESS**

1. Discussion and Possible Action Regarding Amendment to Existing Eureka Corridor Management Plan
2. Discussion and Possible Action Regarding Lease Amendment Willits Redwood Company
3. Discussion and Possible Action Regarding Draft Letter to Caltrans - Disposition of Excess Cloverdale Property
4. Discussion and Possible Action Regarding Approval of Final Audited Statements for the 2016-17 Fiscal Year Ended June 30, 2017
5. Discussion and Possible Action Regarding SB1029 (McGuire)

6. Discussion and Possible Action Regarding Notice of Release of Intent to Preserve Interest
7. Discussion and Possible Action Regarding Mural Project Adjacent to the Railroad track on Waterfront Drive near the Samoa Bridge

G. CONSENT CALENDAR

1. Approval of Minutes – Regular Board Meeting – March 14, 2018
2. Approval of Minutes - Property Committee Meeting – March 28, 2018
3. Approval of NCRA Financial Statements – March and April 2018
4. Approval of Warrants Issued – March and April 2018
5. Approval of Cal Card Statement – March and April 2018
6. Approval of Property Management Report – March and April 2018
7. Approval of NCRA Executive Director 2-year Contract Renewal
8. Approval of Resolution 2018-03 through 2018-07 Adjustments to NCRA 2017-18 Final Budget

H. OPERATOR REPORT – Doug Bosco – Legal Counsel NWP Co.

I. STAFF REPORT – Mitch Stogner – Executive Director

1. Recent Amendments to SB1029 (McGuire) Regarding the NCRA Authorizing Act

J. LEGAL COUNSEL REPORT – CJ Neary

K. MATTERS FROM THE BOARD

L. CLOSED SESSION

1. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Government Code Section 54956.9(a) two cases

a. FRIENDS OF THE EEL RIVER V. NORTH COAST RAILROAD AUTHORITY
U.S. Supreme Court Case # 17-915;
Marin County Superior Court Case # CIV1103605

b. CATS V. NORTH COAST RAILROAD AUTHORITY
U.S. Supreme Court Case #17- 915;
Marin County Superior Court Case # CIV1103591

2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

a. Ukiah Depot Property, Including Mason Street Property
Government Code Section 54956.9.8

Negotiation Regarding Disposition of Ukiah Depot Property, including Mason Street Property

Agency Negotiators: Mitch Stogner, Chris Neary

Under Negotiation: Price, Terms; Interaction with Judicial Council on Joint Courthouse Off-Site Improvements.

b. NWP Co.

Government Code Section 54956.8

Parties to Negotiation: NCRA; NWP Co.

Agency Negotiators: Mitch Stogner, Chris Neary

Under Negotiation: Payment Provisions of 2006 Lease Agreement with NWP Co. Including other Consideration, Including Track Abandonment and Methodology of Consideration Calculations and Resolution of Outstanding Debt.

c. Cloverdale Property North of Citrus Fair Drive

Negotiation Regarding Disposition of Cloverdale Property north of Citrus Fair Drive

Agency Negotiators: Mitch Stogner, Chris Neary

Under Negotiation: Terms

M. ANNOUNCEMENT OUT OF CLOSED SESSION

N. ANNOUNCEMENT OF NEXT MEETING

Regular Board Meeting

Wednesday, June 13, 2018 - 10:30 a.m.

Healdsburg City Council Chambers

401 Grove Street, Healdsburg, CA

Sonoma County

O. ADJOURNMENT

AGENDA NOTE

All items appearing on the agenda are subject to action by the Board of Directors. Staff recommendations are subject to action by the Board of Directors. Staff recommendations are subject to change by the Board.

AMERICAN WITH DISABILITIES ACT (ADA) REQUESTS

To request disability-related modifications or accommodations for accessible locations or meeting materials in alternative formats (as allowed under Section 12132 of the ADA) please contact the NCRA office at 707 463-3280, at least 72 hours before the meeting.

ADDITIONS TO AGENDA

The Brown Act, Section 54954.2, states that the Board may take action on off-agenda items when: a) a majority vote determines that an "emergency situation" exists as defined in Section 54956.5, or b) a two-thirds vote of the body, or a unanimous vote of those present, determines that there is a need to take immediate action and the need for action arose after the agenda was legally posted, or c) the item was continued from a prior, legally posted meeting not more than five calendar days before this meeting.

ADDITIONAL MEETING INFORMATION FOR INTERESTED PARTIES

Written materials related to an item on this agenda submitted to the Board of Directors are available for public inspection in the NCRA office located at 419 Talmage Road, Suite M, Ukiah California. Documents maintained for public inspection are considered to be draft documents until approved by the Board of Directors. Some of these documents may also be posted on the NCRA website, but the official record is maintained for public inspection in the NCRA office.

CLOSED SESSION

If agendaized, NCRA may adjourn to a closed session to consider litigation or personnel matters. Discussion of litigation or pending litigation may be held in closed session by authority of Government Code Section 54956.9; discussion of personnel

matters by authority of Government Code Section 54957; to confer with their negotiator regarding real property by authority of Government Code Section 54956.8.