



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 5<sup>th</sup> Street, Eureka  
Humboldt County  
Wednesday, May 10, 2017 – 10:30 a.m.

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### **FINAL 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**

- 1. Humboldt Bay Rails with Trails Project Update – Hank Seemann - Humboldt County Public Works, Miles Slattery - City of Eureka, Netra Khatri - City of Arcata**

- F. CONDUCT OF BUSINESS**

- 1. Discussion and Possible Action regarding a Request from The Riverlife Foundation to Erect 3 Concrete Barricades at 3<sup>rd</sup> and Main Streets in Fortuna**
  - 2. Discussion and Possible Action regarding Extension of Woodman Creek - Cal Trout Land Owner Agreement**
  - 3. Discussion and Possible Action regarding Contract with Guillon Inc. to Sell/Lease Excess Railroad Property North of Citrus Fair Drive in Cloverdale**
  - 4. Discussion and Possible Action regarding Abandonment of Eureka NCRA Office Building on West 2<sup>nd</sup> Street in Eureka**

**G. CONSENT CALENDAR**

1. **Approval of Minutes – Regular Board Meeting – April 12, 2017**
2. **Acceptance of Cal Card Statement – April 2017**

**H. STAFF REPORT – Mitch Stogner – Executive Director**

**I. LEGAL COUNSEL REPORT – CJ Neary**

**J. MATTERS FROM THE BOARD**

**K. CLOSED SESSION**

**1. CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION**

Government Code Section 54956.9(a) (one case)

- a. Friends of the Eel River, Californians For Alternatives to Toxic vs. NCRA et al.  
Supreme Court Case No. S222472

**2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

- a. Ukiah Depot Property, including Mason Street Property  
Negotiation Regarding Disposition of Ukiah Depot Property, including Mason Street Property  
Agency Negotiators: Mitch Stogner, Chris Neary  
Under Negotiation: Price, Terms
- b. 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
- c. NWP Co.  
Gov. Code 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

**L. ANNOUNCEMENT OUT OF CLOSED SESSION**

**M. ANNOUNCEMENT OF NEXT MEETING**

**Regular Board Meeting  
Wednesday, June 14, 2017 - 10:30 a.m.  
Healdsburg City Council Chambers  
401 Grove Street, Healdsburg, CA  
Sonoma County**

## **N. 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 agendized, 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.*