



Staff Report

TO: Board of Harbor Commissioners
FROM: Steve McGrath, General Manager
DATE: September 7, 2016
SUBJECT: Romeo Pier: Access and Disposition

Recommendation/Motion:

Motion: Authorize General Manager to execute an agreement with Romeo Packing, subject to District Counsel review and approval, to allow access over Romeo Packing property, and transfer ownership of the remaining portion of the pier, post-demolition, to Romeo Packing.

Policy Implications:

Harbors and Navigation Code §6074 allows for the District to “grant, purchase, gift, devise, lease or otherwise acquire, hold and enjoy and lease and dispose of real and personal property of every kind”

Fiscal Implications/Budget Status:

The 2016/17 Adopted Budget has allocated \$625,000 for demolition of the Romeo Pier

Background:

The District initially leased the Romeo Pier in 1976 from Romeo Packing, and then purchased the facility in 1998 with the intent of acquiring and developing commercial ‘footprint’ in the harbor. In 1998 the last tenant moved off the pier and the pier was closed.

Even though the District had acquired title to the pier, access was over privately held property, and, during the period of active District involvement with and use of the pier, access was granted by Romeo Packing, in the form of an access agreement for a fee of \$100 p.m. initially. See attached.

In 2010, as the pier was no longer in use, the District terminated the access agreement. See attached.

In 2014, the District contracted with Moffatt and Nichol to develop the permit application, with all attendant and required supplemental reports and studies, to allow for the demolition of the pier. In July 2014, M&N delivered a report detailing progress on the development and permitting of the project.

The majority of the demolition will be accomplished from the water. However, some land-side access over Romeo Packing property will be required. In order to provide the final piece of information required by the California Coastal Commission prior to issuing the permit for demolition, an access agreement over the private property is required.

The project will remove the pier to the revetment (approximately Bent 3).

In discussions with Romeo Packing, it is clear that a mutually beneficial arrangement would entail the access agreement, plus demolishing the pier in a fashion that leaves Romeo Packing with alternate access to an existing building by way of a small section that abuts the base of the pier.

If so, then the District could either retain ownership of the small section of pier, or transfer ownership to Romeo Packing. The section of pier would have no practical value to the District, and leaving it in place would reduce overall costs in demolition, and potentially reduce maintenance and liability costs going forward.

Staff recommends this Commission authorize the General Manager to execute an access agreement (see attached) across Romeo Packing property for District staff, contractors and consultants for the purposes of demolition of the pier, and to execute an agreement that transfers ownership of the landside section of the pier to Romeo Packing at the conclusion of the demolition.

Attachments:

[Romeo Packing Site Access Agreement](#)

[License Agreement with Romeo Packing](#)

[Termination Letter to Romeo Packing Company March 18, 2010](#)



Private property; requires access agreement

Small pier section to remain

Pier to be removed

© 2016 Google