



Jim Hurst Richard Shoemaker Dan Platt Grant Downie Domenick Weaver Anna Neumann
Chair Vice Chair Commissioner Commissioner Commissioner Harbormaster

Noyo Harbor Commission Special Meeting Agenda

Thursday February 27th 2025 6pm

**Salmon Trollers Marketing Association,
363 N. Main Street, Fort Bragg, CA**

Call to Order

Roll Call

Pledge of Allegiance

Public Comment on Non-Agenda Items

The Noyo Harbor Commission welcomes input from the public. Please limit your comments to five minutes so that everyone may be heard. The Brown Act does not allow action to be taken on non-agenda items.

Consent Calendar

Conduct of Business

1. Discussion and possible action Resolution 2025-1

Staff Reports and Recommendations

Matters from the Commissioners

Attorney Report

Adjournment to the next regular meeting



Noyo Harbor District Agenda Item Summary

Meeting Date: 2/27/2025
Item Number: 1
Title: Resolution 2025-1
Recommended Action: Approval or Recommendations

Analysis

United States Department of Agriculture Rural Business Development Grant target technical assistance, training and other activities that promote the development and expansion of small and emerging private business in rural areas. Under the Enterprise-type grant, buying or developing land is an eligible activity.

The Noyo Harbor District has been offered the opportunity to purchase Makela Boatworks. Located at 19280 S. Harbor Drive, Makela Boatworks is a commercial property with marine railways located in the Noyo Harbor District. Build in 1947 this is a fully operational 3060sf boatworks with a 471sf residential unity with river views. The railway was last operation in 2024 and has been a critical pieces of the Harbor infrastructure for generations.

Owning the Makela Boatworks would allow the District to keep this necessary infrastructure a part of our working waterfront.

The USDA funding opportunity would 100% fund the purchase of the Makela property and shipwright the equipment. Average USDA grants are between \$10,000 and \$500,000 but no ceiling is listed. Mary Makela has submitted a rough estimate to the Harbormaster of \$585,000 with an additional \$20,000 for equipment at the time of the agenda posting. This budget places the District at the top end of normal grant awards and the Harbormaster suggests that this funding only work to implement the purchase of the property.

Maintenance Needs:

The building could use a new roof and is built on piers. A foundation with a French Drain would be beneficial as heavy water movement often rushes around the property.

The dock and wharf out front are in need of new piles, but are not in drastic disrepair.

Long Term Usage:

Ideally post funding the Harbor District would work to partner with one of the several work working, boat works or other educational programs to keep the Makela Boatworks operational.

While we work to set up a larger educational program, the Harbor District can run the haul as a serve to the fleet.

Cost Post Purchase:

Insurance: In conversations with Blacktail Insurance vessel owners would need to have vessel insurance with the Harbor District named as an additional insured. The Harbor would also have general liability insurance and property insurance on the building. Blacktail Insurance did not feel that these aspects would drastically increase the Harbor District's insurance coverage cost.

Utilities: Water and power would be offset by haul out fees. In the event no hauls are occurring, water and power usage is low. Trash could be brought over and dumped into the District's dumpsters, with no additional service fees associated.

Fiscal Impact

This project is 100% funded.

Attachments

Resolution 2025-1

Appraisal

RESOLUTION NO. 2025-1

A RESOLUTION OF THE NOYO HARBOR DISTRICT, RELATING TO THE UNITED STATES DEPARTMENT OF AGRICULTURE RURAL BUSINESS DEVELOPMENT GRANTS (RBDG) PROGRAM; AUTHORIZING THE GRANT APPLICATION; DESIGNATING AUTHORIZED REPRESENTATIVES; PROVIDING ASSURANCES; PROVIDING FOR CONFLICTS, SEVERABILITY, AND EFFECTIVE DATE.

WHEREAS, the Rural Business Development Grants (RBDG) program provides financial assistance to rural public entities for the development or expansion of small and emerging businesses in rural areas; and

WHEREAS, the RBDG program supports projects through acquisition or development of land, easements, or rights of way; construction, conversion, renovation, of buildings, and other activities aiming at economic development and job creation in rural areas outside the urbanized periphery of any city with a population of 50,000 or more; and

WHEREAS, the Noyo Harbor District is eligible to apply for the RBDG program to benefit its rural community by supporting small and emerging businesses; and

WHEREAS, the Noyo Harbor District intends to submit an application for RBDG funding to support the acquisition and rehabilitation of downtown buildings, and the development or expansion of small and emerging private businesses in those buildings;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE NOYO HARBOR DISTRICT, as follows:

SECTION I. The foregoing findings are incorporated herein by reference and made a part hereof.

SECTION II. The Noyo Harbor District is authorized to apply for RBDG funding to finance the purchase of Makela Boatworks.

SECTION III. The Harbormaster is hereby designated as the authorized representative to provide the assurances and commitments required by the grant application.

SECTION IV. The Harbormaster is authorized to execute any agreements or documents necessary to apply for and, upon approval, receive and administer the RBDG funds.

SECTION V. All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION VI. If any section or portion of a section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other section or part of this Resolution.

SECTION VII. This Resolution shall become effective immediately upon its passage and adoption.

RESOLVED after due motion, second, and discussion in open session this ____ day of _____, 2025.

Approved:

Denied:

Abstained:

Absent:

CHAIR

NOYO HARBOR DISTRICT

VICE CHAIR

NOYO HARBOR DISTRICT

Jim Hurst

Richard Shoemaker

November 4, 2024

Re: Market Values for Real Estate belonging to Mary Makela

[REDACTED]
19280 S. Harbor Dr., Fort Bragg
[REDACTED]

To Whom It May Concern:

After consideration of sales in the Fort Bragg area within the last year, comparative analysis supports market values for the above properties as follows:

[REDACTED] 2 unit residential; 1218 sf home built in 1958 and 800 sf residence built in 1920 on .16 acre lot within city limits. Value: [REDACTED]

19280 S. Harbor Dr., Fort Bragg: Commercial plus residential; 3060 sf Fully operational commercially zoned waze located in the Noyo River Harbor District, built in 1947; 471 sf Residential unit with river views, built in 1958. Value: \$585,000
(Value does not include business or equipment)

[REDACTED] 1608 sf manufactured home built in 2001 on a 2.47 acre private lot. Updated interior, overall excellent condition. Value: [REDACTED]

Please don't hesitate to contact me with any questions.

Respectfully,



Meg Wilson
BRE# 01720911

Mendo Sotheby's International Realty