



AGENDA
REGULAR MEETING
OF THE BOARD OF HARBOR COMMISSIONERS
APRIL 28, 2021
MOSS LANDING HARBOR DISTRICT
7881 Sandholdt Road, Moss Landing, CA 95039

Moss Landing Harbor District is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/84275946468>

Meeting ID: 842 7594 6468

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Meeting ID: 842 7594 6468

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A. CLOSED SESSION

A Closed Session will be held immediately prior to the public open meeting, and will begin at **6:00 p.m.** to consider the following items. The public open meeting will begin at **7:00 p.m., or as soon thereafter as the Closed Session is concluded**, and any action taken during the Closed Session will be reported out at that time.

1. Meet and confer with legal counsel pursuant to Government Code 54956.9(d)(4) deciding whether to initiate litigation.
2. Confer with real property negotiators (District Counsel and GM) pursuant to Government Code 54956.8 regarding 2 matters.
 - A. Proposed lease of storage lot adjacent to the Santa Cruz Cannery Building located at 7532 Sandholdt Rd.
 - c. Proposal received from Loop regarding North Harbor property lease

B. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE – ROLL CALL

Russ Jeffries – President

Tony Leonardini – Vice President

Vince Ferrante – Secretary

James Goulart – Commissioner

Liz Soto - Commissioner

Tommy Razzeca – General Manager

Mike Rodriguez – District Counsel

Shay Shaw – Administrative Assistant

C. PRESIDENT'S REMARKS

The President will use this opportunity to inform the public of issues affecting the District and other items of a general nature not otherwise provided for on this agenda.

D. PUBLIC COMMENTS

Members of the general public may address the Board of Harbor Commissioners regarding any item that is not on the Agenda. The President may limit the total amount of time of testimony.

E. CONSENT CALENDAR

1. Approval of the March 31, 2021 Regular Meeting Minutes.

F. FINANCIAL REPORT

2. Financial reports months ending March, 2021.

G. MANAGERS' REPORTS

The General Manager will make oral or written reports. The Board may take action as deemed necessary. The Managers may present additional reports but the Board may not take action on any item not on this Agenda.

3. Projects Status/Update
4. Summary of Permits Issued
5. Meeting Announcements
6. Liveaboard Report
7. Slip Income Report
8. Incident Report

H. COMMITTEE REPORTS

9. Finance Committee – Ferrante/Leonardini
10. Elkhorn Slough Advisory Committee – Leonardini
11. Special Districts – Jeffries/Ferrante
12. Budget Committee – Leonardini/Goulart
13. Liveaboard Committee – Goulart/Soto
14. Harbor Improvement Committee – Goulart/Soto
15. Real Property Committee I – Jeffries/Leonardini
16. Real Property Committee II – Ferrante/Goulart
17. Meetings attended by Commissioners at District expense since the last regular meeting of the Board (AB 1234 requirements). Such reports may be oral or written.

I. GENERAL MANAGER REPORT AND UPDATE REGARDING ORDINANCE NO. 208

18. The General Manager will provide the Board an update regarding Ordinance No. 208 related to the Passenger Vessel Fee which is not being charged at this time due to the COVID-19 Pandemic. The General Manager will seek direction from the Board

- a. Staff report
- b. Public Comment
- c. Board discussion and direction/recommendation

J. NEW BUSINESS

19. ITEM- Adoption of Preliminary Budget FY 21/22
 - a. Staff report

- b. Public Comment
- c. Board discussion
- d. Board action

20. ITEM- Consider Allowing the General Manager to Move District Bank Accounts from Union Bank to 1st Capitol Bank

- a. Staff report
- b. Public Comment
- c. Board discussion
- d. Board action

K. COMMISSIONERS COMMENTS AND CONCERNS

Commissioners may address items of concern at this time and may request that items be placed on future agendas in accordance with the By-laws of the Board.

L. ADJORNMENT

The next Meeting of the Board of Harbor Commissioners is scheduled for May 26, 2021 at 7:00 PM at the Moss Landing Harbor District, 7881 Sandholdt Road, Moss Landing, CA. Individuals requiring special accommodations should contact Administrative Assistant, Shay Shaw at Shaw@mosslandingharbor.dst.ca.us or at 831.633.2461 no less than 72 hours prior to the meeting or if a Special Meeting, as soon as possible after the Agenda is posted. Copies of the agenda will be available 72 hours prior to Regular Meetings and 24 hours prior to Special Meetings and/or by contacting the District at 831.633.5417 or Shaw@mosslandingharbor.dst.ca.us or on the District's website at www.mosslandingharbor.dst.ca.us. All meetings are noticed and conducted in accordance with the Ralph M. Brown Act.



AGENDA
SPECIAL MEETING MINUTES
OF THE BOARD OF HARBOR COMMISSIONERS
MARCH 31, 2021
MOSS LANDING HARBOR DISTRICT
7881 Sandholdt Road, Moss Landing, CA 95039

MLHD is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/89069189711?pwd=b28zQlIDYW9TYkliT1BnMHh1Mnpidz09>

Meeting ID: 890 6918 9711

Passcode: 541163

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+1 301 715 8592 US (Washington DC)

Meeting ID: 890 6918 9711

Passcode: 541163

Find your local number: <https://us02web.zoom.us/j/kmkAT55nR>

A. CLOSED SESSION

A closed session was held immediately prior to the public open meeting to consider the following items:

1. Meet and confer with legal counsel pursuant to Government Code 54956.9(d)(4) deciding whether to initiate litigation.
2. Confer with real property negotiators (District Counsel and GM) pursuant to Government Code 54956.8 regarding 2 matters.
 - A. Proposed lease of storage lot adjacent to the Santa Cruz Cannery Building located at 7532 Sandholdt Rd.
 - B. Proposal received from Loop regarding North Harbor property lease

B. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE – ROLL CALL

The open session was called to order at 7:01pm, after the Pledge of Allegiance Roll was called:

Commissioners Present:

Russ Jeffries – President

Tony Leonardini – Vice President

Vince Ferrante – Secretary

James Goulart – Commissioner

Liz Soto - Commissioner

Staff Present:

Tommy Razzeca – General Manager

Mike Rodriguez – District Counsel –Via Zoom

Shay Shaw – Administrative Assistant

C. PRESIDENT'S REMARKS

The President announced that the Board met in Closed Session and no decisions were made; direction was given to the General Manager and District Counsel.

D. PUBLIC COMMENTS

None.

E. CONSENT CALENDAR

1. Approval of the January 27, 2021 Regular Meeting Minutes. A motion was made by Commissioner Soto, seconded by Commissioner Leonardini, to approve the January 27, 2021 Regular Meeting Minutes.

F. FINANCIAL REPORT

2. Financial reports months ending February, 2021. GM Razzeca gave the highlights. A motion was made by Commissioner Ferrante, seconded by Commissioner Goulart to accept the Financial Report. The motion passed unanimously on a roll-call vote.

G. MANAGERS' REPORTS

The General Manager will make oral or written reports. The Board may take action as deemed necessary. The Managers may present additional reports but the Board may not take action on any item not on this Agenda.

3. Projects Status/Update – written report/no questions
4. Summary of Permits Issued – written report/no questions
5. Meeting Announcements – written report/no questions
6. Liveboard Report – written report/no questions
7. Slip Income Report – written report/no questions
8. Incident Report – written report/no questions

H. COMMITTEE REPORTS

9. Finance Committee – Ferrante/Leonardini – nothing to report
10. Elkhorn Slough Advisory Committee – Leonardini – nothing to report
11. Special Districts – Jeffries/Ferrante – nothing to report
12. Budget Committee – Leonardini/Goulart – nothing to report
13. Liveboard Committee – Goulart/Soto – nothing to report
14. Harbor Improvement Committee – Goulart/Soto – nothing to report
15. Real Property Committee I – Jeffries/Leonardini – nothing to report
16. Real Property Committee II – Ferrante/Goulart – nothing to report
17. Meetings attended by Commissioners at District expense since the last regular meeting of the Board (AB 1234 requirements). Such reports may be oral or written.

I. GENERAL MANAGER REPORT AND UPDATE REGARDING ORDINANCE NO. 208

18. The General Manager will provide the Board an update regarding Ordinance No. 208 related to the Passenger Vessel Fee which is not being charged at this time due to the COVID-19 Pandemic. The General Manager will seek direction from the Board

- a. Staff report – GM Razzeca gave the report
- b. Public Comment - None
- c. Board discussion and direction/recommendation - Consensus

J. NEW BUSINESS

19. ITEM- Consider Adoption of Resolution 21-01 Approving Reimbursement Agreement with Lusmaerica Foods Inc.

- a. Staff report – GM Razzeca gave the report
- b. Public Comment - None
- c. Board discussion - None
- d. Board action - A motion was made by Commissioner Soto, seconded by Commissioner Goulart to adopt Resolution 21-01 approving reimbursement agreement with Lusamerica Foods, Inc. The motion passed unanimously on a roll-call vote.

20. ITEM- Consider Adoption of Resolution 21-02 Approving Consulting Agreement with Marc Del Piero

- a. Staff report – GM Razzeca gave the report
- b. Public Comment – None
- c. Board discussion – None

d. Board action – A motion was made by Commissioner Goulart, seconded by Commissioner Ferrante to adopt Resolution 21-02 approving consulting agreement with Marc Del Piero. The motion passed unanimously on a roll-call vote.

21. ITEM- Consider Adoption of Resolution 21-03 Ice Bin and Overhead Conveyance Lease with Lusamerica Foods Inc.

- a. Staff report – GM Razzeca gave the report
- b. Public Comment – None
- c. Board discussion – None
- d. Board action – A motion was made by Commissioner Ferrante, seconded by Commissioner Soto to adopt Resolution 21-03 Ice Bin and overhead conveyance lease with Lusamerica Food Inc. The motion passed unanimously on a roll-call vote.

22. ITEM- Consider Approval of Lusmamerica Foods Inc. Construction Permit

- a. Staff report – GM Razzeca gave the report
- b. Public Comment – None
- c. Board discussion – Commissioner Goulart asked if additional permits were needed outside of the Harbor District permit. Staff responded that the District permit requires the permittee to obtain all additionally required permits prior to construction.
- d. Board action – A motion was made by Commissioner Ferrante, seconded by Commissioner Leonardini to approve the Lusamerica Foods Inc construction permit. The motion passed unanimously on a roll-call vote.

K. COMMISSIONERS COMMENTS AND CONCERNS

None.

L. ADJORNMENT

President Jeffries adjourned the meeting at 7:44pm

Respectfully submitted,

ATTEST:

Vince Ferrante, Secretary
Board of Harbor Commissioners

Tommy Razzeca, Deputy Secretary
Board of Harbor Commissioners

Moss Landing Harbor District
Balance Sheet
As of March 31, 2021

	Mar 31, 21	Mar 31, 20	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
1002 · Petty Cash	500	500		
1009 · Union - Operating	3,082,059	2,225,373	856,686	38%
1010 · Union - M.ñ.		8,362	-8,362	-100%
1011 · Union - Payroll		31,994	-31,994	-100%
1015 · 1st Capital Bank	1,556,559	1,553,450	3,109	0%
1018 · Union Bank- Trust Account	1,700,103	501,345	1,198,758	239%
1020 · Umpqua - Restricted	1,016,907	1,016,399	508	0%
Total Checking/Savings	7,356,128	5,337,423	2,018,705	38%
Accounts Receivable				
11290 · Leases				
1282 · NNN Receivable	48,928	104,298	-55,370	-53%
Total 11290 · Leases	48,928	104,298	-55,370	-53%
1200 · Marina Receivables	138,894	188,171	-49,277	-26%
1201 · Marina - Allow for Bad Debt	-34,630	-44,125	9,495	22%
Total Accounts Receivable	153,192	248,344	-95,152	-38%
Other Current Assets				
1271 · Prepaid Expenses				
1270 · Insurance	51,081	28,917	22,164	77%
Total 1271 · Prepaid Expenses	51,081	28,917	22,164	77%
Total Other Current Assets	51,081	28,917	22,164	77%
Total Current Assets	7,560,401	5,614,684	1,945,717	35%
Fixed Assets				
1650 · Construction in Progress	4,861,140	4,554,742	306,398	7%
1670 · Equipment	463,119	453,356	9,763	2%
1700 · Improvements				
1710 · NH Buildings & Improvements	6,880,629	6,880,629		
1720 · NH Floating Docks	524,675	524,675		
1725 · NH Offsite Improvements	632,218	632,218		
1730 · SH Buildings & Improvements	8,160,807	8,160,807		
1740 · SH Floating Docks	9,457,184	9,457,184		
Total 1700 · Improvements	25,655,513	25,655,513		
1800 · Less - Depreciation				
1805 · Equipment	-437,241	-424,503	-12,738	-3%
1810 · NH Buildings & Improvements	-3,624,032	-3,357,124	-266,908	-8%
1820 · NH Floating Docks	-533,702	-529,806	-3,896	-1%
1825 · NH Offsite Improvements	-510,531	-491,741	-18,790	-4%
1830 · SH Buildings & Improvements	-6,310,630	-6,183,319	-127,311	-2%
1840 · SH Floating Docks	-6,706,140	-6,321,093	-385,047	-6%
Total 1800 · Less - Depreciation	-18,122,276	-17,307,586	-814,690	-5%
1900 · Land	1,642,860	1,642,860		
Total Fixed Assets	14,500,356	14,998,885	-498,529	-3%

2:52 PM
04/21/21

Moss Landing Harbor District
Balance Sheet
As of March 31, 2021

	<u>Mar 31, 21</u>	<u>Mar 31, 20</u>	<u>\$ Change</u>	<u>% Change</u>
Other Assets				
1320 · Workers Comp Deposit	200	200		
1530 · Principal Financial CS	7,389	7,389		
Total Other Assets	<u>7,589</u>	<u>7,589</u>		
TOTAL ASSETS	<u><u>22,068,346</u></u>	<u><u>20,621,158</u></u>	<u><u>1,447,188</u></u>	<u><u>7%</u></u>

Moss Landing Harbor District
Balance Sheet
As of March 31, 2021

	<u>Mar 31, 21</u>	<u>Mar 31, 20</u>	<u>\$ Change</u>	<u>% Change</u>
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
2010 · Accounts Payable	-24,666	-14,873	-9,793	-66%
Total Accounts Payable	<u>-24,666</u>	<u>-14,873</u>	<u>-9,793</u>	<u>-66%</u>
Other Current Liabilities				
2020 · Accrued Salaries Payable	16,850	22,410	-5,560	-25%
2021 · Accrued Vacation	22,412	21,810	602	3%
2023 · Accrued Payroll Taxes	6,865	5,112	1,753	34%
2030 · Customer Deposits	347,456	324,057	23,399	7%
2051 · Note Interest Payable				
2062 · Umpqua Accrued Interest	15,239	16,988	-1,749	-10%
Total 2051 · Note Interest Payable	<u>15,239</u>	<u>16,988</u>	<u>-1,749</u>	<u>-10%</u>
2080 · Prepaid Berth Fees	198,300	207,326	-9,026	-4%
2082 · MLCP Cost Reimb. Deposit	74,811	79,688	-4,877	-6%
2086 · Prepaid Leases				
20861 · Duke	72,933	76,564	-3,631	-5%
20862 · MBARI	2,057	232	1,825	787%
Total 2086 · Prepaid Leases	<u>74,990</u>	<u>76,796</u>	<u>-1,806</u>	<u>-2%</u>
2087 · Lease Deposits	19,501	18,493	1,008	5%
Total Other Current Liabilities	<u>776,424</u>	<u>772,680</u>	<u>3,744</u>	<u>0%</u>
Total Current Liabilities	<u>751,758</u>	<u>757,807</u>	<u>-6,049</u>	<u>-1%</u>
Long Term Liabilities				
2605 · Umpqua Loan	2,508,701	2,908,858	-400,157	-14%
Total Long Term Liabilities	<u>2,508,701</u>	<u>2,908,858</u>	<u>-400,157</u>	<u>-14%</u>
Total Liabilities	<u>3,260,459</u>	<u>3,666,665</u>	<u>-406,206</u>	<u>-11%</u>
Equity				
3020 · Retained Net Assets	6,456,231	6,456,231		
3050 · Prior Year Earnings	11,796,504	11,690,585	105,919	1%
Net Income	<u>555,152</u>	<u>-1,192,323</u>	<u>1,747,475</u>	<u>147%</u>
Total Equity	<u>18,807,887</u>	<u>16,954,493</u>	<u>1,853,394</u>	<u>11%</u>
TOTAL LIABILITIES & EQUITY	<u><u>22,068,346</u></u>	<u><u>20,621,158</u></u>	<u><u>1,447,188</u></u>	<u><u>7%</u></u>

Moss Landing Harbor District
Statement of Cash Flows
July 2020 through March 2021

Jul '20 - Mar 21

OPERATING ACTIVITIES	
Net Income	551,062
Adjustments to reconcile Net Income to net cash provided by operations:	
11290 · Leases	712
1200 · Marina Receivables	-25,514
1201 · Marina - Allow for Bad Debt	6,929
11290 · Leases:1282 · NNN Receivable	27,436
1271 · Prepaid Expenses:1270 · Insurance	-51,081
1800 · Less - Depreciation:1805 · Equipment	15,301
1800 · Less - Depreciation:1810 · NH Buildings & Improvements	236,284
1800 · Less - Depreciation:1820 · NH Floating Docks	9,028
1800 · Less - Depreciation:1825 · NH Offsite Improvements	22,037
1800 · Less - Depreciation:1830 · SH Buildings & Improvements	156,584
1800 · Less - Depreciation:1840 · SH Floating Docks	310,800
2010 · Accounts Payable	21,957
2020 · Accrued Salaries Payable	1,847
2023 · Accrued Payroll Taxes	5,717
2030 · Customer Deposits	23,359
2080 · Prepaid Berth Fees	26,733
2086 · Prepaid Leases:20861 · Duke	20,828
2086 · Prepaid Leases:20862 · MBARI	-22,077
2087 · Lease Deposits	1,008
2051 · Note Interest Payable:2062 · Umpqua Accrued Interest	-19,304
2082 · MLCP Cost Reimb. Deposit	-546
Net cash provided by Operating Activities	<u>1,319,100</u>
FINANCING ACTIVITIES	
2605 · Umpqua Loan	-400,107
Net cash provided by Financing Activities	<u>-400,107</u>
Net cash increase for period	918,993
Cash at beginning of period	6,437,138
Cash at end of period	<u><u>7,356,131</u></u>

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
 July 2020 through March 2021

Ordinary Income/Expense	Jul '20 - Mar 21	Budget	\$ Over Budget	% of Budget
Income				
4000 · MARINA REVENUES				
4100 · Berthing Income				
4110 · Assigned Berthing	1,302,717	1,334,790	-32,073	98%
4112 · Qtrly/Annual Discount	-2,413	-1,733	-680	139%
4113 · Commercial Vessel Dscnt	-9,429	-9,000	-429	105%
4114 · Away (1 mnth) Dscnt	-476	-891	415	53%
4115 · Temporary Berthing	211,163	184,000	27,163	115%
4120 · Liveaboard Fees	95,295	90,000	5,295	106%
4130 · Transient Berthing	18,508	35,000	-16,492	53%
4220 · Wait List	7,428	6,750	678	110%
4260 · Towing - Intra Harbor	600	450	150	133%
4270 · Pumpouts	1,400	603	797	232%
4280 · Late Fees	25,890	26,249	-359	99%
4282 · Recovered Lien Costs	200	2,000	-1,800	10%
Total 4100 · Berthing Income	1,650,883	1,668,218	-17,335	99%
4200 · Other Income - Operations				
4225 · Merchandise	42	200	-158	21%
4230 · SH Parking	51,215	79,166	-27,951	65%
4285 · Dog Fee	870	855	15	102%
4290 · Misc	2,262	1,110	1,152	204%
Total 4200 · Other Income - Operations	54,389	81,331	-26,942	67%
4300 · Operating Grant Revenues				
Total 4000 · MARINA REVENUES	1,705,272	1,749,549	-44,277	97%

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
July 2020 through March 2021

Expense	Jul '20 - Mar 21	Budget	\$ Over Budget	% of Budget
5200 · General & Administrative				
5100 · Advertising	3,633	4,500	-867	81%
5210 · Dues & Subscriptions	11,416	6,800	4,616	168%
5220 · Office Supplies				
5223 · Administration	7,331	3,105	4,226	236%
5225 · Operations	8,565	7,001	1,564	122%
Total 5220 · Office Supplies	15,896	10,106	5,790	157%
5230 · Postage & Equip Lease				
5232 · Meter Lease	334	488	-154	68%
5235 · Postage	679	163	516	417%
Total 5230 · Postage & Equip Lease	1,013	651	362	156%
5240 · Copier Lease & Supplies				
5242 · Copier Lease	3,095	1,891	1,204	164%
Total 5240 · Copier Lease & Supplies	3,095	1,891	1,204	164%
5250 · Telephone & Communications				
5253 · Administration	11,533	9,430	2,103	122%
5255 · Operations	567	672	-105	84%
Total 5250 · Telephone & Communications	12,100	10,102	1,998	120%
5260 · Professional Services				
5262 · Accounting	29,776	33,000	-3,224	90%
5263 · Audit fees	16,500	18,000	-1,500	92%
5265 · Legal	22,919	75,001	-52,082	31%
5268 · Computer Consulting	1,721	809	912	213%
5269 · Payroll Processing	3,147	2,634	513	119%
Total 5260 · Professional Services	74,063	129,444	-55,381	57%
5290 · Credit Card Fees	11,464	11,669	-205	98%
5921 · Internet Billing Service	1,232	2,044	-812	60%
Total 5200 · General & Administrative	133,912	177,207	-43,295	76%
5300 · Personnel				
5310 · Salaries				
5313 · Administration	118,618	162,791	-44,173	73%
5315 · Operations	146,499	182,460	-35,961	80%
5318 · Maintenance	125,154	125,040	114	100%
Total 5310 · Salaries	390,271	470,291	-80,020	83%
5330 · Payroll Taxes				
5333 · Administration	7,917	12,451	-4,534	64%
5335 · Operations	10,264	13,960	-3,696	74%
5338 · Maintenance	8,477	9,569	-1,092	89%
Total 5330 · Payroll Taxes	26,658	35,980	-9,322	74%

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
July 2020 through March 2021

	Jul '20 - Mar 21	Budget	\$ Over Budget	% of Budget
5340 · Employee Benefits				
5342 · Vehicle Allowance				
5343 · Administration	35,239	33,519	1,720	105%
5345 · Operations	2,308		2,308	
5348 · Maintenance	42,678	44,948	-2,270	95%
Total 5340 · Employee Benefits	80,225	78,467	1,758	102%
5350 · Workers Compensation				
5353 · Administration	2,700	1,048	1,652	258%
5355 · Operations	5,283	4,988	295	106%
5358 · Maintenance	6,003	9,646	-3,643	62%
Total 5350 · Workers Compensation	13,986	15,682	-1,696	89%
5360 · Education & Training				
5363 · Administration	1,292	3,000	-1,708	43%
5365 · Operations	1,357		1,357	
5368 · Maintenance	1,100		1,100	
Total 5360 · Education & Training	3,749	3,000	749	125%
Total 5300 · Personnel	514,889	603,420	-88,531	85%
5400 · Insurance				
5410 · Liability Insurance	111,389	113,090	-1,701	98%
Total 5400 · Insurance	111,389	113,090	-1,701	98%
5500 · Utilities				
5510 · Garbage	89,829	74,997	14,832	120%
5520 · Gas and Electric	196,636	180,000	16,636	109%
5530 · Water	26,503	31,500	-4,997	84%
5540 · Sewer	28,688	31,500	-2,812	91%
Total 5500 · Utilities	341,656	317,997	23,659	107%
5600 · Operating Supplies				
5610 · Vehicles	7,860	7,200	660	109%
5620 · Vessels	1,321			
5625 · Operations	14,387	16,800	-2,413	86%
Total 5600 · Operating Supplies	23,568	24,000	-432	98%
5700 · Depreciation	375,017	375,001	16	100%
5800 · Repairs & Maintenance				
5810 · Vehicles	148	1,584	-1,436	9%
5830 · Equip Rental	2,104	4,162	-2,058	51%
5850 · Repair Materials	32,746	50,504	-17,758	65%
5860 · Outside Service Contracts	54,890	52,501	2,389	105%
5870 · Derelict Disposal	41,381	45,000	-3,619	92%
Total 5800 · Repairs & Maintenance	131,269	153,751	-22,482	85%
5900 · Financial Expenses				
5920 · Bank Service Charges	7,288		7,288	
5990 · Bad Debt	19,125	22,500	-3,375	85%
Total 5900 · Financial Expenses	26,413	22,500	3,913	117%
Total · MARINA EXPENSES	1,658,113	1,786,966	-128,853	93%
Net Ordinary Income - Marina Operations	47,160	-37,417	84,576	-126%

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
 July 2020 through March 2021

	Jul '20 - Mar 21	Budget	\$ Over Budget	% of Budget
4400 · LEASE AND OTHER INCOME				
4050 · Trust Lands Lease Revenue				
4051 · Dynegy Outfall	52,651	52,342	309	101%
4053 · MBARI	22,077	22,077		100%
Total 4050 · Trust Lands Lease Revenue	74,728	74,419	309	100%
4500 · Leases				
4501 · K-Pier Lease	11,209			
4502 · Cannery Building				
4517 · Suite 2	26,086	25,959	127	100%
4504 · Suite 3	70,997	71,785	-788	99%
4511 · Suite 1 & 10	14,541	14,642	-101	99%
4515 · Suite 4	69,703	69,424	279	100%
4518 · Suite 5	20,098	19,365	733	104%
4510 · Suite 6	18,304	20,578	-2,274	89%
4512 · Suite 7	12,358		12,358	
4503 · Suite 8	7,185	7,056	129	102%
4520 · Suite 9	4,984	6,641	-1,657	75%
4523 · Canery NNN	28,594	30,000	-1,406	95%
Total 4502 · Cannery Building	272,850	265,450	7,400	103%
4530 · RV Lot	26,644	26,615	29	100%
4540 · Martin & Mason	28,481	25,319	3,162	112%
4560 · North Harbor				
4562 · Sea Harvest	27,461	27,370	91	100%
4568 · Monterey Bay Kayaks	72,826	23,971	48,855	304%
Total 4560 · North Harbor	100,287	51,341	48,946	195%
Total 4500 · Leases	439,471	368,725	70,746	119%
4600 · District Property Taxes	191,960	150,000	41,960	128%
4700 · Other Revenues & Concessions				
4752 · Parking Fines	954			
4125 · Amenity Fee	257,283	259,533	-2,250	99%
4126 · Passenger Vessel Fees		21,000	-21,000	
4710 · Vending Activities				
4711 · Washer/Dryer	4,691	6,075	-1,384	77%
4712 · Soda	237	300	-63	79%
Total 4710 · Vending Activities	4,928	6,375	-1,447	77%
4720 · Dry Storage	44,065	45,000	-935	98%
4725 · North Harbor Use Fee	116,964	88,000	28,964	133%
4727 · Key Sales	5,970	3,705	2,265	161%
4730 · NH Washdown	270	950	-680	28%
4735 · Camp/RV	40	1,872	-1,832	2%
4740 · Equipment Rental	100	150	-50	67%
4751 · Permits	4,027	3,375	652	119%
4765 · Faxes, Copies & Postage	14	45	-31	31%
4770 · Surplus Auction/Sales	258		258	100%
Total 4700 · Other Revenues & Concessions	434,873	430,005	4,868	101%

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
July 2020 through March 2021

	Jul '20 - Mar 21	Budget	\$ Over Budget	% of Budget
4800 · Interest				
4841 · Union Bank Interest	153	225	-72	68%
4843 · First Capital Bank	2,335	2,322	13	101%
4846 · Umpqua Interest	382	2,700	-2,318	14%
Total 4800 · Interest	2,870	5,247	-2,377	55%
Total 4400 · LEASE AND OTHER INCOME	1,143,902	1,028,396	115,506	111%
7000 · LEASE AND OTHER EXPENSES				
7100 · Interest Expense				
7134 · Umpqua Accrued Interest	57,897	57,897		100%
Total 7100 · Interest Expense	57,897	57,897		100%
7200 · Other Financial Expenses				
7221 · CSDA Dues	7,253	6,800	453	107%
7230 · LAFO Administrative Charges	5,425	7,500	-2,075	72%
Total 7200 · Other Financial Expenses	12,678	14,300	-1,622	89%
5700 · Depreciation	375,017	375,001	16	100%
7300 · Commissioner Expenses				
7310 · Election Costs		500,000	-500,000	
7320 · Monthly Stipend	11,250	14,625	-3,375	77%
7321 · Employer Payroll Taxes	775	1,127	-352	69%
7330 · Incurred Expenses	238	2,500	-2,262	10%
Total 7300 · Commissioner Expenses	12,263	518,252	-505,989	2%
Total 7000 · LEASE AND OTHER EXPENSES	457,855	965,450	-507,595	47%
Net Ordinary Income - Lease & Other Operations	686,048	62,947	623,101	1090%
Net Ordinary Income - Combined Operations	733,207	25,530	707,677	2872%

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
 July 2020 through March 2021

	<u>Jul '20 - Mar 21</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Other Income/Expense				
Other Income				
8000 · CAPITAL PROJECT REVENUE				
8215 · FEMA Grant Receivable		600,000	-600,000	
Total 8000 · CAPITAL PROJECT REVENUE		600,000	-600,000	
8001 · Cost Reimbursements				
8101 · Revenue from reimbursements	4,636	149,999	-145,363	3%
8201 · Reimbursable expenses	-4,636	-149,999	145,363	3%
Total 8001 · Cost Reimbursements	0		0	0%
Total Other Income	0	600,000	-600,000	0%
Other Expense				
9000 · CAPITAL PROJECT EXPENSES				
5880 · Dredging		250,000	-250,000	
9051 · Sewer Lift Statlon		50,000	-50,000	
9053 · Dock Maintenance		100,000	-100,000	
9054 · Sea Lion Deterrent Fencing	1,953	25,000	-23,047	8%
9060 · NH Berthers Parking/Paving		100,000	-100,000	
9150 · Cannery	17,922	300,000	-282,078	6%
9250 · Security Camera		50,000	-50,000	
9305 · Piling Replacement Proj. - Dist	126,562	100,000	26,562	127%
9309 · New NH Building	1,719	1,000,000	-998,281	0%
9310 · NH Hotel		75,000	-75,000	
9470 · NH Visitor Dock		400,000	-400,000	
9530 · Dry Storage Yard		50,000	-50,000	
9565 · Miscellaneous Capital Projects	29,897	150,000	-120,103	20%
9750 · Office Computers		225,000	-225,000	
9800 · Dock Replacement		200,000	-200,000	
Total 9000 · CAPITAL PROJECT EXPENSES	178,053	3,075,000	-2,896,947	6%
Total Other Expense	178,053	3,075,000	-2,896,947	6%
Net Other Income	-178,053	-2,475,000	2,296,947	7%
Net Income	555,154	-2,449,470	3,004,624	-23%

Moss Landing Harbor District Profit & Loss YTD Comparison July 2020 through March 2021

	Jul '20 - Mar 21	Jul '19 - Mar 20	\$ Change	% Change
Ordinary Income/Expense				
Income				
4000 · MARINA REVENUES				
4100 · Berthing Income				
4110 · Assigned Berthing	1,302,717	1,258,261	44,456	4%
4112 · Qtrly/Annual Discount	-2,413	-1,068	-1,345	-126%
4113 · Commercial Vessel Dscnt	-9,429	-9,454	25	0%
4114 · Away (1 mnth) Dscnt	-476	-886	410	46%
4115 · Temporary Berthing	211,163	171,065	40,098	23%
4120 · Liveaboard Fees	95,295	95,643	-348	-0%
4130 · Transient Berthing	18,508	28,682	-10,174	-35%
4220 · Wait List	7,428	4,675	2,753	59%
4260 · Towing - Intra Harbor	600	600		
4270 · Pumpouts	1,400	1,650	-250	-15%
4280 · Late Fees	25,890	24,960	930	4%
4282 · Recovered Lien Costs	200	1,790	-1,590	-89%
Total 4100 · Berthing Income	1,650,883	1,575,918	74,965	5%
4200 · Other Income - Operations				
4225 · Merchandise	42	222	-180	-81%
4230 · SH Parking	51,215	79,718	-28,503	-36%
4285 · Dog Fee	870	1,035	-165	-16%
4290 · Misc	2,262	-83	2,345	2,825%
Total 4200 · Other Income - Operations	54,389	80,892	-26,503	-33%
Total 4000 · MARINA REVENUES	1,705,272	1,656,810	48,462	3%

Moss Landing Harbor District Profit & Loss YTD Comparison July 2020 through March 2021

Expense	Jul '20 - Mar 21	Jul '19 - Mar 20	\$ Change	% Change
5200 · General & Administrative				
5100 · Advertising	3,633	4,357	-724	-17%
5210 · Dues & Subscriptions	11,416	5,631	5,785	103%
5220 · Office Supplies				
5223 · Administration	7,331	3,496	3,835	110%
5225 · Operations	8,565	6,700	1,865	28%
Total 5220 · Office Supplies	15,896	10,196	5,700	56%
5230 · Postage & Equip Lease				
5232 · Meter Lease	334	748	-414	-55%
5235 · Postage	679	179	500	279%
Total 5230 · Postage & Equip Lease	1,013	927	86	9%
5240 · Copier Lease & Supplies				
5242 · Copier Lease	3,095	2,238	857	38%
Total 5240 · Copier Lease & Supplies	3,095	2,238	857	38%
5250 · Telephone & Communications				
5253 · Administration	11,533	10,651	882	8%
5255 · Operations	567	855	-288	-34%
Total 5250 · Telephone & Communications	12,100	11,506	594	5%
5260 · Professional Services				
5262 · Accounting	29,776	31,001	-1,225	-4%
5263 · Audit fees	16,500	16,500		
5265 · Legal	22,919	42,740	-19,821	-46%
5268 · Computer Consulting	1,721	1,240	481	39%
5269 · Payroll Processing	3,147	3,116	31	1%
Total 5260 · Professional Services	74,063	94,597	-20,534	-22%
5290 · Credit Card Fees	11,464	13,672	-2,208	-16%
5921 · Internet Billing Service	1,232	2,528	-1,296	-51%
Total 5200 · General & Administrative	133,912	145,652	-11,740	-8%
5300 · Personnel				
5310 · Salaries				
5313 · Administration	118,618	106,188	12,430	12%
5315 · Operations	146,499	144,906	1,593	1%
5318 · Maintenance	125,154	118,790	6,364	5%
Total 5310 · Salaries	390,271	369,884	20,387	6%
5330 · Payroll Taxes				
5333 · Administration	7,917	7,973	-56	-1%
5335 · Operations	10,264	11,085	-821	-7%
5338 · Maintenance	8,477	9,213	-736	-8%
Total 5330 · Payroll Taxes	26,658	28,271	-1,613	-6%
5340 · Employee Benefits				
5343 · Administration	35,239	33,294	1,945	6%
5345 · Operations	2,308	4,118	-1,810	-44%
5348 · Maintenance	42,678	39,535	3,143	8%
Total 5340 · Employee Benefits	80,225	76,947	3,278	4%

Moss Landing Harbor District
Profit & Loss YTD Comparison
July 2020 through March 2021

	Jul '20 - Mar 21	Jul '19 - Mar 20	\$ Change	% Change
5350 · Workers Compensation				
5353 · Administration	2,700	2,700		
5355 · Operations	5,283	4,890	393	8%
5358 · Maintenance	6,003	6,003		
Total 5350 · Workers Compensation	13,986	13,593	393	3%
5360 · Education & Training				
5363 · Administration	1,292	920	372	40%
5365 · Operations	1,357		1,357	100%
5368 · Maintenance	1,100		1,100	100%
Total 5360 · Education & Training	3,749	920	2,829	308%
Total 5300 · Personnel	514,889	489,615	25,274	5%
5400 · Insurance				
5410 · Liability Insurance	111,389	96,046	15,343	16%
Total 5400 · Insurance	111,389	96,046	15,343	16%
5500 · Utilities				
5510 · Garbage	89,829	70,012	19,817	28%
5520 · Gas and Electric	196,636	187,496	9,140	5%
5530 · Water	26,503	27,910	-1,407	-5%
5540 · Sewer	28,688	26,725	1,963	7%
Total 5500 · Utilities	341,656	312,143	29,513	9%
5600 · Operating Supplies				
5610 · Vehicles	7,860	6,488	1,372	21%
5620 · Vessels	1,321		1,321	100%
5625 · Operations	14,387	15,609	-1,222	-8%
Total 5600 · Operating Supplies	23,568	22,097	1,471	7%
5700 · Depreciation	375,017	353,998	21,019	6%
5800 · Repairs & Maintenance				
5810 · Vehicles	148	1,444	-1,296	-90%
5830 · Equip Rental	2,104	3,372	-1,268	-38%
5850 · Repair Materials	32,746	49,951	-17,205	-34%
5860 · Outside Service Contracts	54,890	70,255	-15,365	-22%
5870 · Derelict Disposal	41,381	34,666	6,715	19%
Total 5800 · Repairs & Maintenance	131,269	159,688	-28,419	-18%
5900 · Financial Expenses				
5920 · Bank Service Charges	7,288	11	7,277	66,155%
5990 · Bad Debt	19,125	19,125		
Total 5900 · Financial Expenses	26,413	19,136	7,277	38%
Total · MARINA EXPENSES	1,658,113	1,598,375	59,738	4%
Net Ordinary Income - Marina Operations	47,160	58,436	-11,276	-19%

Moss Landing Harbor District
Profit & Loss YTD Comparison
July 2020 through March 2021

	Jul '20 - Mar 21	Jul '19 - Mar 20	\$ Change	% Change
4400 · LEASE AND OTHER INCOME				
4050 · Trust Lands Lease Revenue				
4051 · Dynegy Outfall	52,651	51,465	1,186	2%
4053 · MBARI	22,077	18,499	3,578	19%
Total 4050 · Trust Lands Lease Revenue	74,728	69,964	4,764	7%
4500 · Leases				
4501 · K-Pier Lease	11,209		11,209	100%
4502 · Cannery Building				
4517 · Suite 2	26,086	25,131	955	4%
4504 · Suite 3	70,997	70,068	929	1%
4511 · Suite 1 & 10	14,541	14,091	450	3%
4515 · Suite 4	69,703	68,354	1,349	2%
4518 · Suite 5	20,098	19,532	566	3%
4510 · Suite 6	18,304	20,125	-1,821	-9%
4512 · Suite 7	12,358	7,282	5,076	70%
4503 · Suite 8	7,185	6,976	209	3%
4520 · Suite 9	4,984	5,696	-712	-13%
4523 · Canary NNN	28,594	16,251	12,343	76%
Total 4502 · Cannery Building	272,850	253,506	19,344	8%
4530 · RV Lot	26,644	25,941	703	3%
4540 · Martin & Mason	28,481	24,562	3,919	16%
4560 · North Harbor				
4562 · Sea Harvest	27,461	26,677	784	3%
4568 · Monterey Bay Kayaks	72,826	39,432	33,394	85%
Total 4560 · North Harbor	100,287	66,109	34,178	52%
Total 4500 · Leases	439,471	370,118	69,353	19%
4600 · District Property Taxes	191,960	177,621	14,339	8%
4700 · Other Revenues & Concessions				
4752 · Parking Fines	954		954	100%
4125 · Amenity Fee	257,283	209,037	48,246	23%
4126 · Passenger Vessel Fees		28,946	-28,946	-100%
4710 · Vending Activities				
4711 · Washer/Dryer	4,691	5,244	-553	-11%
4712 · Soda	237	281	-44	-16%
Total 4710 · Vending Activities	4,928	5,525	-597	-11%
4720 · Dry Storage	44,065	45,422	-1,357	-3%
4725 · North Harbor Use Fee	116,964	82,146	34,818	42%
4727 · Key Sales	5,970	3,332	2,638	79%
4730 · NH Washdown	270	770	-500	-65%
4735 · Camp/RV	40	550	-510	-93%
4740 · Equipment Rental	100		100	100%
4751 · Permits	4,027	2,799	1,228	44%
4765 · Faxes, Copies & Postage	14	55	-41	-75%
4770 · Surplus Auction/Sales	258		258	100%
Total 4700 · Other Revenues & Concessions	434,873	378,582	56,291	15%

Moss Landing Harbor District
Profit & Loss YTD Comparison
July 2020 through March 2021

	Jul '20 - Mar 21	Jul '19 - Mar 20	\$ Change	% Change
4800 · Interest				
4841 · Union Bank Interest	153	205	-52	-25%
4843 · First Capital Bank	2,335	2,356	-21	-1%
4846 · Umpqua Interest	382	2,689	-2,307	-86%
Total 4800 · Interest	2,870	5,250	-2,380	-45%
Total 4400 · LEASE AND OTHER INCOME	1,143,902	1,001,535	142,367	14%
7000 · LEASE AND OTHER EXPENSES				
7100 · Interest Expense				
7134 · Umpqua Accrued Interest	57,897	66,271	-8,374	-13%
Total 7100 · Interest Expense	57,897	66,271	-8,374	-13%
7200 · Other Financial Expenses				
7221 · CSDA Dues	7,253	7,077	176	2%
7230 · LAFO Administrative Charges	5,425	6,357	-932	-15%
Total 7200 · Other Financial Expenses	12,678	13,434	-756	-6%
5700 · Depreciation	375,017	353,998	21,019	6%
7300 · Commissioner Expenses				
7320 · Monthly Stipend	11,250	10,100	1,150	11%
7321 · Employer Payroll Taxes	775	773	2	0%
7330 · Incurred Expenses	238	2,319	-2,081	-90%
Total 7300 · Commissioner Expenses	12,263	13,192	-929	-7%
Total 7000 · LEASE AND OTHER EXPENSES	457,855	446,895	10,960	2%
Net Ordinary Income - Lease & Other Operations	686,048	554,641	131,407	24%
Net Ordinary Income - Combined Operations	733,207	613,076	120,131	20%

Moss Landing Harbor District
Profit & Loss YTD Comparison
 July 2020 through March 2021

	<u>Jul '20 - Mar 21</u>	<u>Jul '19 - Mar 20</u>	<u>\$ Change</u>	<u>% Change</u>
Other Income/Expense				
Other Income				
8001 · Cost Reimbursements				
8101 · Revenue from reimbursements	4,636	20,313	-15,677	-77%
8201 · Reimbursable expenses	-4,636	-20,103	15,467	77%
Total 8001 · Cost Reimbursements	<u> </u>	<u>210</u>	<u>-210</u>	<u>-100%</u>
Total Other Income		210	-210	-100%
Other Expense				
Gain/Loss on Disposition		54,632	-54,632	-100%
9000 · CAPITAL PROJECT EXPENSES				
5680 · Dredging		1,448,716	-1,448,716	-100%
9053 · Dock Maintenance				
9054 · Sea Lion Deterrent Fencing	1,953		1,953	100%
9150 · Cannery	17,922		17,922	100%
9305 · Piling Replacement Proj. - Dist	126,562		126,562	100%
9309 · New NH Building	1,719	302,262	-300,543	-99%
9565 · Miscellaneous Capital Projects	29,897		29,897	100%
Total 9000 · CAPITAL PROJECT EXPENSES	<u>178,053</u>	<u>1,750,978</u>	<u>-1,572,925</u>	<u>-90%</u>
Total Other Expense	<u>178,053</u>	<u>1,805,610</u>	<u>-1,627,557</u>	<u>-90%</u>
Net Other Income	<u>-178,053</u>	<u>-1,805,400</u>	<u>1,627,347</u>	<u>90%</u>
Net Income	<u><u>555,154</u></u>	<u><u>-1,192,324</u></u>	<u><u>1,747,478</u></u>	<u><u>147%</u></u>

Moss Landing Harbor District
A/P Aging Summary
As of March 31, 2021

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
A.L. Lease	77.55	0.00	0.00	0.00	0.00	77.55
Allied Administrators for Delta Dental	0.00	-402.14	0.00	0.00	0.00	-402.14
AT&T	96.32	0.00	0.00	0.00	0.00	96.32
Blue Shield of California	0.00	-357.20	0.00	0.00	0.00	-357.20
Byte Technology	274.50	0.00	0.00	0.00	0.00	274.50
CalPERS	0.00	-5,725.00	-5,725.00	0.00	0.00	-11,450.00
Card Lock Company	0.00	178.96	0.00	0.00	0.00	178.96
Carmel Marina Corporation	571.25	0.00	0.00	0.00	0.00	571.25
Castroville "ACE" Hardware	69.28	0.00	0.00	0.00	0.00	69.28
Cintas	566.07	0.00	0.00	0.00	0.00	566.07
Corralitos Electric	450.00	0.00	0.00	0.00	0.00	450.00
Damm Good Water	67.50	0.00	0.00	0.00	0.00	67.50
Debbie Dube	1,441.45	0.00	0.00	0.00	0.00	1,441.45
Industrial Supply	79.47	0.00	0.00	0.00	0.00	79.47
IPFS Corporation	0.00	-10,704.35	0.00	0.00	0.00	-10,704.35
Marc J. Del Piero	250.00	0.00	0.00	0.00	0.00	250.00
MBS Business Systems	575.64	0.00	0.00	0.00	0.00	575.64
MCS Inc.	2,400.00	0.00	0.00	0.00	0.00	2,400.00
Mechanics Bank	1,144.74	0.00	0.00	0.00	0.00	1,144.74
Monterey Sanitary Supply	0.00	853.62	0.00	0.00	0.00	853.62
Moss Landing Boat Works	691.87	0.00	0.00	0.00	0.00	691.87
MP Express	173.45	0.00	0.00	0.00	0.00	173.45
Pajaro/Sunny Mesa C.S.D.	2,781.80	0.00	0.00	0.00	0.00	2,781.80
PG&E	0.00	-20,000.00	0.00	0.00	0.00	-20,000.00
Razzolink, Inc.	0.00	-136.85	0.00	0.00	0.00	-136.85
U.S. Bank	2,592.08	0.00	0.00	0.00	0.00	2,592.08
Unified Building Maintenance	1,350.00	0.00	0.00	0.00	0.00	1,350.00
VALIC	1,615.39	0.00	0.00	0.00	0.00	1,615.39
Verizon Wireless	226.57	0.00	0.00	0.00	0.00	226.57
Vision Sevice Plan	0.00	-142.95	0.00	0.00	0.00	-142.95
TOTAL	<u>17,494.93</u>	<u>-36,435.91</u>	<u>-5,725.00</u>	<u>0.00</u>	<u>0.00</u>	<u>-24,665.98</u>

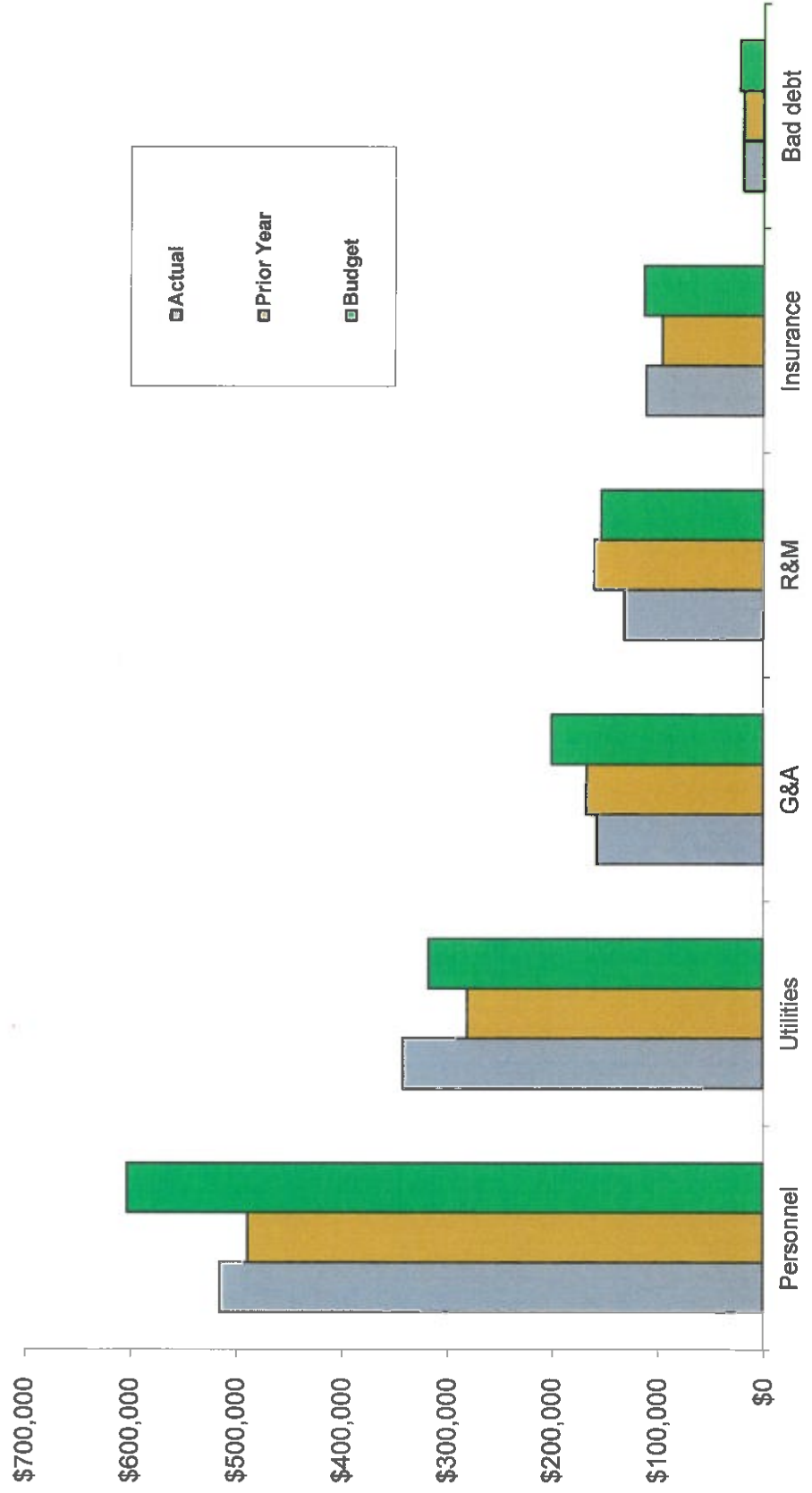
Moss Landing Harbor District
Warrant Listing
As of March 31, 2021

Type	Date	Num	Name	Amount
1009 - Union - Operating				
Check	03/04/2021		Payroll Partners	-140.74
Check	03/05/2021	2998	Ferrante, Vincent	-218.07
Check	03/05/2021	2999	Goulart, James	-113.94
Check	03/05/2021	3000	Jeffries, Russell	-341.81
Check	03/05/2021	3001	Tony Leonardini	-227.88
Check	03/05/2021	3002	Neal Norris	-775.38
Check	03/05/2021	3003	RJ Collier	-633.76
Check	03/05/2021	3004	Dennis Dixon	-109.38
Check	03/05/2021		NPC Merchant Pymt Proc	-2,427.18
Bill Pmt -Check	03/08/2021	18602	Allied Administrators for Delta Dental	-402.14
Bill Pmt -Check	03/08/2021	18603	AT&T	-96.32
Bill Pmt -Check	03/08/2021	18604	Bayside Oil, Inc.	-1,300.00
Bill Pmt -Check	03/08/2021	18605	Big Creek Lumber	-1,340.75
Bill Pmt -Check	03/08/2021	18606	Blue Shield of California	-357.20
Bill Pmt -Check	03/08/2021	18607	Byte Technology	-312.00
Bill Pmt -Check	03/08/2021	18608	Carmel Marina Corporation	-1,583.68
Bill Pmt -Check	03/08/2021	18609	Castroville "ACE" Hardware	-85.79
Bill Pmt -Check	03/08/2021	18610	Cintas	-453.44
Bill Pmt -Check	03/08/2021	18611	Damm Good Water	-20.90
Bill Pmt -Check	03/08/2021	18612	Earthworks	-3,200.00
Bill Pmt -Check	03/08/2021	18613	Green Valley Supply	-201.24
Bill Pmt -Check	03/08/2021	18614	Hodges Consulting Services	-1,991.43
Bill Pmt -Check	03/08/2021	18615	IPFS Corporation	-10,704.35
Bill Pmt -Check	03/08/2021	18616	Kimberly Richardson	-980.00
Bill Pmt -Check	03/08/2021	18617	Mechanics Bank	-793.58
Bill Pmt -Check	03/08/2021	18618	Monterey Sanitary Supply	-811.90
Bill Pmt -Check	03/08/2021	18619	Moss Landing Boat Works	-1,000.00
Bill Pmt -Check	03/08/2021	18620	MP Express	-314.75
Bill Pmt -Check	03/08/2021	18621	Nelson's Outboard Service	-1,321.25
Bill Pmt -Check	03/08/2021	18622	Pajaro/Sunny Mesa C.S.D.	-2,371.24
Bill Pmt -Check	03/08/2021	18623	PG&E	-20,000.00
Bill Pmt -Check	03/08/2021	18624	Razzolink, Inc.	-136.85
Bill Pmt -Check	03/08/2021	18625	Royal Wholesale Electric	-425.07
Bill Pmt -Check	03/08/2021	18626	Tommy Razzeca	-300.00
Bill Pmt -Check	03/08/2021	18627	U.S. Bank	-1,601.44
Bill Pmt -Check	03/08/2021	18628	VALIC	-2,423.09
Bill Pmt -Check	03/08/2021	18629	Vision Sevice Plan	-142.95
Bill Pmt -Check	03/08/2021	18630	Carmel Marina Corporation	-3,532.13
Bill Pmt -Check	03/08/2021	18631	Mechanics Bank	-461.76
Bill Pmt -Check	03/08/2021	18632	Carmel Marina Corporation	-1,307.88
Bill Pmt -Check	03/08/2021	18633	Carmel Marina Corporation	-5,107.61
Bill Pmt -Check	03/08/2021	18634	Carmel Marina Corporation	-3,402.56
Bill Pmt -Check	03/08/2021	18635	Mechanics Bank	-461.76
Bill Pmt -Check	03/16/2021	18636	Roy A. Hart	-232.00

Moss Landing Harbor District
Warrant Listing
As of March 31, 2021

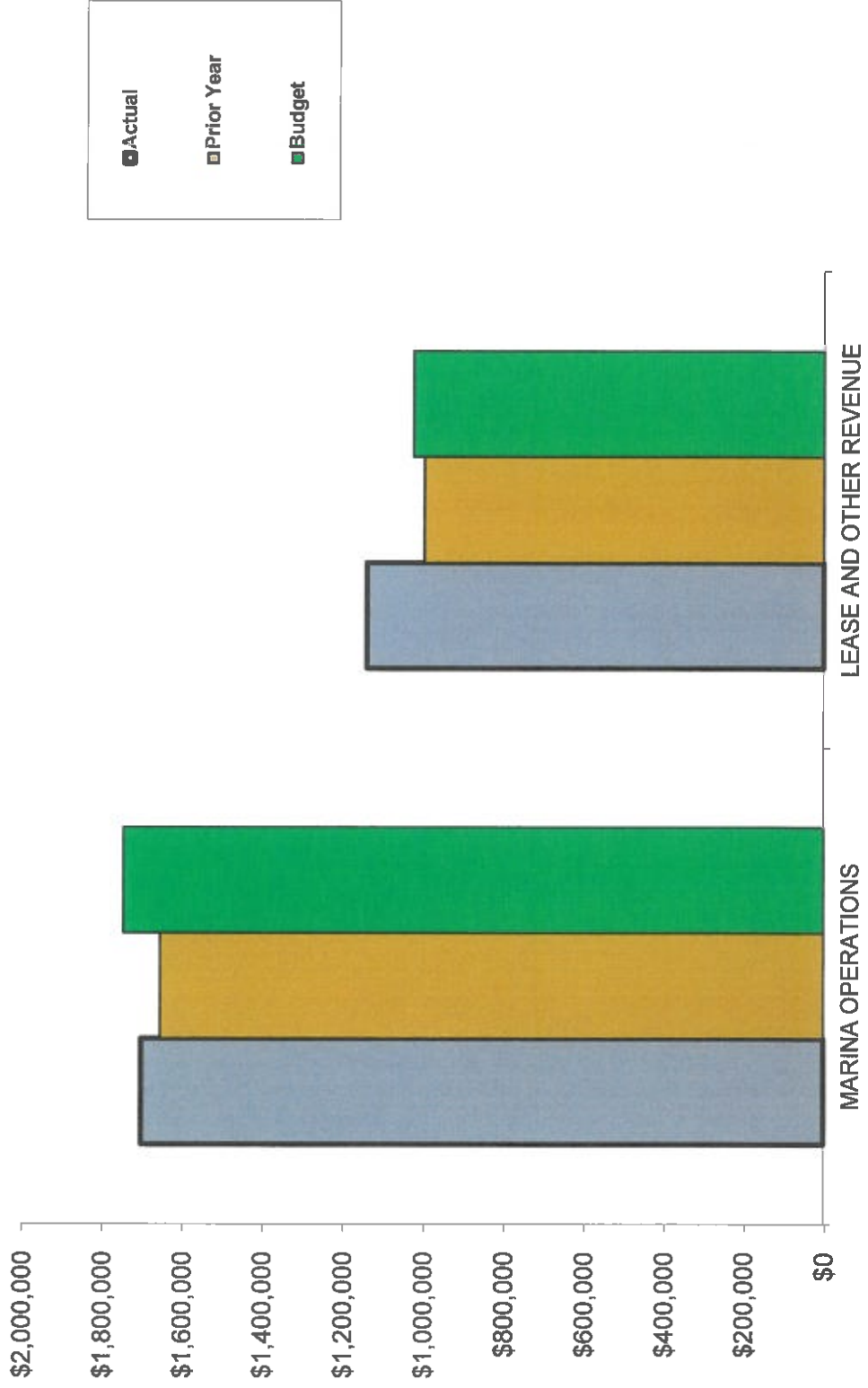
<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>
Bill Pmt -Check	03/16/2021	18637	Valero Marketing and Supply Company	-575.98
Check	03/18/2021		Payroll Partners	-135.46
Check	03/19/2021	3005	Jeff Pritchard	-738.31
Check	03/19/2021	3006	Neal Norris	-775.38
Check	03/19/2021	3007	RJ Collier	-633.76
Check	03/19/2021	3008	Dennis Dixon	-109.38
Bill Pmt -Check	03/22/2021	18638	Allen Lovewell	-394.50
Bill Pmt -Check	03/22/2021	18639	AT&T	-390.45
Bill Pmt -Check	03/22/2021	18640	CalPERS	-5,725.00
Bill Pmt -Check	03/22/2021	18641	Card Lock Company	-75.64
Bill Pmt -Check	03/22/2021	18642	Carrot-Top Industries, Inc.	-266.90
Bill Pmt -Check	03/22/2021	18643	Earthworks	-4,400.00
Bill Pmt -Check	03/22/2021	18644	Good Earth Industries	-1,385.00
Bill Pmt -Check	03/22/2021	18645	Home Depot	-935.31
Bill Pmt -Check	03/22/2021	18646	James Schulte	-50.00
Bill Pmt -Check	03/22/2021	18647	Jarvis, Fay, & Gibson, LLP	-3,940.00
Bill Pmt -Check	03/22/2021	18648	Johnson Electronics, Inc.	-120.00
Bill Pmt -Check	03/22/2021	18649	Martin Macken	-600.00
Bill Pmt -Check	03/22/2021	18650	Office Depot	-39.00
Bill Pmt -Check	03/22/2021	18651	Pajaro Valley Lock Shop	-429.40
Bill Pmt -Check	03/22/2021	18652	Paul Parsons	-25.00
Bill Pmt -Check	03/22/2021	18653	Randazzo Enterprises Inc.	-6,724.00
Bill Pmt -Check	03/22/2021	18654	Sunrise Express	-60.66
Bill Pmt -Check	03/22/2021	18655	Tom's Septic Construction	-575.00
Bill Pmt -Check	03/22/2021	18656	Verizon Wireless	-113.20
Bill Pmt -Check	03/22/2021	18657	WASH	-202.08
Bill Pmt -Check	03/22/2021	18658	Wendy L. Cumming, CPA	-4,676.25
Bill Pmt -Check	03/22/2021	18659	AT&T	-598.08
Bill Pmt -Check	03/22/2021	18660	MP Express	-308.44
Bill Pmt -Check	03/22/2021	18661	Tony Brenta	-537.00
Bill Pmt -Check	03/24/2021	18662	Mechanics Bank	-936.15
Bill Pmt -Check	03/24/2021	18663	Mechanics Bank	-294.59
Bill Pmt -Check	03/24/2021	18664	Mechanics Bank	-303.40
Check	03/25/2021		Union Bank	-650.21
Bill Pmt -Check	03/30/2021	18665	PG&E	-8,340.79
Total 1009 - Union - Operating				-120,229.52
TOTAL				-120,229.52

**Operating Expenses
Year to Date Actuals vs. Budget and Prior Year
March 31, 2021**

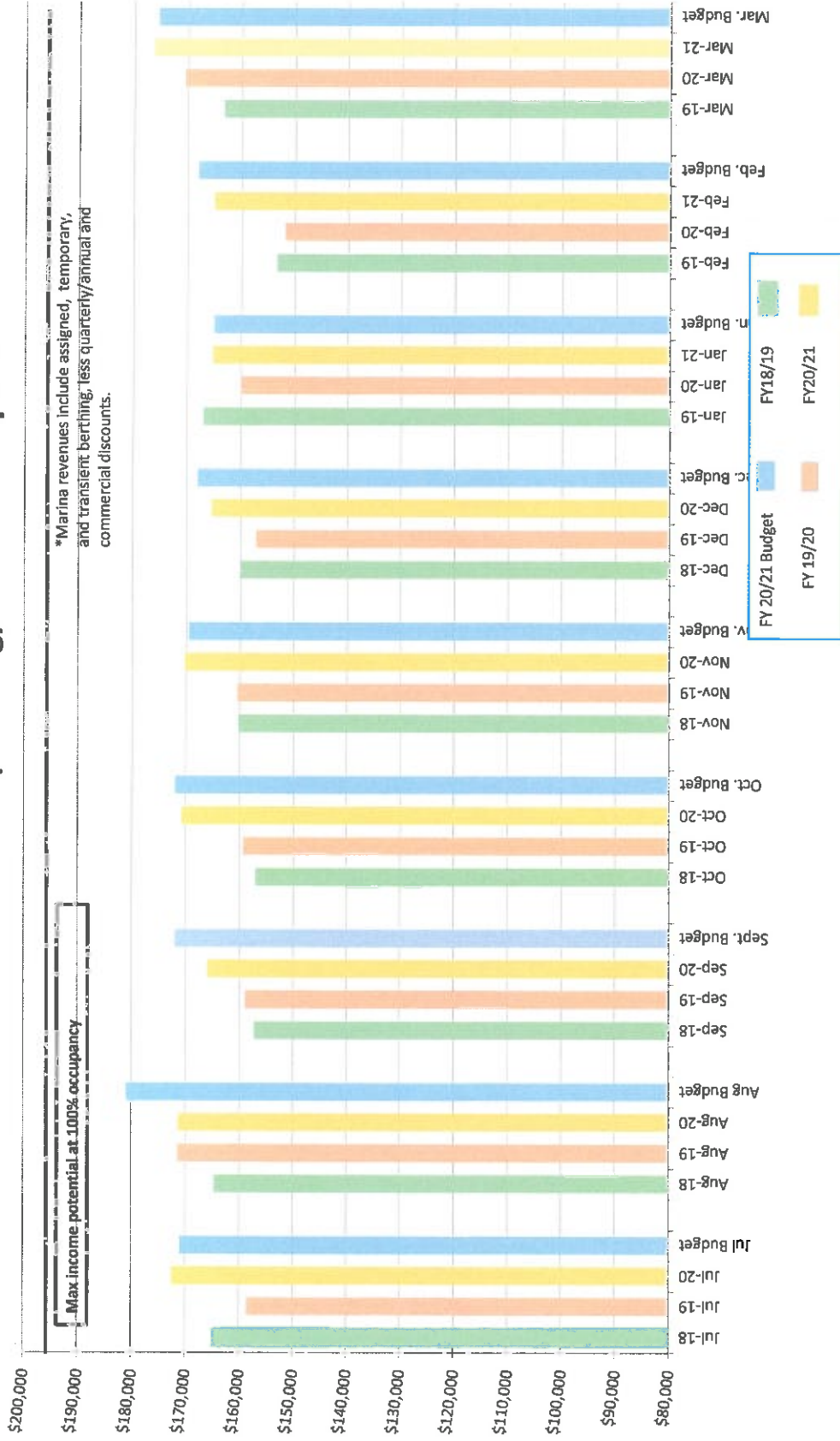


**** Expenses Exclude Dredging, Depreciation and Interest Expenses****

**Marina, Lease and Other Revenue
Year to Date Actual vs. Budget and Prior Year
March 31, 2021**



Moss Landing Harbor District Marina Revenue* (Berthing) - 3 Year Comparison





BOARD OF HARBOR COMMISSIONERS

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**GENERAL MANAGER
HARBOR MASTER**

Tom Razzeca

STAFF REPORT

**ITEM NUMBER 03 – PROJECT STATUS
BOARD MEETING April 28, 2021**

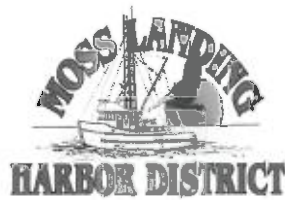
1. North Harbor Building Listing: As of December 28, 2020, Mahoney & Associates was given notice that the contract they had with the Harbor District for the listing of the North Harbor Building was expired and that their services were no longer required. As of now, the Harbor District has no listing agent for the building and the General Manager has been working with interested parties in the hopes of securing tenants at the building. As the COVID-19 pandemic restrictions loosen in Monterey County and the commercial real estate market starts to pick back up, The Board of Harbor Commissioners may choose to explore the options related to the representation of the new building listing by a real estate professional. The General Manager will take appropriate action once given direction from the Board.

2. North Harbor Inn Project: This project is currently on hold. The Harbor District received a proposal related to the development of property in the North Harbor where the Inn would be located if constructed. The Real Property Committee met with the potential developer in late February 2021 and provided a counter proposal. We are currently awaiting a response.

3. Cannery Building HVAC and Penthouse Mechanical Room: 3 HVAC units at the Cannery Building are in need of replacement. The units are, and have been, quickly deteriorating due to the salt air environment here in Moss Landing. In an effort to prevent future units from deteriorating so quickly, staff is proposing a penthouse mechanical room be built to house the new units protecting them from the environment. This will reduce maintenance costs and extend the overall life of the new units. Staff hired Wald Ruhnke & Dost Architects (WRD) to render plans for the penthouse mechanical suite which will be used for permitting and the notice inviting bids for the project. The project plans were recently completed by WRD and have since been submitted to the Monterey County Planning Department for review. Staff is hopeful that the project will be completed prior to the end of summer 2021.

4. Demolition of Pot Stop Building: The former Pot Stop building located in the Moss Landing North Harbor has been vacant for a number of years due to its dilapidated condition. As previously discussed with the Board of Harbor Commissioners, staff plans to have the building demolished later in the year, sometime prior to Winter 2021. Staff is currently having plans completed that will assist with the permitting and public bid processes. At this time, it is the staff's intention to have the project completed by late September 2021.

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947



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GENERAL MANAGER
 HARBORMASTER
 Tommy Razzeca

STAFF REPORT

ITEM NUMBER 04 – SUMMARY OF PERMITS ISSUED BOARD MEETING OF APRIL 28, 2021

Permittee	Issue Date	Status	Permit Type	Exp. Date
Elkhorn Slough Research Foundation	01/01/2021	Current	Facilities Use	01/01/22
Blue Ocean Whale Watch	2/18/2021	Current	Facilities Use	2/18/2022
Whisper Charters	2/28/2021	Current	Facilities Use	2/28/2022
Fast Raft	3/26/2021	Current	Facilities Use	3/26/2022
MBARI-Otter Studies	4/1/2020	Expired	Non-Renewed	4/1/2021
Monterey Eco Tours	4/16/2021	Current	Facilities Use	4/16/2022
Kahuna Sportfishing	6/12/2020	Current	Facilities Use	6/12/2021
Venture Quest Kayaking	6/30/2020	Current	Facilities Use	6/30/2021
Kayak Connection	6/30/2020	Current	Facilities Use	6/30/2021
Sanctuary Cruises	6/30/2020	Current	Facilities Use	6/30/2021
Sea Goddess Whale Watching-Tours	6/30/2020	Current	Facilities Use	6/30/2021
Sea Goddess Whale Watching-Souvenirs	6/30/2020	Current	Peddlers	6/30/2021
MBARI-Slough Test Moorings	6/30/2020	Current	Facilities Use	6/30/2021
Elkhorn Slough Safari - Tours	10/19/2020	Current	Facilities Use	10/19/2021
Blue Water Ventures	10/30/2020	Current	Facilities Use	10/30/2021
Wild Fish-Vicki Crow	11/20/2020	Current	Peddlers	11/20/2021



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GENERAL MANAGER/HARBOR MASTER
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STAFF REPORT

ITEM NUMBER 05 – MEETING ANNOUNCEMENTS
BOARD MEETING OF APRIL 28, 2021

Monterey County Fish and Game Advisory Commission – Meetings are on the 2nd Tuesday of even months. <http://www.co.monterey.ca.us/bcandc/fishgame.html>

Moss Landing Chamber of Commerce Meetings – Due to COVID-19 and in compliance with the Shelter - in - Place order all meetings are done by E-mail until further notice and will resume regular schedule of every second Wednesday of each month, Moss Landing Harbor District Board Room, 4 p.m.

Monterey Bay Sanctuary Advisory Council Meetings – 2021 -
<https://montereybay.noaa.gov>
Currently no meeting dates in 2021 listed on the MBNMS website.



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STAFF REPORT

ITEM NUMBER 06 - LIVEBOARD REPORT BOARD MEETING OF APRIL 28, 2021

Pursuant to Ordinance Code §6.110 D) 1), attached is the report containing the names of all permitted liveboard vessels and all persons living aboard. The permits for these liveboards have automatically renewed through the last day of this month. As of this writing, there are no (0) revocation actions pending.

<u>Name</u>	<u>Vessel</u>
1. Slaymaker P.	Stepping Stone CF 1101 TY
2. Jones, L	Intrepid CF 0292 VE
3. Bohigan, D.	Breezing Up, ON 559013
4. Burns, P.	Tralfamadore, CF 9430 GL
5. Byrnes, K.	Grand Slam, CF 4540 FE
6. Doyle, M	Billikon, CF 3946 TM
7. Cayuela, R.	Rachel Angelet, CF 6969 UB
8. Michael, McVay	Gaviota, CF 4863 FP
9. Hughes, S	Sojourn, on 1067078
10 Cloer, J./Ajuria M.	Laurie, CF 2688 EX
11. Chambers, B.	Pyxis, ON 984193
12. Chaney, Don	Windswept, ON 1094268
13. Clark D.	Seaside Escape CF 4356 HW
14. Degnan, P.	No Name, CF 8344 GT
15. Jimmy Page	Lanitra, CF 7346 SH
16. Elwell, G.	Pearl, ON 557575
17. Faneuf, C.	Ghost Ryder ON 1048498
18. Stanford, M	Baba Bouy, ON 564525
19. Potter, D.	Danu CF 4085 GC
20. Harrington, H.	Isle of View, ON 997142
21. Glovin, D	Aint to Shabby CF 7434 SL
22. Laoretti, P/ Laoretti, S	Shaka, ON 699611
23 Jerred, D.	Westwind, CF8564 GM
24. Groom D	Phoenix, CF 5084 GJ
25. Jones, H.	Laetare, CF 5495 YB
26. Jones, T.	Sanity, CF 5249 SC
27. Kennedy C. Lahman D.	Aztlan, ON 281903

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947

ITEM NUMBER 06 – LIVEBOARD REPORT

04/28/2021

REGULAR MEETING

28. Ayres, Lloyd
29. Knudson L/Knudson A.
30. Malone, RJ
31. Marsee, E, Lynch, C
32. Burnett, Gary
33. Maris, T.
34. Robinson, D/ Robinson, L
35. Nieman J
36. Niswonger, R.
37. Nunes, D.
38. Otis, T.
39. Paul, J
40. Schlegelmilch, William
41. Velaquez F
42. Raaphorst, D.
43. Reins, D.
44. Rotger, M.
45. Dyer, B
46. Piro, Daniel
47. Schmidt, L
48. Pending
49. Pending
50. Salisbury, J.
51. Thomas, B.
52. Tufts, M.
53. Sumner, Aaron
54. Wolinski, Peter
55. Morgan, J
56. Samuelson, T.
57. Andrews, R
58. Riberall, Y
59. Schwontes, N/ Mosolov, A
60. Bowler, J

- Gaviota, CF 4656 GG
- Spellbound, ON 082155
- Francis W, CF 2017 UZ
- Tolly Craft CF 9521 HT
- Zinful CF5419 JG
- Nimble, CF 3730 KB
- Damn Baby CF 9442 EX
- Inia, ON 1074183
- Illusion, CF 0836 TA
- Auroora, ON 676686
- Blue Moon, CF 1886 GT
- La Wanda CF 5014 FR
- Bull Dog ON 1219673
- Lorraine CF 0533 JL
- Spirit, ON 664971
- Second Paradise, ON 912484
- Raven, ON 241650
- Star of Light ON 1056334
- Gulf Star CF 6082 GL
- Lady Monroe CF5007 UM
- Pending Application**
- Pending Application**
- Oceanid, CF 4210 GA
- Coho, CF 9974 KK
- Enchantress, CF 0878 SX
- Bellisima CF 4668 FV
- Muffin, ON 1148169
- Ripple, ON 1037076
- Moonstone CF 5122 GX
- Sea Free ON 613387
- Boss Lady, ON 556296
- Luna Sea, ON 1138367
- Myrtle Mae, CF 3187 FN

Total Number Vessels: 58
 Total Number Persons: 66
 Pending Applications -2-



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GENERAL MANAGER/HARBOR MASTER
Tom Razzeca

STAFF REPORT

ITEM NUMBER 7 - SLIP INCOME REPORT
BOARD MEETING OF APRIL 28, 2021

Slip Rates 2020/2021 per linear foot:

Assigned: \$8.40/ft./month
Temporary: \$12.50/ft./month
Transient: \$1.25/ft./day

INCOME

<u>March 2021</u>	<u>March 2019</u>	<u>March 2021 Budget</u>
\$176,346	\$175,519	\$170,633

For the month, slip income is above budget by almost \$6k, due to higher than anticipated assigned and temporary berthing, offset by lower transient berthing revenue. Slip income is higher than prior year by \$1k, due to higher assigned and temporary berthing revenue.



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STAFF REPORT

ITEM NUMBER 08 – INCIDENT REPORT
BOARD MEETING OF APRIL 28, 2021

04/09/21 Night staff witnessed smoke coming from the North Harbor area and responded to investigate. Staff found that a fire had broken out in the Elkhorn Yacht Club (EYC) storage lot and that North County Fire was on scene. The damage from the fire was limited to the EYC property and no damage was caused to District property.

04/09/21 Night staff reported a substantial water leak near the entrance to the Harbor parking lot. Pajaro Sunny Mesa Water District was called and informed of the situation. Pajaro Sunny Mesa arrived on site and began working on stopping the leak and made the necessary repairs to their water system.

04/10/21 Staff received a report of a car in the Harbor water near B dock directly in front of Dolan Road and Highway intersection. Harbor staff contacted MCSO and deputies along with other emergency service responders arrived on scene. Ultimately two occupants were discovered in the vehicle who unfortunately did not survive the accident. It is believed that the vehicle crashed into the Harbor water sometime during the previous night and went unnoticed until the following day when the low tide made the upside down vehicle visible. Harbor staff contacted Auto Care towing to complete the vehicle recovery with the assistance of the Monterey County Sheriff's Department's Dive team and other responding agencies.

No further incidents to report as of April 20, 2021



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STAFF REPORT

**ITEM-18 GENERAL MANAGER UPDATE- TEMPORARY SUSPENSION OF DISTRICT LATE AND PASSENGER VESSEL FEES DURING THE COVID-19 PANDEMIC ORDINANCE NO. 208
BOARD MEETING OF APRIL 28, 2021**

On April 22, 2020, The Board of Harbor Commissioners adopted Ordinance 208, which in light of financial hardships created for residents and businesses by COVID-19 related disruptions in employment and business operations, authorized General Manager Razzeca to temporarily suspend the imposition of District Late Fees (for berth rentals, liveaboard fees and dry storage space rental) and Passenger Vessel Fees. The original term of the suspension was from April 22, 2020 through May 15, 2020. However, Ordinance 208 also provided General Manager Razzeca with authority to terminate or extend the suspension on an administrative basis as necessary and without further Board action, based in part on whether National, State or County restrictions on business and employment remain in effect. General Manager Razzeca is to provide a monthly report on the status of this matter and should receive input from the Board.

As of August 5, 2020, late fees on account balances were reinstated; however the Passenger Vessel fee has remained suspended. The General Manager recommendation as of the April 28, 2021 regular meeting is the passenger vessel fee remain suspended at least through May 26, 2021 (the next regularly scheduled meeting of the Board), due in large to the fact that COVID-related restrictions imposed by the County and State that have prevented such vessels from operating at full capacity have not been eliminated. The Board may provide input on said recommendations, and thereafter, General Manager Razzeca will take appropriate action. Notice of the action will thereafter be disseminated to the Harbor Community.

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947

ITEM-18 GENERAL MANAGER UPDATE TEMPORARY SUSPENSION OF DISTRICT LATE AND PASSENGER VESSEL FEES DURING THE COVID-19 PANDEMIC
ORDINANCE NO. 208
4/28/2021
REGULAR MEETING



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GENERAL MANAGER/HARBOR MASTER
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STAFF REPORT

ITEM NUMBER 19 – CONSIDER ADOPTING PRELIMINARY BUDGET FOR FY 21/22 BOARD MEETING OF APRIL 28, 2021

Harbors & Navigation Code §6093 requires that the Board adopt a Preliminary Budget on or before June 15 of each year and publish a notice that the Preliminary Budget has been adopted, specifying a date not less than 30 days from the publication of the notice for the purpose of fixing the Final Budget.

The Ad Hoc Budget Committee held two publicly noticed meeting to discuss and prepare its recommendations for the FY 2021-2022 budget.

The COLA based on CPI for 2020 was 2.02% so increases in slip and lease fees were largely based on that percentage, most notably Assigned Slip Fees which are proposed at \$8.55 per foot per month, up from \$8.40. Amenity fees are based on actual costs incurred during the prior year for utilities and the fee is proposed to increase from \$65.00 to \$66.50 per assigned slip per month. Temporary Slip Fees are proposed at \$12.75 per foot per month, up from \$12.50 and Liveaboard Fees increase from \$160 to \$170 per person per month.

Commissioner Goulart is the Chair of the Ad Hoc Budget Committee and Commissioner Soto is Vice Chair. They will make their comments and any other recommendations of the Committee to the Board.

After the Budget Committees' presentation, the Board should hear from the public regarding any comments, issues or questions, consider the Preliminary Budget, make any recommended changes, and adopt the Preliminary Budget.

After adopting the Preliminary Budget, staff recommends the Board direct the General Manager to publish the appropriate notice of the public hearing specifying the date of a Special Meeting of June 2, 2021 for fixing the final budget.

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947

MOSS LANDING HARBOR DISTRICT									
BUDGET FYE 6/30/2022									
	A	B	C	D	E	F	G	H	
	FYE 6/30/16	FYE 6/30/17	FYE 6/30/18	FYE 6/30/19	FYE 6/30/20	Projected FYE 6/30/21	Budget FYE 6/30/21	Budget FYE 6/30/22	
Revenues	18.05%	20.24%	18.72%	22.25%	23.79%	22.70%	20.00%	20.00%	CPI = 2.02%
Marina Revenues	7.15/ft	7.35/ft	7.55/ft	7.90/ft	8.15/ft	8.40/ft	8.40/ft	8.55/ft	Vacancy Rate based on 22070 LF
1 Assigned Berthing	1,532,803	1,562,554	1,625,225	1,626,780	1,644,944	1,719,726	1,779,725	1,811,506	Prior year \$8.40, with CPI \$8.55
2 Temporary Berthing	228,103	288,794	282,371	277,828	254,746	292,000	273,162	278,980	12.75ft no amenity fee (Prior year 12.50ft)(added CPI)
3 Permanent Berthing	46,460	37,639	24,750	52,720	38,852	32,000	50,000	50,000	1.25ft (Prior year 1.25ft.)
4 City/Annual Discount	(6,626)	(4,818)	(3,270)	(2,499)	(1,890)	(4,468)	(3,500)	(3,500)	3% quarterly annual
5 Commercial Discount	(14,439)	(13,125)	(13,080)	(13,448)	(12,574)	(12,000)	(12,000)	(12,000)	less \$0.50/ft. 41 berth holders avg. 30 ft. boats
6 Liveboard Fees	109,950	118,673	115,715	119,975	125,558	125,000	120,000	133,000	\$170 for each person (Prior year \$160)(Added \$6) *
7 Intra-Harbor Towing	900	450	600	450	1,850	600	600	600	\$150 each way
8 Pump outs	1,000	1,000	600	400	1,850	1,200	800	800	\$200 per occurrence
9 Non-Op Surcharge	8,527	9,587	7,525	10,375	5,625	8,500	9,000	6,500	\$175 per month
10 Assigned Slip/LA App. Fee	700	10,868	560	2,985	1,000	1,000	2,000	2,000	\$75 filing fee/\$250 application fee liveboard
11 Recovered Lien Costs	28,395	31,778	38,330	42,172	24,540	34,000	35,000	35,000	\$30 dollar charge per month (\$25 in 2016), on balances over \$120 past due
12 Late Fees	1,935,773	2,033,400	2,078,876	2,117,740	2,084,341	2,197,560	2,254,787	2,302,585	
13 Total Marina Revenues	25,297	25,667	28,713	28,254	28,961	29,541	29,442	30,132	Paid annually w/CPI (Expires 4/38)
14 Trust Lands Lease Revenue	1,247	1,285	1,328	1,378	1,378	1,421	1,421	1,449	Paid annually w/CPI (Expires 2/31)
15 MBARI - Dock	61,795	63,595	65,533	67,718	69,070	72,039	71,790	73,480	Paid annually w/CPI (Expires 3/66)
16 MBAR/MARS Cable	88,339	90,547	95,572	97,348	99,409	103,001	102,652	105,051	
17 Vista	82,549	85,080	88,440	90,216	93,555	95,980	95,980	97,577	\$8,090.90 mo. (ML Seafood Lund's, Prev. Sea Harvest) (Expires 11/31)
18 Leases	79,834	81,268	84,413	86,420	91,368	92,816	92,816	94,370	\$7,824.74/mo. (Monterey Fish) (Expires 11/31)
20 Cannery Suites - (3)	16,832	17,268	17,853	18,147	18,788	19,577	19,577	19,899	\$1,650.27/mo. (Jablonski) (Expires 12/22)
21 - (1&10)	29,724	30,616	31,481	32,668	33,736	34,702	34,702	35,288	\$2,825.86/mo. (Deyerte) (Expires 8/21)
23 - (2)	9,722	9,972	10,311	10,448	12,350	10,941	10,941	11,493	\$952.95 (Running Stream) (Month to Month)
24 - (5A)	13,645	13,788	14,112	14,831	15,821	15,459	15,459	16,088	\$1,334.49 (Local Bounty)/(Expires 7/21) w/ (1) 1-yr options
25 - (5B)	24,545	25,112	25,963	26,607	26,947	27,514	27,514	28,388	\$1,193.40(Deep Water Desal)/(Expires 2/23) w/ (1) 1-yr option
26 - (6A, B & D)	662	662	1,370	9,127	8,544	8,879	8,879	9,033	\$1,251.13/mo. Upstairs inside (Miller Marine Solutions)(Exp. 10/21)
27 - (7)	662	662	1,370	9,127	8,544	8,879	8,879	9,033	\$748.53/mo. (Veridian Advisors) (term. 6/2022)
28 - (9)	16,498	5,558	-	9,090	9,363	14,000	9,438	9,600	\$795.68/mo. (Verizon) Roof top and under stairs
29 - (8)	13,340	36,140	29,258	43,591	20,878	40,000	40,000	40,000	\$1,128.90/mo. (Upon Expiration 8/50)
31 - K-Pier	33,996	35,057	35,930	34,662	35,750	36,599	36,599	37,205	Utility reimbursement per lease
32 Cannery NNN	37,862	47,081	9,740	9,740	65,000	65,000	65,000	65,000	\$3,084.85 base + % rent (Expires 8/32)
33 Sea Harvest	39,195	58,478	31,329	40,511	44,572	65,000	40,000	45,000	Not occupied
34 Pot Stop	21,932	22,898	25,335	26,355	24,562	28,481	25,319	28,481	\$1,713.39/mo, plus percentage rent (Month to month)
35 MB Kayak	5,146	1,772	-	33,599	34,764	35,585	35,585	36,180	\$7,879.68, or 24% of gross, whichever is greater (Exp. 10/24)
36 Martin/Mason	30,905	31,466	32,447	33,599	34,764	35,585	35,585	36,180	\$436.21/mo.
37 S.H. Spare Office	456,749	501,554	437,982	478,272	480,532	549,652	492,800	523,304	\$2,999.74/mo. No less than 3% in lease agmt. (Expires 9/31)
38 RV Lot	286,334	281,892	290,878	281,184	277,938	340,000	346,045	355,000	\$66.60 for all assign. vessels in harbor (prior year \$66)
39 Total Lease Revenue	58,454	57,318	60,088	58,463	60,557	60,000	60,000	63,000	\$100 per multiplied by vessel capacity due annually.
40 Revenues - Other	68,762	72,334	100,829	121,398	112,693	165,000	125,000	125,000	10'X20'x100, 10'X30'x110, 10'X40'x120
41 Amenities Fee - Slip holders	2,945	1,718	1,993	1,559	1,076	250	2,000	2,000	Current 10'X20'x140, 10'X30'x160, 10'X40'x160
42 Passenger Vessel Fees	109,592	106,321	118,889	105,430	84,330	80,000	115,000	115,000	Current Vessels: \$20 use/park, \$14 use, \$200 annual use/park. Kayaks/PWC:
43 Dry Storage (2)-Gear & Trailer	4,059	4,902	1,907	200	650	500	2,500	2,500	\$15 use/park, \$9 use, \$150 annual use/park, \$90 annual use only
44 Near Shore Storage	1,725	7,800	8,264	13,505	4,920	5,000	4,500	4,500	*\$4 for 5 min
45 North Harbor Use Fee	8,901	10,712	11,865	9,415	8,123	6,500	8,500	8,500	Monthly permits \$100, daily \$10, 24 hrs. \$18 (GCC Reg.)
46 NH Boat Wash	1,009	1,952	366	108	222	100	250	250	\$60.00 per night
47 SH Parking	7,195	6,094	6,272	6,022	4,617	4,000	5,000	5,000	\$250 1st application, \$50 renewal Application, \$250 issuance fee
48 Camping/RV	2,884	1,450	11,023	2,865	1,531	1,200	2,500	2,500	\$1.00-\$1.25 per load to wash/dry
49 Equipment Rental									\$1.00 pg., 15 pg. thereafter, Gate Keys \$10-25
50 Facilities Use Permits									Derelict Disposal/OES
51 Vending (Soda/Laundry)									
52 Merchandise - Clothing, etc.									
53 Copies, Key Sales, Bio Packages, etc.									
54 Government Grants									
55 Misc. Charge/Pet fee									

MOSS LANDING HARBOR DISTRICT									
BUDGET FYE 6/30/2022									
A	B	C	D	E	F	G	H		
FYE 6/30/16	FYE 6/30/17	FYE 6/30/18	FYE 6/30/19	FYE 6/30/20	Projected FYE 6/30/21	Budget FYE 6/30/21	Budget FYE 6/30/22		
56 Surplus Sale & Misc., Insurance reimb.	135,242	152,342	126,967	-	100	100	100	CPI = 2.02%	
57 Total Other Revenue	562,687	764,716	888,515	895,603	662,650	701,645	713,600	Excess District equipment	
58 TOTAL REVENUES	3,043,548	3,326,936	3,581,875	3,249,895	3,512,873	3,551,884	3,644,551		
59 Expenses									
60 Media/Publications/Advertising	2,663	6,408	6,101	7,192	5,000	5,500	6,500	Newspaper ads, NH Development, TV, website, public notice	
61 General & Administrative	68,426	64,652	58,954	68,835	65,500	60,000	70,000	Telephone, office supplies, postage, etc.	
62 Accountant	34,796	38,306	35,250	38,179	38,000	45,000	48,000		
63 Auditor	14,500	14,500	15,000	16,500	16,500	18,000	18,000		
64 Attorney	115,328	313,228	67,618	69,873	35,000	100,000	100,000		
65 Personnel	687,422	692,184	739,957	639,705	670,000	788,000	808,000		
66 Insurance & Bonding	115,426	124,653	126,264	144,386	165,000	150,000	165,000		
67 PG&E	223,714	230,000	211,315	201,187	280,000	215,000	300,000		
68 Sewer	35,783	38,200	39,741	37,246	43,000	42,000	43,000	CPI	
69 Water	32,238	26,802	30,085	31,819	38,000	42,000	40,000	CPI	
70 Trash	48,044	52,392	62,552	98,269	114,000	100,000	115,000	CPI	
71 Maintenance & Repairs	46,843	35,094	73,345	65,674	51,000	75,000	75,000	dock/mat/roofing/gangway	
72 Operating Supplies	28,328	28,666	26,432	32,109	32,000	32,000	32,000	Fuel, paper products, parking envelopes, uniforms/CPI adj	
73 Outside Service Contracts	66,427	93,170	74,454	74,821	70,000	70,000	75,000		
74 Bad Debt bank charges	29,902	25,429	23,736	52,378	36,000	30,000	30,000	Includes Union Bank monthly charges of approx. \$1k	
75 Commissioner Expenses	13,984	13,043	15,416	16,006	15,000	25,000	25,000	Only if incumbent challenged, \$5-\$7 per voter	
76 Comm Election	17,020	278	100	19,184	70,000	70,000	50,000		
77 Derelict Disposal	5,637	5,589	6,411	6,357	5,425	7,500	7,000	Mandatory membership fee	
78 LAFCO	5,659	6,026	6,358	7,077	7,077	6,800	7,500	Optional membership (required for workers comp policy)	
79 CSDA								Moss Landing Community planning	
80 County EIR								Increase for NH Building	
81 Dredging	82,602	22,750	203,353	1,483,856	-	250,000	250,000		
82 Depreciation	920,234	924,813	909,479	772,652	1,000,000	1,000,000	1,000,000		
83 Total Expenses	2,594,976	2,746,183	2,630,945	3,966,970	2,756,502	3,631,800	3,265,000		
84 Net Operating Income (Loss)	448,572	580,753	746,201	(858,990)	756,371	(79,916)	379,551		
85									
86 Interest, Tax and Other Income									
87 Interest - First Capital Bank	3,089	3,086	3,084	3,131	3,136	3,100	3,100	.20% on \$1.56M	
88 Interest Umpqua	1,515	1,513	1,515	2,815	500	3,600	550	.05% on \$1.0M	
89 Interest Union Bank - Trust Account			200						
90 Interest Union Bank	2,678	379	590	296	200	300	300	.01% on 4.5M	
91 Desal Reimbursement	131,354	200,000	244,650	6,879	1,000	200,000	200,000	Nader Agha per reimbursement agreement	
92 Property Taxes	289,055	279,193	293,976	315,386	350,000	300,000	300,000		
93 Total Other Income	407,691	484,171	543,815	352,717	354,836	507,000	503,950		
94									
95 Interest and Other Expenses									
96 Interest - UMPQUA (includes ref. Fees)	126,402	116,185	105,686	83,776	77,201	77,201	66,585	Note Interest 2.85%	
97 CEQA-Desal Expenses reimbursable		200,000	214,217	20,553	1,000	200,000	200,000	Aspen Environmental	
98 Interest - Premium Finance	800	800	800	800	800	800	800	Insurance policy, financed through AFCCO	
99 Total Other Expenses	127,202	316,985	320,703	105,988	79,001	278,001	267,385		
100									
101 NET INCOME (LOSS)	729,061	747,939	1,091,343	(469,497)	1,032,206	149,083	616,116		
102									
103 Capital Projects:									
104 Electric Panel Cabinets (3 of 6)	-	-	2,700	-	-	100,000	100,000	Subject to quote	
105 Security Camera	-	-	6,593	-	1,018	50,000	50,000		
106 Piling replacement project	-	-	-	1,018	126,562	100,000	100,000	\$12K each; pile only	
107 Sea Lion Deterrent	-	-	-	-	1,953	25,000	25,000	Fencing and other materials	
108 Dock maintenance	9,545	-	34,008	104,546	-	100,000	100,000	Lumber, material, electrical and floats	
109 Concrete docks replacement	253,943	-	-	-	-	200,000	200,000	Replacement (B174-B178) including fingers	
110 Computers (incl software)	-	-	1,157	9,763	-	225,000	25,000	Replace Marina program and system maintenance	

MOSS LANDING HARBOR DISTRICT									
	A	B	C	D	E	F	G	H	
BUDGET FYE 6/30/2022	FYE 6/30/16	FYE 6/30/17	FYE 6/30/18	FYE 6/30/19	FYE 6/30/20	FYE 6/30/21	Budget FYE 6/30/21	Budget FYE 6/30/22	
111 New NH Building	46,913	399,033	1,584,972	2,204,319	306,397	1,719	1,000,000	1,000,000	CPI = 2.02%
112 NH Visitor Dock	9,070	12,186					400,000	400,000	New North Harbor Building, including lighting Repair/Replacement
113 NH Wharf entrance repair							100,000	100,000	
114 NH Pkg Resurfacing							50,000	50,000	
115 Sewer Lift Station							40,000	40,000	
116 SH Streetlight replacement									
117 Tsunami Erosion Repair	66,332	876,814	152,985	79,307			75,000	75,000	2 at NH, 1 at SH
118 NH 30 Rm. Hotel									Through permitting
119 Fisherman's Dorm/Cafe							250,000	250,000	Roof and drywall
120 Camney - Roof	10,982		10,642			17,922	50,000	125,000	1 replaced, 3 left to replace
121 Camney HVAC/Mechanical Penthouse						29,897			
122 Misc. Small Capital Purchases							50,000	70,000	
123 Pot Stop Building demo.				33,000				40,000	annually under a lease including service
124 District Vehicle									
125 Total Capital Requirements	396,785	1,288,033	1,793,057	2,421,172	317,178	178,053	2,815,000	2,750,000	
126									
127 Capital Project Funding:									
128 From: FEMA		573,712			662,710		600,000	600,000	For dredging - 2017 Atmospheric River Storms
129 General Funds	396,785	1,288,033	1,793,057	2,421,172	317,178	178,053	2,215,000	2,150,000	All other capital projects funded by General funds
130 Total Capital Contributions	396,785	1,861,745	1,793,057	2,421,172	979,888	178,053	2,815,000	2,750,000	
131 Capital Projects Budget									
132									
133 Loan Payments									
134 Loan - UMPQUA	(359,358)	(363,425)	(369,147)	(378,197)	(389,516)	(400,107)	(400,107)	(344,871)	Principal Payment (Unpaid balance \$2,508,701 int. rate 2.86%)
135 Total Loan Payments	(359,358)	(363,425)	(369,147)	(378,197)	(389,516)	(400,107)	(400,107)	(344,871)	
136									
137 Cash Flow Reconciliation									
138 Add: Net Income (Loss)	729,061	747,939	969,313	1,091,343	(469,497)	1,032,206	149,083	616,116	
139 Add: Depreciation	920,234	924,813	909,479	841,062	772,652	1,000,000	1,000,000	1,000,000	
140 Plus: Loan Payments	(359,358)	(363,425)	(369,147)	(378,197)	(389,516)	(400,107)	(400,107)	(344,871)	
141 Net Increase (decrease) in Cash	1,289,937	1,309,327	1,509,645	1,553,208	(86,361)	1,632,099	748,976	1,271,245	
142									
143 Reserved Funds Allocation									
144 Capital Projects to be Funded	(396,785)	(1,288,033)	(1,793,057)	(2,421,172)	(317,178)	(178,053)	(2,215,000)	(2,150,000)	All other capital projects funded by General funds
145 Plus Net Increase (decrease) in Cash	1,289,937	1,309,327	1,509,645	1,553,208	(86,361)	1,632,099	748,976	1,271,245	
146									
147 From General Funds	893,152	21,294	(283,412)	(867,964)	(403,539)	1,454,046	(1,466,024)	(878,755)	Extra funds needed for capital project funds



BOARD OF COMMISSIONERS
Russell Jeffries
Tony Leonardini
Vincent Ferrante
James Goulart
Liz Soto

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GENERAL MANAGER/HARBOR MASTER
Tom Razzeca

STAFF REPORT

ITEM-20 CONSIDER APPROVING OF THE GENERAL MANAGER MOVING THE DISTRICTS UNION BANK ACCOUNTS TO 1ST CAPITAL BANK BOARD MEETING OF APRIL 28, 2021

Currently Moss Landing Harbor District's Operating account and Trust Lands account are both with Union Bank. Over the last year, from 3/31/2020 to 1/25/2021, Union Bank has charged Moss Landing Harbor District \$10,168.00 in bank service fees resulting in staff exploring other available banking options in an attempt to save the District money.

Staff reached out to local banks eventually contacting 1st Capital Bank about the possibility of transferring the District accounts. Staff was pleased to find that moving the District accounts over to 1st Capitol Bank will save the District money due to the significantly lower amount of service fees charged by 1st Capitol while also gaining a more pleasurable and convenient banking experience through the high level customer service provided by 1st Capitol.

District staff met with the Finance Committee and representatives from 1st Capital Bank on April 13, 2021 to discuss the option of moving our accounts from Union Bank to 1st Capitol Bank. The Finance Committee was able to ask questions about banking services, interest rates, and customer service and review a complete banking analysis provided by 1st Capitol which included detailed descriptions of services and fees and a comparison to the Moss Landing Harbor Districts current banking experience with Union Bank. Finance Committee Chair Vince Ferrante and Vice Chair Tony Leonardini may wish to provide additional information regarding the meeting with 1st Capitol Bank as well as any recommendations the Committee may have regarding this item.

Staff recommends that the Board of Commissioners review the provided information presented by 1st Capitol Bank which has been included in your Board meeting packet and consider authorizing the General Manager to close the District Operating and Trust Lands accounts currently at Union Bank and transferring both accounts over to 1st Capitol Bank.

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947

ITEM-20 MOVING THE DISTRICTS BANK ACCOUNTS FROM UNION BANK TO 1ST CAPITAL BANK
04/28/2021
REGULAR MEETING

Moss Landing Harbor District
Transaction Detail By Account
 July 1, 2019 through February 25, 2021

	<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Amount</u>	<u>Balance</u>
5900 · Financial Expenses					
5920 · Bank Service Charges <i>/Union Bank</i>					
	Check	03/31/2020		10.87	10.87
	Check	05/26/2020		1,282.46	1,293.33
	Check	05/31/2020		1,282.46	2,575.79
	Check	06/25/2020		1,455.89	4,031.68
	Check	07/27/2020		1,033.33	5,065.01
	Check	08/25/2020		1,044.77	6,109.78
	Check	09/25/2020		830.51	6,940.29
	Check	10/26/2020	atm	1,150.78	8,091.07
	Check	11/25/2020		805.02	8,896.09
	Check	12/28/2020	atm	549.22	9,445.31
	Check	01/25/2021	atm	722.69	10,168.00
	Total 5920 · Bank Service Charges			<u>10,168.00</u>	<u>10,168.00</u>
	Total 5900 · Financial Expenses			<u>10,168.00</u>	<u>10,168.00</u>
TOTAL				<u><u>10,168.00</u></u>	<u><u>10,168.00</u></u>