



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

December 11, 2019 – 3:30 P.M.

A. CLOSED SESSION

A Closed session will be held immediately prior to the public open meeting, and will begin at **2:30 p.m.** to consider the following items. The public open meeting will begin at **3:30 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. Confer with real property negotiators (District Counsel and GM) pursuant to Government Code §54956.8 regarding: a. North Harbor Restaurant negotiations with various parties; b. Moss Landing Storage.

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

Russ Jeffries – President	Tommy Razzeca – General Manager
Tony Leonardini – Vice President	Mike Rodriguez – District Counsel
Vince Ferrante – Secretary	Shay Shaw – Administrative Assistant
James Goulart – Commissioner	
Liz Soto - Commissioner	

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 October 23, 2019 Regular Meeting Minutes.

F. SPECIAL PRESENTATIONS

2. Ryan Jolly, CPA will present the District's Audited Financial Statement for the fiscal year ending June 30, 2019.

G. FINANCIAL REPORT

3. Financial report month ending October 31, 2019.

H. MANAGERS' REPORTS

The General Manager & Assistant 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.

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

I. COMMITTEE REPORTS

10. Finance Committee – Ferrante/Goulart
11. Elkhorn Slough Advisory Committee – Leonardini
12. Special Districts – Jeffries/Ferrante
13. Budget Committee – Leonardini
14. Liveaboard Committee – Goulart/Jeffries
15. Harbor Improvement Committee – Goulart
16. Real Property Committee I – Jeffries/Leonardini
17. Real Property Committee II – Ferrante
18. 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.

J. NEW BUSINESS

19. ITEM – Consider adopting Resolution 19-15 confirming completion of the North Harbor Building shell construction.
 - a. Staff report
 - b. Public Comment
 - c. Board discussion
 - d. Board action
20. ITEM – Consider and provide direction on infill activity in the Elkhorn Slough.
 - a. Staff report
 - b. Public Comment
 - c. Board discussion
 - d. Board action
21. ITEM – Consider adopting Resolution 19-17 authorizing agreements with Sealaska
 - 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. ADJOURNMENT

The next Meeting of the Board of Harbor Commissioners is scheduled for January 22, 2020 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 Razzeca@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.



**MINUTES
REGULAR MEETING
OF THE BOARD OF HARBOR COMMISSIONERS
MOSS LANDING HARBOR DISTRICT
7881 Sandholdt Road, Moss Landing, CA 95039**

October 23, 2019 Meeting Minutes

A. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE

The open session was called to order at 7:03 pm. After the Pledge of Allegiance roll was called:

Commissioners Present:

Russ Jeffries – President
Tony Leonardini – Vice President
Vince Ferrante – Secretary
James Goulart – Commissioner

Staff Present:

Tommy Razzeca – General Manager
Mike Rodriguez – District Counsel
Shay Shaw – Administrative Assistant

Liz Soto – Commissioner (after item 19, Commissioner Soto was sworn in and seated at the dais)

B. APPOINTMENT TO FILL BOARD VACANCY

19. ITEM – Consider appointment of a Harbor Commissioner to fill vacancy.

- a. Staff report – GM Razzeca gave the report
- b. Public comment - Rick Andrews said he was unable to submit his letter of intent in time and was unaware that the Board would be selecting a candidate at the October Board Meeting. President Jeffries allowed Mr. Andrews time to express interest and provide his qualifications.
- c. Candidate comment – Liz Soto made comment regarding her residence in the District for 30 years, that she is a long-term employee of the City of Salinas. Public service is her passion and she works regularly with the public. Liz made comments regarding her work ethic, business knowledge, and belief that she will contribute greatly to Moss Landing Harbor District and the Board of Harbor Commissioners.
- d. Board discussion – President Jeffries found Liz Soto to be confident in her position and a qualified Candidate.
- e. Board Action – A motion was made by President Jeffries, Seconded by Commissioner Leonardini to appoint Liz Soto to the Board of Harbor Commissioners to complete the remaining term of the Board vacancy. The motion passed unanimously on a roll-call vote.

C. ADMINISTER OATH OF OFFICE

President Russ Jeffries administered the Oath of Office to the newly appointed Board member, Liz Soto, who immediately took her seat.

D. PRESIDENT'S REMARKS

President Jeffries said that he was very happy with the Candidate. He expressed his appreciation and welcomed Liz Soto to the Board of Harbor Commissioners.

E. PUBLIC COMMENTS

Rick Andrews provided comment regarding posting of public notices and other communications to the public for future use by the District.

F. CONSENT CALENDAR

1. Approval of the September 25, 2019 Regular Meeting Minutes. A motion was made by President Jeffries, seconded by Commissioner Leonardini, to approve the September 25, 2019 Regular Meeting

Minutes. The motion passed 3-0-2 on a roll call vote, all yes, Commissioner Ferrante and Commissioner Soto abstained.

G. FINANCIAL REPORT

2. Financial report month ending September 30, 2019. GM Razzeca gave the highlights. A motion was made by Commissioner Ferrante, seconded by Commissioner Leonardini to accept the Financial Report. The motion passed unanimously on a roll-call vote.

H. MANAGERS REPORTS

The General Manager will make oral or written presentations on the below subjects. The Board may take such action as deemed necessary. The Manager may present additional reports; however, the Board may not take action on any such item not on this Agenda.

3. Projects Status/Update – Commissioner Ferrante made inquiry regarding the total cost of the NH Harbor Building Construction Project; GM Razzeca answered that the total cost of construction would be available upon completion of construction but that at that time the project was in line with the contracted amount. Commissioner Goulart asked if Allison Goss gave a monthly report. Gm Razzeca referred to last paragraph of the report for the North Harbor Building Project.

4. Summary of Permits Issued – Commissioner Ferrante wanted to know if there was a new owner of Monterey Hydro bikes. GM Razzeca answered that there was.

5. Meeting Announcements – written report/no questions

6. Assigned Liveboard Report – written report/no questions

7. Slip Income Report – written report/no questions

8. Incident Report – Commissioner Ferrante expressed concern regarding the research vessel Rachel Carson; GM Razzeca noted mechanical issues which have been repaired related to past issues causing commissioner Ferrante's concern.

I. COMMITTEE REPORTS

9. Elkhorn Slough Advisory Committee – Leonardini/Goulart – nothing to report

10. Liveboard Committee – Goulart/Jeffries – nothing to report

11. Harbor Improvement Committee – Goulart – nothing to report

12. Real Property Committee I – Jeffries/Leonardini – Meeting with Nader Agha and his legal team they are proceeding on with project. This project is ongoing and they will report out findings.

13. Real Property Committee II – Ferrante – nothing to report

14. Special Districts/CSDA – Jeffries/Ferrante – Commissioner Ferrante attended a CSDA meeting and they elected a new President Jeff Hodge and had a motivational speaker Marc Scharenbroich the Author of the book Nice Bike.

15. Personnel Committee – Ferrante/Jeffries – nothing to report

16. Finance Committee – Ferrante/Goulart – nothing to report

17. Ad Hoc Budget Committee – Leonardini/Goulart – Plan to schedule a meeting with the General Manager.

18. 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.

J. NEW BUSINESS

20. ITEM – Consider adopting Resolution No.19-12 consider appointing Tommy Razzeca Deputy Secretary of The Moss Landing Harbor District Financing Corporation.

- a. Staff report – This item was moved to the next Board meeting
- b. Public Comment
- c. Board discussion
- d. Board action

21. ITEM – Consider adoption of Resolution No.19-13 naming the Moss Landing Harbor District conference room the “Margret Shirrel Conference Room”.

- a. Staff report – Gm Razzeca gave the report
- b. Public Comment – Peggy Shirrel, PhD via phone call said it's truly an honor and she appreciates the Board and their kind words. President Jeffries said Thank you for your many years of service it was wonderful working with you.
- c. Board discussion – none
- d. Board action – A motion was made by Commissioner Ferrante, seconded by Commissioner Soto to adopt Resolution No.19-13 naming the Moss Landing Harbor District Conference Room the “Margaret Shirrel Conference Room”. The motion passed unanimously on a roll-call vote.

22. ITEM – Consider approval of Hodges Consulting quote to upgrade MLHD Computer systems.

- 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 Leonardini to approve the upgrade of MLHD computer systems. The motion passed unanimously on a roll-call vote.

23. ITEM- Consider adopting Resolution No.19-14 canceling the November and December Board meetings and selecting a substitute date for a special meeting of December 11, 2019.

- 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 Leonardini, seconded by Commissioner Goulart to adopt Resolution No. 19-14 cancelling the November and December Board meeting and selecting a substitute date therefore. The motion passed unanimously on a roll-call vote.

24. ITEM- Consider amendment to Ordinance #206 Passenger Vessel Fee

- a. Staff report – Gm Razzeca gave the report
- b. Public Comment – none
- c. Board discussion – Commissioner Ferrante said in their meeting they all came to the agreement that it would be unfair for the kayaks to pay passenger vessel fees. This topic was brought up in 2018 and was intended for passenger vessels only not kayaks. Commissioner Goulart agreed with commissioner Ferrante's comments.
- d. Board action – A motion was made by Commissioner Ferrante, seconded by Commissioner Goulart to consider amendment to Ordinance #206 Passenger Vessel Fee. The motion passed unanimously on a roll-call vote.

25. ITEM – Consider claim received from Len Losik

- a. Staff report –GM Razzeca gave the report
- b. Public Comment – Philip Slaymaker said that Losik has bumped several boats in the Harbor. His engine does not work properly and he is an inexperienced skipper who should not be operating a vessel.
- c. Board discussion – none
- d. Board action – A motion was made by Commissioner Ferrante, Seconded by Commissioner Leonardini based on the foregoing, the Board of Harbor Commissioners reject Mr. Losik's claim and direct District Counsel to provide notice of such action. The motion passed unanimously on a roll-call vote.

K. COMMISSIONERS COMMENTS AND CONCERNS

none.

L. CLOSED SESSION

The Board adjourned at 8:44pm to consider the following items:

1. Confer with real property negotiators (District Counsel and GM) pursuant to Government Code §54956.8 regarding: a. North Harbor Restaurant negotiations with various parties; b. Moss Landing Storage.
2. Confer with District Counsel regarding the claim received from Len Losik pursuant to Government Code.

M. RECONVENE IN OPEN SESSION

At 9:14pm the Board reconvened in Open Session. The President reported that no decisions were made, no action was taken; that direction was given to legal counsel and to the General Manager in Closed session.

N. ADJOURNMENT

President Jeffries adjourned the meeting at 9:21pm

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 October 31, 2019

	<u>Oct 31, 19</u>	<u>Oct 31, 18</u>	<u>\$ Change</u>	<u>% Change</u>
ASSETS				
Current Assets				
Checking/Savings				
1002 · Petty Cash	500	500		
1009 · Union - Operating	2,593,128	66,658	2,526,470	3,790%
1010 · Union - M.M.	8,361	3,725,677	-3,717,316	-100%
1011 · Union - Payroll	31,745	42,878	-11,133	-26%
1015 · 1st Capital Bank	1,552,156	1,549,055	3,101	0%
1018 · Union Bank- Trust Account	1,159,013	247,173	911,840	369%
1020 · Umpqua - Restricted	1,015,036	1,011,635	3,401	0%
Total Checking/Savings	<u>6,359,939</u>	<u>6,643,576</u>	<u>-283,637</u>	<u>-4%</u>
Accounts Receivable				
11290 · Leases				
BioMineral Lease	2,206		2,206	100%
1282 · NNN Receivable	68,971	62,975	5,996	10%
1294 · Monterey Fish		-7,165	7,165	100%
Total 11290 · Leases	<u>71,177</u>	<u>55,810</u>	<u>15,367</u>	<u>28%</u>
1200 · Marina Receivables	115,922	102,438	13,484	13%
1201 · Marina - Allow for Bad Debt	-33,500	-33,500		
Total Accounts Receivable	<u>153,599</u>	<u>124,748</u>	<u>28,851</u>	<u>23%</u>
Other Current Assets				
1271 · Prepaid Expenses				
1270 · Insurance	21,541	24,016	-2,475	-10%
1280 · Other	7,496	20,000	-12,504	-63%
Total 1271 · Prepaid Expenses	<u>29,037</u>	<u>44,016</u>	<u>-14,979</u>	<u>-34%</u>
Total Other Current Assets	<u>29,037</u>	<u>44,016</u>	<u>-14,979</u>	<u>-34%</u>
Total Current Assets	<u>6,542,575</u>	<u>6,812,340</u>	<u>-269,765</u>	<u>-4%</u>
Fixed Assets				
1650 · Construction in Progress	4,554,742	2,350,423	2,204,319	94%
1670 · Equipment	453,356	790,611	-337,255	-43%
1700 · Improvements				
1710 · NH Buildings & Improvements	7,157,639	7,871,280	-713,641	-9%
1720 · NH Floating Docks	524,675	524,675		
1725 · NH Offsite Improvements	632,218	632,218		
1730 · SH Buildings & Improvements	8,160,807	8,281,705	-120,898	-1%
1740 · SH Floating Docks	9,457,184	9,460,727	-3,543	
Total 1700 · Improvements	<u>25,932,523</u>	<u>26,770,605</u>	<u>-838,082</u>	<u>-3%</u>
1800 · Less - Depreciation				
1805 · Equipment	-416,002	-776,598	360,596	46%
1810 · NH Buildings & Improvements	-3,471,588	-3,848,763	377,175	10%
1820 · NH Floating Docks	-524,791	-513,104	-11,687	-2%
1825 · NH Offsite Improvements	-479,499	-460,709	-18,790	-4%
1830 · SH Buildings & Improvements	-6,096,328	-6,062,780	-33,548	-1%
1840 · SH Floating Docks	-6,148,427	-5,738,572	-409,855	-7%
Total 1800 · Less - Depreciation	<u>-17,136,635</u>	<u>-17,400,526</u>	<u>263,891</u>	<u>2%</u>

Moss Landing Harbor District
Balance Sheet
As of October 31, 2019

	<u>Oct 31, 19</u>	<u>Oct 31, 18</u>	<u>\$ Change</u>	<u>% Change</u>
1900 · Land	1,642,860	1,642,860		
Total Fixed Assets	15,446,846	14,153,973	1,292,873	9%
Other Assets				
1320 · Workers Comp Deposit	200	200		
1530 · Principal Financial CS	7,389	7,389		
Total Other Assets	7,589	7,589		
TOTAL ASSETS	<u>21,997,010</u>	<u>20,973,902</u>	<u>1,023,108</u>	<u>5%</u>

Moss Landing Harbor District
Balance Sheet
As of October 31, 2019

	<u>Oct 31, 19</u>	<u>Oct 31, 18</u>	<u>\$ Change</u>	<u>% Change</u>
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
2010 · Accounts Payable	-19,918	429,655	-449,573	-105%
Total Accounts Payable	-19,918	429,655	-449,573	-105%
Other Current Liabilities				
2013 · Accrued Expenses	164,770	106,021	58,749	55%
2020 · Accrued Salaries Payable	11,315	10,863	452	4%
2021 · Accrued Vacation	21,810	90,718	-68,908	-76%
2023 · Accrued Payroll Taxes	561	6,543	-5,982	-91%
2030 · Customer Deposits	315,587	304,152	11,435	4%
2051 · Note Interest Payable				
2062 · Umpqua Accrued Interest	22,020	24,400	-2,380	-10%
Total 2051 · Note Interest Payable	22,020	24,400	-2,380	-10%
2080 · Prepaid Berth Fees	155,990	156,128	-138	-0%
2082 · MLCP Cost Reimb. Deposit	89,214	1,379	87,835	6,369%
2086 · Prepaid Leases				
20861 · Duke	35,596	33,645	1,951	6%
20862 · MBARI	9,481	9,640	-159	-2%
Total 2086 · Prepaid Leases	45,077	43,285	1,792	4%
2087 · Lease Deposits	18,236	17,047	1,189	7%
Total Other Current Liabilities	844,580	760,536	84,044	11%
Total Current Liabilities	824,662	1,190,191	-365,529	-31%
Long Term Liabilities				
2605 · Umpqua Loan	2,908,858	3,298,374	-389,516	-12%
Total Long Term Liabilities	2,908,858	3,298,374	-389,516	-12%
Total Liabilities	3,733,520	4,488,565	-755,045	-17%
Equity				
3020 · Retained Net Assets	6,456,231	6,456,231		
3050 · Prior Year Earnings	11,690,585	10,752,657	937,928	9%
Net Income	116,674	-723,548	840,222	116%
Total Equity	18,263,490	16,485,340	1,778,150	11%
TOTAL LIABILITIES & EQUITY	21,997,010	20,973,905	1,023,105	5%

Moss Landing Harbor District
Balance Sheet
As of October 31, 2019

	Jul - Oct 19
OPERATING ACTIVITIES	
Net Income	116,674
Adjustments to reconcile Net Income to net cash provided by operations:	
1200 · Marina Receivables	11,485
1201 · Marina - Allow for Bad Debt	8,500
11290 · Leases:BioMineral Lease	-2,206
11290 · Leases:1282 · NNN Receivable	25,435
11290 · Leases:1284 · Local Bounty	1,230
1271 · Prepaid Expenses:1270 · Insurance	-21,541
1271 · Prepaid Expenses:1280 · Other	90,565
1800 · Less - Depreciation:1805 · Equipment	6,800
1800 · Less - Depreciation:1810 · NH Buildings & Improvements	86,331
1800 · Less - Depreciation:1820 · NH Floating Docks	4,012
1800 · Less - Depreciation:1825 · NH Offsite Improvements	9,794
1800 · Less - Depreciation:1830 · SH Buildings & Improvements	69,593
1800 · Less - Depreciation:1840 · SH Floating Docks	138,133
2010 · Accounts Payable	-315,989
2020 · Accrued Salaries Payable	2,735
2030 · Customer Deposits	-154
2080 · Prepaid Berth Fees	3,413
2086 · Prepaid Leases:20861 · Duke	-22,641
2086 · Prepaid Leases:20862 · MBARI	-9,249
2087 · Lease Deposits	1,190
2051 · Note Interest Payable:2062 · Umpqua Accrued Interest	-17,150
2082 · MLCP Cost Reimb. Deposit	89,214
Net cash provided by Operating Activities	276,174
FINANCING ACTIVITIES	
2605 · Umpqua Loan	-389,516
Net cash provided by Financing Activities	-389,516
Net cash Increase for period	-113,342
Cash at beginning of period	6,473,280
Cash at end of period	6,359,938

Moss Landing Harbor District
Balance Sheet
As of October 31, 2019

Ordinary Income/Expense	Jul - Oct 19	Budget	\$ Over Budget	% of Budget
Income				
4000 · MARINA REVENUES				
4100 · Berthing Income				
4110 · Assigned Berthing	553,501	582,780	-29,279	95%
4112 · Qtrly/Annual Discount	-431	-750	319	57%
4113 · Commercial Vessel Dscnt	-3,863	-4,000	137	97%
4114 · Away (1 mnth) Dscnt	-552	-750	198	74%
4115 · Temporary Berthing	83,520	84,132	-612	99%
4120 · Liveaboard Fees	42,943	40,300	2,643	107%
4130 · Transient Berthing	16,144	11,100	5,044	145%
4220 · Wait List	1,575	3,000	-1,425	53%
4260 · Towing - Intra Harbor		200	-200	
4270 · Pumpouts	200	200		100%
4280 · Late Fees	11,360	10,000	1,360	114%
4282 · Recovered Lien Costs	140	300	-160	47%
Total 4100 · Berthing Income	704,537	726,512	-21,975	97%
4200 · Other Income - Operations				
4225 · Merchandise	222	100	122	222%
4230 · SH Parking	61,488	52,000	9,488	118%
4285 · Dog Fee	475	220	255	216%
4290 · Misc	258	500	-242	52%
Total 4200 · Other Income - Operations	62,443	52,820	9,623	118%
4300 · Operating Grant Revenues				
Total 4000 · MARINA REVENUES	766,980	779,332	-12,352	98%

Moss Landing Harbor District
Balance Sheet
As of October 31, 2019

Expense	Jul - Oct 19	Budget	\$ Over Budget	% of Budget
5200 · General & Administrative				
5100 · Advertising	1,769	1,500	269	118%
5210 · Dues & Subscriptions	4,619	2,000	2,619	231%
5220 · Office Supplies				
5223 · Administration	1,188	1,308	-120	91%
5225 · Operations	3,201	3,872	-671	83%
Total 5220 · Office Supplies	4,389	5,180	-791	85%
5230 · Postage & Equip Lease				
5232 · Meter Lease	259	174	85	149%
5235 · Postage	179	193	-14	93%
Total 5230 · Postage & Equip Lease	438	367	71	119%
5240 · Copier Lease & Supplies				
5242 · Copier Lease	250	1,228	-978	20%
Total 5240 · Copier Lease & Supplies	250	1,228	-978	20%
5250 · Telephone & Communications				
5253 · Administration	4,390	4,030	360	109%
5255 · Operations	561	464	97	121%
Total 5250 · Telephone & Communications	4,951	4,494	457	110%
5260 · Professional Services				
5262 · Accounting	14,565	15,000	-435	97%
5265 · Legal	23,010	33,333	-10,323	69%
5268 · Computer Consulting	1,240	114	1,126	1,088%
5269 · Payroll Processing	1,243	1,234	9	101%
Total 5260 · Professional Services	40,058	49,681	-9,623	81%
5290 · Credit Card Fees	6,701	5,264	1,437	127%
5921 · Internet Billing Service	1,026	893	133	115%
Total 5200 · General & Administrative	64,201	70,607	-6,406	91%
5300 · Personnel				
5310 · Salaries				
5313 · Administration	50,065	67,830	-17,765	74%
5315 · Operations	63,746	52,902	10,844	120%
5318 · Maintenance	53,111	49,482	3,629	107%
Total 5310 · Salaries	166,922	170,214	-3,292	98%
5330 · Payroll Taxes				
5333 · Administration	3,779	5,189	-1,410	73%
5335 · Operations	4,877	4,098	779	119%
5338 · Maintenance	4,189	3,785	404	111%
Total 5330 · Payroll Taxes	12,845	13,072	-227	98%
5340 · Employee Benefits				
5343 · Administration	14,879	12,144	2,735	123%
5345 · Operations	1,967			
5348 · Maintenance	17,758	20,166	-2,408	88%
Total 5340 · Employee Benefits	34,604	32,310	2,294	107%
5350 · Workers Compensation				

Moss Landing Harbor District
Balance Sheet
As of October 31, 2019

	<u>Jul - Oct 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
5353 · Administration	1,200	783	417	153%
5355 · Operations	1,955	2,883	-928	68%
5358 · Maintenance	2,668	6,852	-4,184	39%
Total 5350 · Workers Compensation	5,823	10,518	-4,695	55%
5360 · Education & Training				
5363 · Administration	920		920	100%
Total 5360 · Education & Training	920		920	100%
Total 5300 · Personnel	221,114	226,114	-5,000	98%
5400 · Insurance				
5410 · Liability Insurance	41,212	43,333	-2,121	95%
Total 5400 · Insurance	41,212	43,333	-2,121	95%
5500 · Utilities				
5510 · Garbage	29,670	17,667	12,003	168%
5520 · Gas and Electric	80,000	80,000		100%
5530 · Water	10,965	10,667	298	103%
5540 · Sewer	14,335	13,333	1,002	108%
Total 5500 · Utilities	134,970	121,667	13,303	111%
5600 · Operating Supplies				
5610 · Vehicles	2,505	3,333	-828	75%
5625 · Operations	7,041	6,667	374	106%
Total 5600 · Operating Supplies	9,546	10,000	-454	95%
5700 · Depreciation	157,332	157,500	-168	100%
5800 · Repairs & Maintenance				
5810 · Vehicles	1,366	134	1,232	1,019%
5830 · Equip Rental	2,313	1,794	519	129%
5850 · Repair Materials	16,078	28,071	-11,993	57%
5860 · Outside Service Contracts	13,437	23,333	-9,896	58%
5870 · Derelict Disposal	7,564	20,000	-12,436	38%
Total 5800 · Repairs & Maintenance	40,758	73,332	-32,574	56%
5900 · Financial Expenses				
5990 · Bad Debt	8,500	8,333	167	102%
Total 5900 · Financial Expenses	8,500	8,333	167	102%
Total · MARINA EXPENSES	677,633	710,886	-33,253	95%
Net Ordinary Income - Marina Operations	89,347	68,446	20,901	131%

Moss Landing Harbor District
Balance Sheet
As of October 31, 2019

	Jul - Oct 19	Budget	\$ Over Budget	% of Budget
4400 · LEASE AND OTHER INCOME				
4050 · Trust Lands Lease Revenue				
4051 · Dynegy Outfall	22,641	23,304	-663	97%
4053 · MBARI	9,249	9,613	-364	96%
Total 4050 · Trust Lands Lease Revenue	31,890	32,917	-1,027	97%
4500 · Leases				
4502 · Cannery Building				
4517 · Sulte 2	11,131	11,132	-1	100%
4504 · Suite 3	38,476	30,780	7,696	125%
4511 · Suite 1 & 10	6,263	6,260	3	100%
4515 · Suite 4	29,768	29,768	0	100%
4518 · Suite 5	9,124	8,540	584	107%
4510 · Suite 6	8,824	9,108	-284	97%
4503 · Suite 8	3,090	3,116	-26	99%
4520 · Suite 9	2,136	2,849	-713	75%
4523 · Canary NNN	12,537	13,333	-796	94%
Total 4502 · Cannery Building	121,349	114,886	6,463	106%
4530 · RV Lot	11,412	11,412	0	100%
4560 · North Harbor				
4562 · Sea Harvest	11,736	12,667	-931	93%
4568 · Monterey Bay Kayaks	14,351	13,333	1,018	108%
Total 4560 · North Harbor	26,087	26,000	87	100%
Total 4500 · Leases	158,848	152,298	6,550	104%
4700 · Other Revenues & Concessions				
4125 · Amenlty Fee	92,858	91,867	991	101%
4126 · Passenger Vessel Fees	13,346	8,333	5,013	160%
4710 · Vending Activitlles				
4711 · Washer/Dryer	2,718	3,250	-532	84%
4712 · Soda	133		133	100%
Total 4710 · Vending Activitlles	2,851	3,250	-399	88%
4720 · Dry Storage	20,827	21,667	-840	96%
4725 · North Harbor Use Fee	58,365	28,500	29,865	205%
4727 · Key Sales	1,420	2,667	-1,247	53%
4730 · NH Washdown	625	833	-208	75%
4735 · Camp/RV	500		500	100%
4751 · Permits	614	1,500	-886	41%
4765 · Faxes, Coples & Postage	50	20	30	250%
Total 4700 · Other Revenues & Concessions	191,456	158,637	32,819	121%
4800 · Interest				
4841 · Union Bank Interest	71	83	-12	86%
4843 · First Capital Bank	1,063	500	563	213%
4846 · Umpqua Interest	1,325	500	825	265%
Total 4800 · Interest	2,459	1,083	1,376	227%
Total 4400 · LEASE AND OTHER INCOME	384,653	344,935	39,718	112%

Moss Landing Harbor District
Balance Sheet
As of October 31, 2019

	Jul - Oct 19	Budget	\$ Over Budget	% of Budget
7000 · LEASE AND OTHER EXPENSES				
7100 · Interest Expense				
7134 · Umpqua Accrued Interest	29,852	29,484	368	101%
Total 7100 · Interest Expense	<u>29,852</u>	<u>29,484</u>	<u>368</u>	<u>101%</u>
7200 · Other Financial Expenses				
7230 · LAFO Administrative Charges	6,357	6,411	-54	99%
Total 7200 · Other Financial Expenses	<u>6,357</u>	<u>6,411</u>	<u>-54</u>	<u>99%</u>
5700 · Depreciation	157,332	157,500	-168	100%
7300 · Commissioner Expenses				
7320 · Monthly Stipend	5,200	4,333	867	120%
7321 · Employer Payroll Taxes	398	333	65	120%
7330 · Incurred Expenses	1,850	333	1,517	556%
Total 7300 · Commissioner Expenses	<u>7,448</u>	<u>4,999</u>	<u>2,449</u>	<u>149%</u>
Total 7000 · LEASE AND OTHER EXPENSES	<u>200,989</u>	<u>198,394</u>	<u>2,595</u>	<u>101%</u>
Net Ordinary Income - Lease & Other Operations	<u>183,664</u>	<u>146,541</u>	<u>37,123</u>	<u>125%</u>
Net Ordinary Income - Combined Operations	<u>273,011</u>	<u>214,987</u>	<u>58,024</u>	<u>127%</u>
Other Income/Expense				
Other Income				
8001 · Cost Reimbursements				
8101 · Revenue from reimbursements	10,786		10,786	100%
8201 · Reimbursable expenses	-10,786		-10,786	100%
Total 8001 · Cost Reimbursements	<u>0</u>		<u>0</u>	<u>0%</u>
Total Other Income	<u>0</u>		<u>0</u>	<u>0%</u>
Other Expense				
9000 · CAPITAL PROJECT EXPENSES				
5880 · Dredging		100,000	-100,000	
9309 · New NH Building	156,339	400,000	-243,661	39%
9310 · NH Hotel		35,000	-35,000	
Total 9000 · CAPITAL PROJECT EXPENSES	<u>156,339</u>	<u>535,000</u>	<u>-378,661</u>	<u>29%</u>
Total Other Expense	<u>156,339</u>	<u>535,000</u>	<u>-378,661</u>	<u>29%</u>
Net Other Income	<u>-156,339</u>	<u>-535,000</u>	<u>378,661</u>	<u>29%</u>
Net Income	<u><u>116,672</u></u>	<u><u>-320,013</u></u>	<u><u>436,685</u></u>	<u><u>-36%</u></u>

Moss Landing Harbor District
Balance Sheet
As of October 31, 2019

	<u>Jul - Oct 19</u>	<u>Jul - Oct 18</u>	<u>\$ Change</u>	<u>% Change</u>
Ordinary Income/Expense				
Income				
4000 · MARINA REVENUES				
4100 · Berthing Income				
4110 · Assigned Berthing	553,501	549,038	4,463	1%
4112 · Qtrly/Annual Discount	-431	-483	52	11%
4113 · Commercial Vessel Dscnt	-3,863	-4,771	908	19%
4114 · Away (1 mnth) Dscnt	-552	-364	-188	-52%
4115 · Temporary Berthing	83,520	88,937	-5,417	-6%
4120 · Liveaboard Fees	42,943	41,300	1,643	4%
4130 · Transient Berthing	16,144	11,035	5,109	46%
4220 · Wait List	1,575	2,050	-475	-23%
4260 · Towing - Intra Harbor		150	-150	-100%
4270 · Pumpouts	200		200	100%
4280 · Late Fees	11,360	13,387	-2,027	-15%
4282 · Recovered Lien Costs	140	1,260	-1,120	-89%
Total 4100 · Berthing Income	<u>704,537</u>	<u>701,539</u>	<u>2,998</u>	<u>0%</u>
4200 · Other Income - Operations				
4225 · Merchandise	222	41	181	441%
4230 · SH Parking	61,488	50,288	11,200	22%
4285 · Dog Fee	475	400	75	19%
4290 · Misc	258	426	-168	-39%
Total 4200 · Other Income - Operations	<u>62,443</u>	<u>51,155</u>	<u>11,288</u>	<u>22%</u>
Total 4000 · MARINA REVENUES	<u>766,980</u>	<u>752,694</u>	<u>14,286</u>	<u>2%</u>

Moss Landing Harbor District
Balance Sheet
As of October 31, 2019

Expense	Jul - Oct 19	Jul - Oct 18	\$ Change	% Change
5200 · General & Administrative				
5100 · Advertising	1,769	338	1,431	423%
5210 · Dues & Subscriptions	4,619	1,545	3,074	199%
5220 · Office Supplies				
5223 · Administration	1,188	952	236	25%
5225 · Operations	3,201	6,891	-3,690	-54%
Total 5220 · Office Supplies	4,389	7,843	-3,454	-44%
5230 · Postage & Equip Lease				
5232 · Meter Lease	259	259		
5235 · Postage	179		179	100%
Total 5230 · Postage & Equip Lease	438	259	179	69%
5240 · Copier Lease & Supplies				
5242 · Copier Lease	250	1,105	-855	-77%
Total 5240 · Copier Lease & Supplies	250	1,105	-855	-77%
5250 · Telephone & Communications				
5253 · Administration	4,390	3,999	391	10%
5255 · Operations	561	283	278	98%
Total 5250 · Telephone & Communications	4,951	4,282	669	16%
5260 · Professional Services				
5262 · Accounting	14,565	14,188	377	3%
5265 · Legal	23,010	24,838	-1,828	-7%
5268 · Computer Consulting	1,240		1,240	100%
5269 · Payroll Processing	1,243	1,023	220	22%
Total 5260 · Professional Services	40,058	40,049	9	
5290 · Credit Card Fees	6,701	4,827	1,874	39%
5921 · Internet Billing Service	1,026	691	335	48%
Total 5200 · General & Administrative	64,201	60,939	3,262	5%
5300 · Personnel				
5310 · Salaries				
5313 · Administration	50,065	90,900	-40,835	-45%
5315 · Operations	63,746	47,818	15,928	33%
5318 · Maintenance	53,111	33,698	19,413	58%
Total 5310 · Salaries	166,922	172,416	-5,494	-3%
5330 · Payroll Taxes				
5333 · Administration	3,779	6,769	-2,990	-44%
5335 · Operations	4,877	3,658	1,219	33%
5338 · Maintenance	4,189	2,578	1,611	62%
Total 5330 · Payroll Taxes	12,845	13,005	-160	-1%
5340 · Employee Benefits				
5343 · Administration	14,879	20,551	-5,672	-28%
5345 · Operations	1,967	353	1,614	457%
5348 · Maintenance	17,758	10,705	7,053	66%
Total 5340 · Employee Benefits	34,604	31,609	2,995	9%
5350 · Workers Compensation				

Moss Landing Harbor District
Balance Sheet
As of October 31, 2019

	<u>Jul - Oct 19</u>	<u>Jul - Oct 18</u>	<u>\$ Change</u>	<u>% Change</u>
5353 · Administration	1,200	1,100	100	9%
5355 · Operations	1,955	2,161	-206	-10%
5358 · Maintenance	2,688	2,990	-322	-11%
Total 5350 · Workers Compensation	5,823	6,251	-428	-7%
5360 · Education & Training				
5363 · Administration	920	1,225	-305	-25%
Total 5360 · Education & Training	920	1,225	-305	-25%
Total 5300 · Personnel	221,114	224,506	-3,392	-2%
5400 · Insurance				
5410 · Liability Insurance	41,212	41,381	-169	-0%
Total 5400 · Insurance	41,212	41,381	-169	-0%
5500 · Utilities				
5510 · Garbage	29,670	17,580	12,090	69%
5520 · Gas and Electric	80,000	78,685	1,315	2%
5530 · Water	10,965	9,444	1,521	16%
5540 · Sewer	14,335	16,855	-2,520	-15%
Total 5500 · Utilities	134,970	122,564	12,406	10%
5600 · Operating Supplies				
5610 · Vehicles	2,505	2,718	-213	-8%
5625 · Operations	7,041	6,882	159	2%
Total 5600 · Operating Supplies	9,546	9,600	-54	-1%
5700 · Depreciation	157,332	157,332		
5800 · Repairs & Maintenance				
5810 · Vehicles	1,366		1,366	100%
5830 · Equip Rental	2,313	1,155	1,158	100%
5850 · Repair Materials	16,078	12,106	3,972	33%
5860 · Outside Service Contracts	13,437	17,956	-4,519	-25%
5870 · Derelict Disposal	7,564	14,256	-6,692	-47%
Total 5800 · Repairs & Maintenance	40,758	45,473	-4,715	-10%
5900 · Financial Expenses				
5920 · Bank Service Charges		2,611	-2,611	-100%
5990 · Bad Debt	8,500	8,500		
Total 5900 · Financial Expenses	8,500	11,111	-2,611	-23%
Total · MARINA EXPENSES	677,633	672,906	4,727	1%
Net Ordinary Income - Marina Operations	89,347	79,788	9,559	12%

Moss Landing Harbor District
Balance Sheet
As of October 31, 2019

	<u>Jul - Oct 19</u>	<u>Jul - Oct 18</u>	<u>\$ Change</u>	<u>% Change</u>
4400 · LEASE AND OTHER INCOME				
4050 · Trust Lands Lease Revenue				
4051 · Dynegy Outfall	22,641	22,423	218	1%
4053 · MBARI	9,249	9,249		
Total 4050 · Trust Lands Lease Revenue	<u>31,890</u>	<u>31,672</u>	<u>218</u>	<u>1%</u>
4500 · Leases				
4502 · Cannery Building				
4517 · Suite 2	11,131	10,716	415	4%
4504 · Suite 3	38,476	28,710	9,766	34%
4511 · Suite 1 & 10	6,263	6,029	234	4%
4515 · Suite 4	29,768	28,659	1,109	4%
4518 · Suite 5	9,124	8,370	754	9%
4510 · Suite 6	8,824	8,768	56	1%
4503 · Suite 8	3,090	6,000	-2,910	-49%
4520 · Suite 9	2,136	2,743	-607	-22%
4523 · Canary NNN	12,537	10,771	1,766	16%
Total 4502 · Cannery Building	<u>121,349</u>	<u>110,766</u>	<u>10,583</u>	<u>10%</u>
4530 · RV Lot	11,412	10,987	425	4%
4560 · North Harbor				
4562 · Sea Harvest	11,736	11,299	437	4%
4568 · Monterey Bay Kayaks	14,351	28,546	-14,195	-50%
Total 4560 · North Harbor	<u>26,087</u>	<u>39,845</u>	<u>-13,758</u>	<u>-35%</u>
Total 4500 · Leases	<u>158,848</u>	<u>161,598</u>	<u>-2,750</u>	<u>-2%</u>
4700 · Other Revenues & Concessions				
4125 · Amenity Fee	92,858	94,232	-1,374	-1%
4126 · Passenger Vessel Fees	13,346		13,346	100%
4710 · Vending Activities				
4711 · Washer/Dryer	2,718	3,908	-1,190	-30%
4712 · Soda	133		133	100%
Total 4710 · Vending Activities	<u>2,851</u>	<u>3,908</u>	<u>-1,057</u>	<u>-27%</u>
4720 · Dry Storage	20,827	19,455	1,372	7%
4725 · North Harbor Use Fee	58,365	39,406	18,959	48%
4727 · Key Sales	1,420	2,393	-973	-41%
4730 · NH Washdown	625	400	225	56%
4735 · Camp/RV	500	200	300	150%
4751 · Permits	614	2,896	-2,282	-79%
4765 · Faxes, Copies & Postage	50	32	18	56%
Total 4700 · Other Revenues & Concessions	<u>191,456</u>	<u>162,922</u>	<u>28,534</u>	<u>18%</u>
4800 · Interest				
4841 · Union Bank Interest	71	145	-74	-51%
4843 · First Capital Bank	1,063	1,052	11	1%
4846 · Umpqua Interest	1,325	511	814	159%
Total 4800 · Interest	<u>2,459</u>	<u>1,708</u>	<u>751</u>	<u>44%</u>
Total 4400 · LEASE AND OTHER INCOME	<u>384,653</u>	<u>357,900</u>	<u>26,753</u>	<u>7%</u>

Moss Landing Harbor District
Balance Sheet
As of October 31, 2019

	<u>Jul - Oct 19</u>	<u>Jul - Oct 18</u>	<u>\$ Change</u>	<u>% Change</u>
7000 · LEASE AND OTHER EXPENSES				
7100 · Interest Expense				
7134 · Umpqua Accrued Interest	29,852	33,136	-3,284	-10%
Total 7100 · Interest Expense	<u>29,852</u>	<u>33,136</u>	<u>-3,284</u>	<u>-10%</u>
7200 · Other Financial Expenses				
7230 · LAFO Administrative Charges	6,357	6,160	197	3%
Total 7200 · Other Financial Expenses	<u>6,357</u>	<u>6,160</u>	<u>197</u>	<u>3%</u>
5700 · Depreciation	157,332	157,332		
7300 · Commissioner Expenses				
7320 · Monthly Stipend	5,200	6,500	-1,300	-20%
7321 · Employer Payroll Taxes	398	497	-99	-20%
7330 · Incurred Expenses	1,850	684	1,166	170%
Total 7300 · Commissioner Expenses	<u>7,448</u>	<u>7,681</u>	<u>-233</u>	<u>-3%</u>
Total 7000 · LEASE AND OTHER EXPENSES	<u>200,989</u>	<u>204,309</u>	<u>-3,320</u>	<u>-10%</u>
Net Ordinary Income - Lease & Other Operations	<u>183,664</u>	<u>153,591</u>	<u>30,073</u>	<u>20%</u>
Net Ordinary Income - Combined Operations	<u>273,011</u>	<u>233,379</u>	<u>39,632</u>	<u>17%</u>
Other Income/Expense				
Other Income				
8001 · Cost Reimbursements				
8101 · Revenue from reimbursements	10,786	5,501	5,285	96%
8201 · Reimbursable expenses	-10,786	-3,501	-7,285	-208%
Total 8001 · Cost Reimbursements	<u>0</u>	<u>2,000</u>	<u>-2,000</u>	<u>-100%</u>
Total Other Income	<u>0</u>	<u>2,000</u>	<u>-2,000</u>	<u>-100%</u>
Other Expense				
9000 · CAPITAL PROJECT EXPENSES				
5880 · Dredging		140,634	-140,634	-100%
9053 · Dock Maintenance		8,089	-8,089	-100%
9309 · New NH Building	156,339	648,646	-492,307	-76%
9310 · NH Hotel		69,066	-69,066	-100%
9440 · NH Shoreline (North)		122,494	-122,494	-100%
Total 9000 · CAPITAL PROJECT EXPENSES	<u>156,339</u>	<u>988,929</u>	<u>-832,590</u>	<u>-84%</u>
Total Other Expense	<u>156,339</u>	<u>988,929</u>	<u>-832,590</u>	<u>-84%</u>
Net Other Income	<u>-156,339</u>	<u>-986,929</u>	<u>830,590</u>	<u>84%</u>
Net Income	<u><u>116,872</u></u>	<u><u>-753,550</u></u>	<u><u>870,222</u></u>	<u><u>115%</u></u>

Moss Landing Harbor District
Balance Sheet
As of October 31, 2019

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
Allied Administrators for Delta Dental	0.00	-402.14	0.00	0.00	0.00	-402.14
Aspen Environmental Group	7,365.83	0.00	0.00	0.00	0.00	7,365.83
AT&T	225.68	0.00	0.00	0.00	0.00	225.68
Big Creek Lumber	474.59	0.00	0.00	0.00	0.00	474.59
Blue Shield of California	0.00	-357.20	0.00	0.00	0.00	-357.20
Californian, The	151.54	0.00	0.00	0.00	0.00	151.54
CalPERS	0.00	-5,080.57	0.00	0.00	0.00	-5,080.57
Carmel Marina Corporation	1,026.11	0.00	0.00	0.00	0.00	1,026.11
Central Coast Systems, Inc.	105.00	0.00	0.00	0.00	0.00	105.00
Charles Enders	500.00	0.00	0.00	0.00	0.00	500.00
Cintas	656.31	0.00	0.00	0.00	0.00	656.31
CSDA	0.00	-7,077.00	0.00	0.00	0.00	-7,077.00
DMV/Lien Sale Section	32.00	0.00	0.00	0.00	0.00	32.00
EDD	126.00	0.00	0.00	0.00	0.00	126.00
IPFS Corporation	0.00	-13,332.32	0.00	0.00	0.00	-13,332.32
Jarvis, Fay, & Gibson, LLP	6,630.00	0.00	0.00	0.00	0.00	6,630.00
Marc J. Del Piero	1,250.00	0.00	0.00	0.00	0.00	1,250.00
Monterey County Tax Collector	0.00	-4,000.24	0.00	0.00	0.00	-4,000.24
Monterey Signs	589.95	0.00	0.00	0.00	0.00	589.95
Pajaro/Sunny Mesa C.S.D.	2,492.01	0.00	0.00	0.00	0.00	2,492.01
PG&E	0.00	-20,000.00	0.00	0.00	0.00	-20,000.00
Rabobank	1,086.48	0.00	0.00	0.00	0.00	1,086.48
Redshift	0.00	-136.85	0.00	0.00	0.00	-136.85
Sea Engineering, Inc.	1,615.00	0.00	0.00	0.00	0.00	1,615.00
Social Vocational Services, Inc.	0.00	-1,073.57	0.00	0.00	0.00	-1,073.57
Sunrise Express	0.00	51.19	0.00	0.00	0.00	51.19
Tommy Razzerca	0.00	-300.00	0.00	0.00	0.00	-300.00
VALIC	1,489.81	0.00	0.00	0.00	0.00	1,489.81
Verizon Wireless	117.89	0.00	0.00	0.00	0.00	117.89
Vision Sevice Plan	0.00	-278.52	0.00	0.00	0.00	-278.52
Wald, Ruhnke & Dost Architects, LP	6,135.00	0.00	0.00	0.00	0.00	6,135.00
TOTAL	<u><u>32,069.20</u></u>	<u><u>-51,987.22</u></u>	<u><u>0.00</u></u>	<u><u>0.00</u></u>	<u><u>0.00</u></u>	<u><u>-19,918.02</u></u>

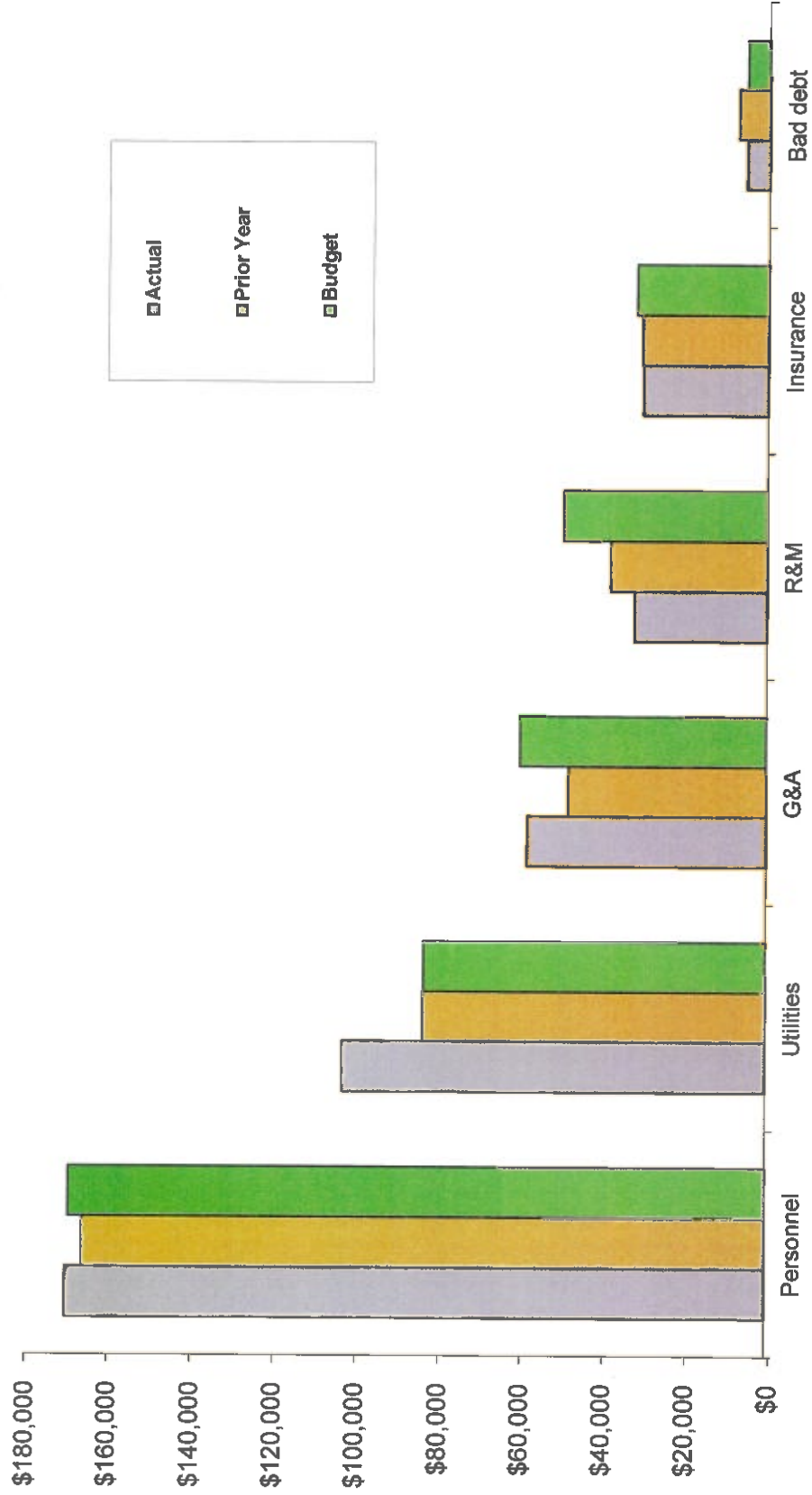
Moss Landing Harbor District
Balance Sheet
As of October 31, 2019

Type	Date	Num	Name	Amount
1009 - Union - Operating				
Check	10/02/2019		Payroll Partners	-136.63
Check	10/04/2019	2825	Goulart, James	-91.35
Check	10/04/2019	2826	Jeffries, Russell	-452.13
Check	10/04/2019	2827	Tony Leonardini	-274.05
Check	10/04/2019	2828	Peggy Shirrell	-91.35
Check	10/04/2019	2829	Neal Norris	-689.99
Check	10/04/2019	2830	William Allen	-645.68
Check	10/04/2019	2831	Veronica Beccerra	-822.94
Check	10/04/2019	2832	Dennis Dixon	-37.13
Check	10/08/2019		NPC Merchant Pymt Proc	-2,631.34
Check	10/11/2019	atm	MS	-232.30
Bill Pmt -Check	10/14/2019	20591	A.L. Lease	-118.54
Bill Pmt -Check	10/14/2019	20592	Allied Administrators for Delta Dental	-402.14
Bill Pmt -Check	10/14/2019	20593	AT&T	-222.51
Bill Pmt -Check	10/14/2019	20594	Big Creek Lumber	-1,067.62
Bill Pmt -Check	10/14/2019	20595	Blue Shield of California	-357.20
Bill Pmt -Check	10/14/2019	20596	CalPERS	-5,080.57
Bill Pmt -Check	10/14/2019	20597	Carmel Marina Corporation	-4,641.90
Bill Pmt -Check	10/14/2019	20598	Castroville "ACE" Hardware	0.00
Bill Pmt -Check	10/14/2019	20599	Castroville Plumbing & Heating	-977.77
Bill Pmt -Check	10/14/2019	20629	Verizon Wireless	-117.89
Bill Pmt -Check	10/14/2019	20630	Vision Sevice Plan	-150.33
Bill Pmt -Check	10/14/2019	20631	Wald, Ruhnke & Dost Architects, LP	-2,593.00
Bill Pmt -Check	10/15/2019	20601	Cintas	-648.51
Bill Pmt -Check	10/15/2019	20602	CSDA	-7,077.00
Bill Pmt -Check	10/15/2019	20603	David Hall	-1,792.95
Bill Pmt -Check	10/15/2019	20604	DMV/Lien Sale Section	-40.00
Bill Pmt -Check	10/15/2019	20605	Doctors on Duty	-122.50
Bill Pmt -Check	10/15/2019	20606	Hodges Consulting Services	-255.00
Bill Pmt -Check	10/15/2019	20607	Home Depot	-79.08
Bill Pmt -Check	10/15/2019	20608	IPFS Corporation	-13,332.32
Bill Pmt -Check	10/15/2019	20609	MBS Business Systems	0.00
Bill Pmt -Check	10/15/2019	20610	Monterey One Water	-2,600.02
Bill Pmt -Check	10/15/2019	20611	Moss Landing Boat Works	-43.08
Bill Pmt -Check	10/15/2019	20612	Pajaro Valley Lock Shop	-154.00
Bill Pmt -Check	10/15/2019	20613	PG&E	-20,000.00
Bill Pmt -Check	10/15/2019	20614	Pitney Bowes Global Financial Svc LLC	-129.30
Bill Pmt -Check	10/15/2019	20615	Rabobank	-417.79
Bill Pmt -Check	10/15/2019	20616	Redshift	-136.85
Bill Pmt -Check	10/15/2019	20617	Richard Nathanson	-252.50
Bill Pmt -Check	10/15/2019	20618	Robert Bidagliacco	-86.00
Bill Pmt -Check	10/15/2019	20619	Ross Thomas	-236.00
Bill Pmt -Check	10/15/2019	20620	Royal Wholesale Electric	-771.89
Bill Pmt -Check	10/15/2019	20621	Social Vocational Services, Inc.	-1,073.57
Bill Pmt -Check	10/15/2019	20622	Spencer Sukel	-550.00
Bill Pmt -Check	10/15/2019	20623	ThyssenKrupp Elevator - 042	-631.36

Moss Landing Harbor District
Balance Sheet
As of October 31, 2019

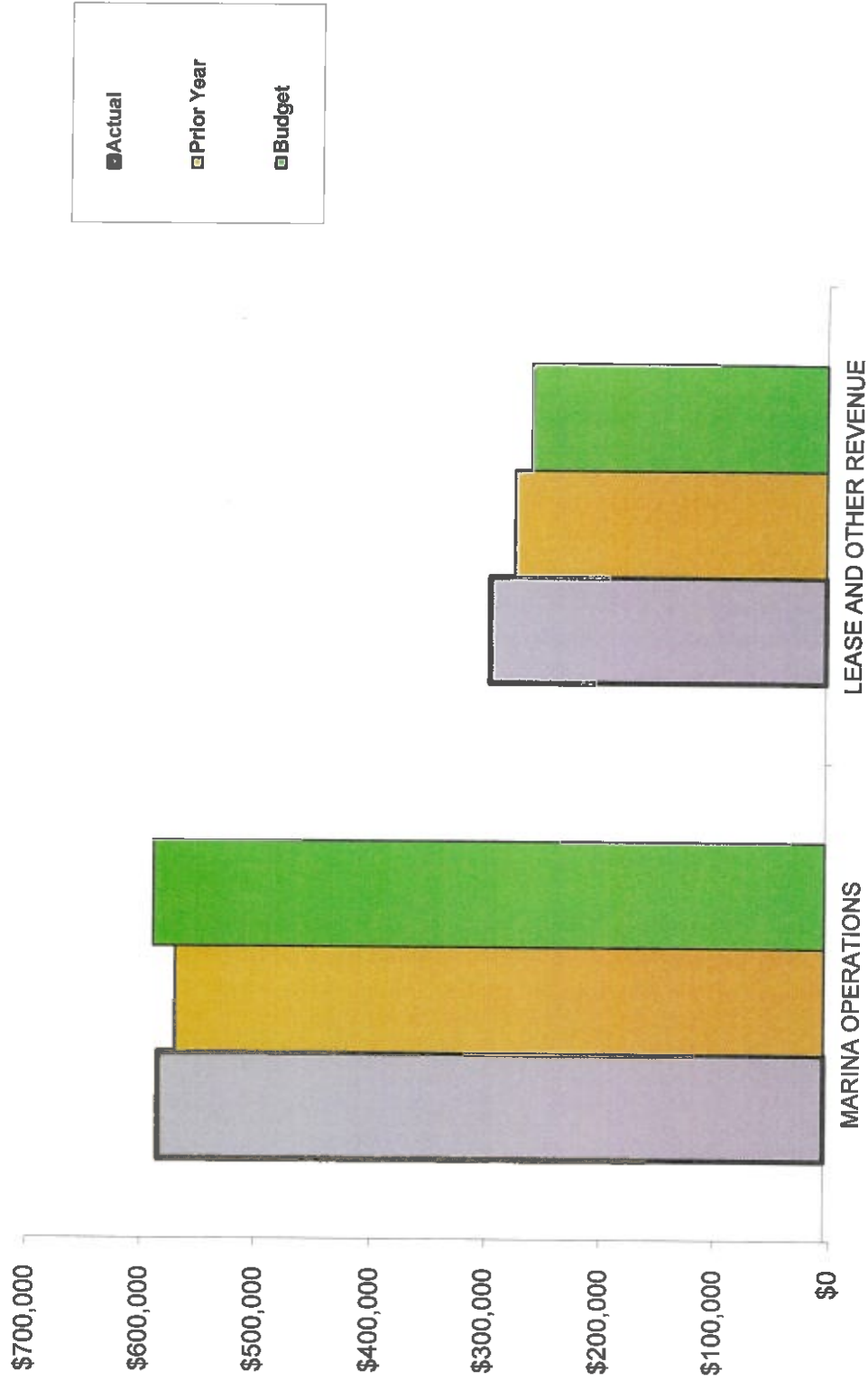
<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>
Bill Pmt -Check	10/15/2019	20624	Tim Lynch	-268.00
Bill Pmt -Check	10/15/2019	20625	Tommy Razzerca	-300.00
Bill Pmt -Check	10/15/2019	20626	United Site Services of Calif., Inc.	-261.22
Bill Pmt -Check	10/15/2019	20627	Valero Marketing and Supply Company	-396.34
Bill Pmt -Check	10/15/2019	20628	VALIC	-2,234.72
Bill Pmt -Check	10/15/2019	20632	AT&T	-562.26
Bill Pmt -Check	10/15/2019	20633	Carmel Marina Corporation	-1,547.30
Bill Pmt -Check	10/15/2019	20634	Monterey One Water	-3,846.44
Bill Pmt -Check	10/15/2019	20635	Rabobank	-755.83
Bill Pmt -Check	10/15/2019	20636	AT&T	-373.53
Bill Pmt -Check	10/15/2019	20637	Carmel Marina Corporation	-1,800.69
Bill Pmt -Check	10/15/2019	20638	Rabobank	-439.68
Bill Pmt -Check	10/15/2019	20639	Carmel Marina Corporation	-293.02
Bill Pmt -Check	10/15/2019	20640	Ferrante, Vincent	-1,241.96
Bill Pmt -Check	10/15/2019	20641	Damm Good Water	-80.30
Bill Pmt -Check	10/15/2019	20642	Jarvis, Fay, & Gibson, LLP	0.00
Bill Pmt -Check	10/15/2019	20643	MBS Business Systems	-249.99
Bill Pmt -Check	10/15/2019	20644	Monterey County Tax Collector	-813.56
Bill Pmt -Check	10/15/2019	20645	U.S. Bank	-2,705.99
Bill Pmt -Check	10/15/2019	20646	United Site Services of Calif., Inc.	-39.41
Bill Pmt -Check	10/15/2019	20647	Veritiv Operating Company	-2,121.12
Bill Pmt -Check	10/15/2019	20648	WASH	-202.08
Bill Pmt -Check	10/15/2019	20649	Monterey County Tax Collector	-1,535.12
Bill Pmt -Check	10/15/2019	20650	Monterey County Tax Collector	-1,651.56
Bill Pmt -Check	10/16/2019	20651	Jarvis, Fay, & Gibson, LLP	-4,410.00
Bill Pmt -Check	10/16/2019	20652	Sealaska Engineering & Applied Sciences	-9,120.44
Check	10/17/2019		Payroll Partners	-153.84
Check	10/18/2019	2833	Neal Norris	-690.00
Check	10/18/2019	2834	William Allen	-645.68
Check	10/18/2019	2835	Dennis Dixon	-34.66
Bill Pmt -Check	10/29/2019	20653	Fed Ex	-49.25
Bill Pmt -Check	10/29/2019	20654	Home Depot	-270.24
Bill Pmt -Check	10/29/2019	20655	Josh Collins	-673.95
Bill Pmt -Check	10/29/2019	20656	Kayak Connection -	-1,732.32
Bill Pmt -Check	10/29/2019	20657	Nicole Wilson	-525.00
Bill Pmt -Check	10/29/2019	20658	Pajaro/Sunny Mesa C.S.D.	-2,590.65
Bill Pmt -Check	10/29/2019	20659	U.S. Bank	-1,916.65
Bill Pmt -Check	10/29/2019	20660	United Site Services of Calif., Inc.	-261.22
Bill Pmt -Check	10/29/2019	20661	Vision Sevice Plan	-128.19
Bill Pmt -Check	10/29/2019	20662	Wendy L. Cumming, CPA	-3,806.25
Check	10/31/2019		Payroll Partners	-136.63
Total 1009 - Union - Operating				-123,129.17
TOTAL				-123,129.17

**Operating Expenses
Year to Date Actuals vs. Budget and Prior Year
September 30, 2019**

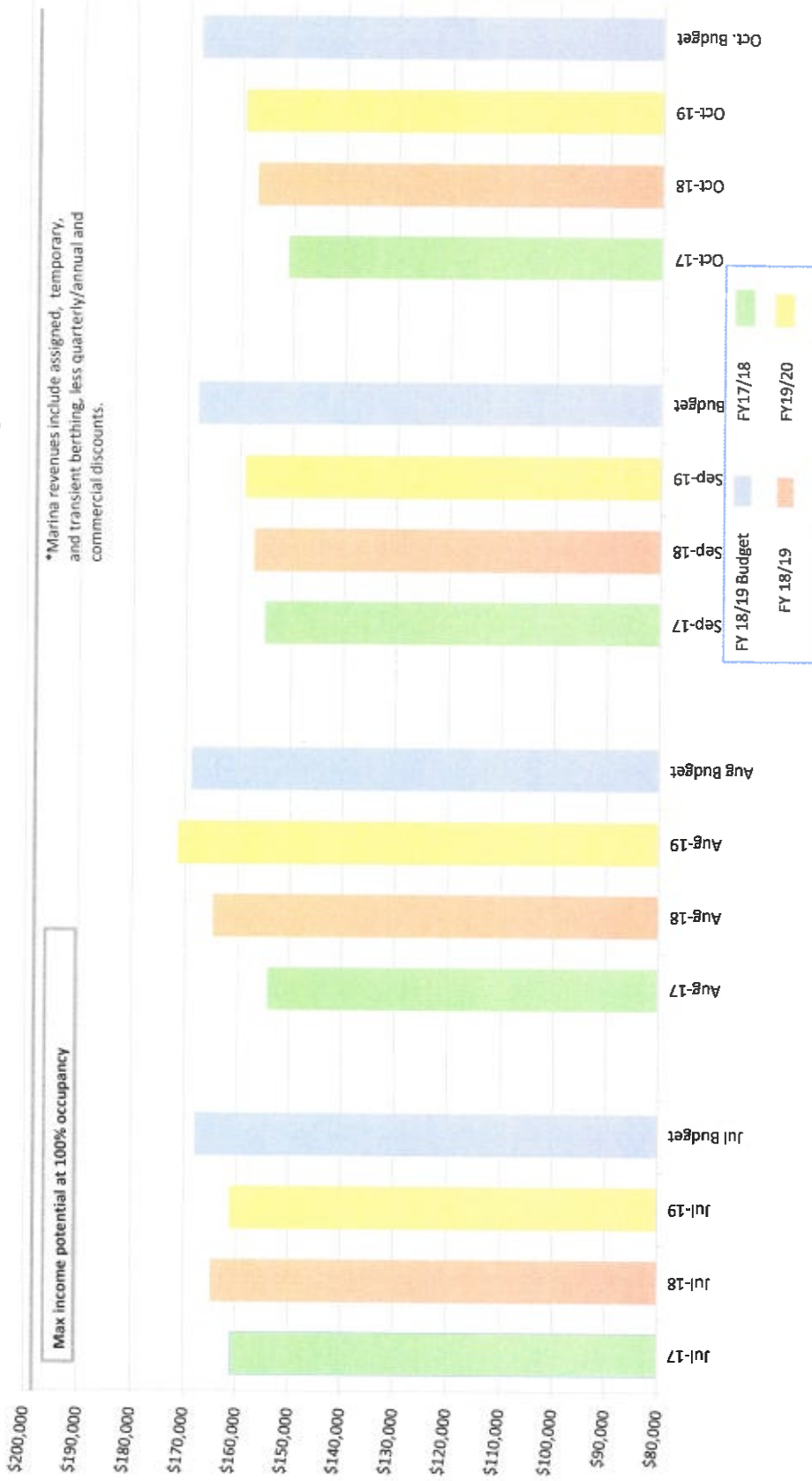


**** Expenses Exclude Dredging, Depreciation and Interest Expenses****

**Marina, Lease and Other Revenue
Year to Date Actual vs. Budget and Prior Year
September 30, 2019**



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





7881 SANDHOLDT ROAD
MOSS LANDING, CA 95039

TELEPHONE – 831.633.5417
FACSIMILE – 831.633.4537



BOARD OF HARBOR COMMISSIONERS

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**GENERAL MANAGER
HARBOR MASTER**

Tom Razzeca

STAFF REPORT

ITEM NUMBER 04 – PROJECT STATUS
BOARD MEETING OF DECEMBER 11, 2019

1. Dredge Project: Dredging has been underway in the South Harbor for the past couple of months. The project has not moved as quickly as staff and our contractor had hoped so Pacific Dredge & Construction LLC is mobilizing a second dredge to help complete the project. The second dredge is expected to arrive during the first part of December. The CCC permit as issued requires all dredged sand from the North Harbor be placed on specific local beach locations for beneficial reuse; this requirement was difficult to comply with considering that the District had no prior agreements in place with the property owners of the approved locations. District staff worked diligently with MBARI, California State Parks and MLML and we are happy to report that we currently have agreements in place that will allow us to begin dredging the North Harbor. Originally all dredging operations had to be completed by November 30, 2019; however District staff was able to get an extension from the permitting agencies allowing the project to continue until January 15, 2020. Once the 2nd dredge has arrived dredging will be taking place in both the North and South Harbors simultaneously in an attempt to complete the project in its entirety by the January 15, 2020 deadline.

2. North Harbor Building Project: The North Harbor Building Construction has been completed and Resolution 19-15 is on the meeting agenda for adoption confirming that construction is complete. The original bided price of construction was 3,558,605.00 and the total completed price of construction came in at 3,577,097.00, an increase from the bid price of \$18,492 related to change orders for unforeseen work which needed to be completed during the course of the project. With construction now complete District staff is switching focus to the search for building occupants for which our broker Mahoney & Associates continues to manage the listing for the building.

3. North Harbor Inn Project: Because the building plan shows the Inn on 3 separate District owned parcels, Monterey County has required that the District submit a General Development Plan and complete a lot line adjustment. The District has received a title report from Chicago Title and Monterey County Surveyors are currently completing the survey necessary to meet the county requirements.

4. B178 Damaged Pile replacement Project: After a storm with strong wind gusts staff discovered the pile located at B178 had been damaged and was in need of replacement. After having our engineer inspect the pile staff contacted our insurance company and filed a claim to have the pile replaced. Our insurance company's adjuster inspected the pile and has since approved our claim. Our emergency permit application is in process and we currently await issuance of the permit from the Army Corps of Engineers soon.

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947



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 FACSIMILE – 831.633.4537

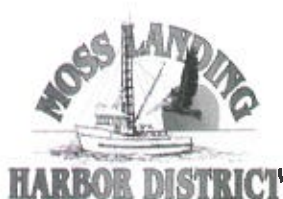


GENERAL MANAGER
 HARBORMASTER
 Tommy Razzeca

STAFF REPORT

ITEM NUMBER 05 – SUMMARY OF PERMITS ISSUED BOARD MEETING OF DECEMBER 11, 2019

Permittee	Issue Date	Status	Permit Type	Exp. Date
Elkhorn Slough Research Foundation	01/01/2019	Current	Facilities Use	01/01/20
Blue Ocean Whale Watch	2/18/2019	Current	Facilities Use	2/18/2020
Whisper Charters	2/28/2019	Current	Facilities Use	2/28/2020
Kahuna Sportfishing	3/17/2019	Current	Facilities Use	3/17/2020
REI Outdoor School	3/24/2019	Current	Facilities Use	3/24/2020
Fast Raft	3/28/2019	Current	Facilities Use	3/28/2020
MBARI-Otter Studies	4/1/2019	Current	Facilities Use	4/1/2020
Monterey Bay Hydrobikes	4/13/2019	Current	Facilities Use	4/13/2020
Venture Quest Kayaking	6/30/2019	Current	Facilities Use	6/30/2020
Kayak Connection	6/30/2019	Current	Facilities Use	6/30/2020
Sanctuary Cruises	6/30/2019	Current	Facilities Use	6/30/2020
Sea Goddess Whale Watching-Tours	6/30/2019	Current	Facilities Use	6/30/2020
Sea Goddess Whale Watching-Souvenirs	6/30/2019	Current	Peddlers	6/30/2020
MBARI-Slough Test Moorings	6/30/2019	Current	Facilities Use	6/30/2020
Elkhorn Slough Safari - Souvenirs	10/19/2019	Current	Facilities Use	10/19/2020
Elkhorn Slough Safari - Tours	10/19/2019	Current	Peddlers	10/19/2020
Blue Water Ventures	10/31/2019	Current	Facilities Use	10/31/2020
Wild Fish-Vicki Crow	11/20/2019	Current	Peddlers	11/20/20



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FACSIMILE – 831.633.4537



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STAFF REPORT

ITEM NUMBER 06 – MEETING ANNOUNCEMENTS
BOARD MEETING OF DECEMBER 11, 2019

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 – Second Wednesday of each month, Moss Landing Harbor District Board Room, 4 p.m.

Monterey Bay Sanctuary Advisory Council Meetings – 2019 - <https://montereybay.noaa.gov>

December 13th
Monterey

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947



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FACSIMILE – 831.633.4537



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STAFF REPORT

ITEM NUMBER 07 - LIVEBOARD REPORT BOARD MEETING OF DECEMBER 11, 2019

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.	<i>Stepping Stone CF 1101 TY</i>
2. Jones, L	Intrepid CF 0292 VE
3. Bohigian, D.	<i>Breezing Up, ON 559013</i>
4. Burns, P.	<i>Tralfamadore, CF 9430 GL</i>
5. Byrnes, K.	<i>Grand Slam, CF 4540 FE</i>
6. Callahan, T.	<i>Deb on Air, CF 3174 HA</i>
7. Cayuela, R.	<i>Rachel Angelet, CF 6969 UB</i>
8. Michael, McVay	<i>Gaviota, CF 4863 FP</i>
9. Clark, N.	Ma Kai, CF 1100 ET
10. Cloer, J./Ajuria M.	<i>Laurie, CF 2688 EX</i>
11. Chambers, B.	<i>Pyxis, ON 984193</i>
12. Pending	Application Pending
13. Clark D.	<i>Seaside Escape CF 4356 HW</i>
14. Degnan, P.	No Name, CF 8344 GT
15. Jimmy Page	Lanitra, CF 7346 SH
16. Elwell, G.	<i>Pearl, ON 557575</i>
17. Faneuf, C.	<i>Ghost Ryder ON 1048498</i>
18. Felicano, J.	<i>Takara, CF 3767 AS</i>
19. Potter, D.	<i>Danu CF 4085 GC</i>
20. Harrington, H.	<i>Isle of View, ON 997142</i>
21. Sanchez, F	Valkryia ON97418
22. Clifford, Lance	<i>Sandpiper, CF 6280 EU</i>
23. Jerred, D.	<i>Westwind, CF8564 GM</i>
24. Groom D	<i>Phoenix, CF 5084 GJ</i>
25. Jones, H.	<i>Laetare, CF 5495 YB</i>
26. Jones, T.	<i>Sanity, CF 5249 SC</i>
27. Kennedy C. Lahman D.	<i>Aztlan, ON 281903</i>
28. Ayres, Lloyd	<i>Gaviota, CF 4656 GG</i>

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947

- | | |
|---------------------------------|------------------------------------|
| 29. Knudson L/Knudson A. | <i>Spellbound</i> , ON 082155 |
| 30. Malone, RJ | <i>Francis w</i> , CF 2017 UZ |
| 31. Marsee, E, Lynch, C | <i>Tolly Craft</i> CF 9521 HT |
| 32. Burnett | <i>Zinful</i> CF5419 JG |
| 33. Maris, T. | <i>Nimble</i> , CF 3730 KB |
| 34. Robinson, D. | <i>Damn Baby</i> CF 9442 EX |
| 35. Nieman J | <i>Inia</i> , ON 1074183 |
| 36. Niswonger, R. | <i>Illusion</i> , CF 0836 TA |
| 37. Nunes, D. | <i>Auroora</i> , ON 676686 |
| 38. Otis, T. | <i>Blue Moon</i> , CF 1886 GT |
| 39. Paul, J | <i>La Wanda</i> CF 5014 FR |
| 40. Schlegelmilch, William | <i>Bull Dog</i> ON 1219673 |
| 41. Velaquez F | <i>Lorraine</i> CF 0533 JL |
| 42. Raaphorst, D. | <i>Spirit</i> , ON 664971 |
| 43. Reins, D. | <i>Second Paradise</i> , ON 912484 |
| 44. Rotger, M. | <i>Raven</i> , ON 241650 |
| 45. Roulet, J. | <i>Double Eagle</i> , ON 519846 |
| 46. Piro, Daniel | <i>Gulf Star</i> CF 6082 GL |
| 47. Derouin, E | <i>Sweet Liberty</i> ON 1052175 |
| 48. Stegmann, R. | <i>Wild Goose</i> , ON 589319 |
| 49. Stark, H. | <i>Outta Here</i> , CF 8370 EA |
| 50. Baugh, R. | <i>Yada Yada</i> , CF 7881 GZ |
| 51. Thomas, B. | <i>Coho</i> , CF 9974 KK |
| 52. Tufts, M. | <i>Enchantress</i> , CF 0878 SX |
| 53. Sumne, Aaron | <i>Bellisima</i> CF 4668 FV |
| 54. Wolinski, Peter/Duerkson, E | <i>Ramona</i> , ON 1114657 |
| 55. Waters, J./Waters, M. | <i>No Name</i> CF 5670 GD |
| 56. Samuelson, T. | <i>Moonstone</i> CF 5122 GX |
| 57. Herrick Andrews, | <i>Sea Free</i> ON 613387 |
| 58. Kim Richardson | <i>Sophie</i> CF 0533 JL |
| 59. Cook, B | <i>Outrageous</i> CF 8917 TB |
| 60. Bowler, J | <i>Myrtle Mae</i> , CF 3187 FN |

Total Number Vessels: 59
Total Number Persons: 65
Pending Applications -1-



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EXECUTIVE
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 HARBORMASTER
 Tommy Razzeca

STAFF REPORT

ITEM NUMBER 8 - SLIP INCOME REPORT
 BOARD MEETING OF DECEMBER 11, 2019

Slip Rates 2019/2020 per linear foot:

Assigned: \$8.15/ft./month
 Temporary: \$12.15/ft./month
 Transient: \$1.25/ft./day

INCOME

<u>October 2019</u>	<u>October 2018</u>	<u>October 2019 Budget</u>
\$159,365	\$157,019	\$167,853

For the month, slip income is below budget by \$8,488, due a combination of lower than anticipated assigned berthing revenue, offset by higher than anticipated temporary berthing income. Slip income is higher than prior year by \$2,346, due to higher assigned berthing income.

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947



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GENERAL MANAGER
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Tommy Razzeca

STAFF REPORT

ITEM NUMBER 09 – INCIDENT REPORT
BOARD MEETING OF DECEMBER 11, 2019

10/17/19 Dry storage tenants report items stolen from vessels. MCSO was contacted and a report was taken.

11/02/19 Staff received a report of items being taken from a vehicle in the North Harbor. MCOS was contacted and a report was taken.

11/12/19 Staff received a report of an individual peeking into an occupied vessel during the late night hours. Staff contacted MCSO and deputies responded to interview the individual who was ultimately taken into custody. Staff is following up with the Monterey County District Attorney's office regarding the individual who was arrested.

11/15/19 MCOS arrived for a call of a suicidal person on B-dock. The person was taken via ambulance from the Harbor for treatment.

11/16/19 Staff received a report of a whale watching passenger falling on the dock after disembarking from the vessel. Staff responded to the area but the person refused medical and left the Harbor by personal vehicle.

11/22/19 Tenant reported that his vehicle had been keyed during the previous night. Staff reviewed security footage but was unable to see an incident take place.

12/02/19 2 vessels sank during a storm with heavy rains. Salvage efforts have begun and 1 or the 2 vessel has already been removed from the water as of the writing of this report, efforts are planned in the near future for the remaining vessel.

No Further Incidents to report as of December 4, 2019.

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947



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**GENERAL MANAGER
HARBOR MASTER**

Tom Razzeca

STAFF REPORT

ITEM NUMBER 19 – RESOLUTION NO. 19-15 COMPLETION OF THE NORTH HARBOR BUILDING CONSTRUCTION PROJECT SPECIAL BOARD MEETING OF DECEMBER 11, 2019

On August 30, 2017 the Board approved a Construction Contract with Dilbeck & Sons Inc. in the amount of \$3,558,605.00 for construction of the North Harbor Building. Dilbeck began work on September 22, 2017 and substantially completed work on November 19, 2019.

The District's Architect/Construction Manager, Wald, Ruhnke & Dost Architects, LLP (WR&D"), has reported that the construction of the North Harbor Building has been completed in accordance with the approved plans and specifications and any and all approved changes. WR&D has recommended that the District accept the construction of the North Harbor Building Project as complete, record and issue a formal notice of completion, and authorize the release of Project contract retention.

Moss Landing Harbor District staff recommends that the Board of Harbor Commissioners consider adoption of Resolution 19-15 confirming completion of the North Harbor Building Construction Project, authorizing release of retention in the amount of \$178,855.00 and recording a Notice of Completion.

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947

RESOLUTION NO. 19-15

A RESOLUTION OF THE BOARD OF HARBOR COMMISSIONERS OF THE MOSS LANDING HARBOR DISTRICT ACCEPTING THE CONSTRUCTION OF THE NORTH HARBOR BUILDING CONSTRUCTION PROJECT AS COMPLETE BY DILBECK & SONS INC., AND AUTHORIZING THE RELEASE OF RETENTION

WHEREAS, on August 30, 2017 the Moss Landing Harbor District Board of Harbor Commissioners awarded a contract to Dilbeck & Sons, Inc. for construction services for the North Harbor Building Construction Project in an amount of \$3,588,605.00; and

WHEREAS, Wald, Ruhnke & Dost Architects, LLP (“WR&D”), the Contract Architect /Construction Manager, has reported that the construction of the North Harbor Building Construction Project has been completed in accordance with the approved plans and specifications, and approved changes, and

WHEREAS, WR&D has recommended that the District accept the Project as complete, authorize the release of the retention and prepare and record a Notice of Completion.

NOW THEREFORE, BE IT HEREBY RESOLVED by the Board of Harbor Commissioners of the Moss Landing Harbor District that the Board accepts the construction of the North Harbor Building Construction Project by Dilbeck & Sons Inc. as complete, authorizes the release of the retention payment in the amount of \$178,855.00 to Dilbeck, and directs the General Manager to prepare and record a Notice of Completion in substantially the form attached hereto as Exhibit “A.”

CERTIFICATION

Resolution 19-15 was duly passed and adopted by the Board of Harbor Commissioners of the Moss Landing Harbor District at a special meeting of the Board held on the by the Board of Harbor Commissioners of the 11th of December, 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT: Commissioner Liz Soto

ATTEST:

Russ Jefferies, President
Board of Harbor Commissioners

Tommy Razzeca, Deputy Secretary

Exhibit A

RECORDING REQUESTED BY:

Wald, Ruhnke &
DostArchitects, LLP
2340 Garden Road, Suite 100
Monterey, CA

WHEN RECORDED MAIL TO:

Name: Wald, Ruhnke & Dost
Architects,
Address: 2340 Garden Road,
Suite 100
City: Monterey
State & Zip Code: CA 93940

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: 413-022-003 & 005

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN THAT:

1. The undersigned is OWNER or agent of the OWNER of the interest or estate stated below in the property hereinafter described.
2. The FULL NAME of the OWNER is Moss Landing Harbor District
3. The FULL ADDRESS of the OWNER is 7881 Sandholt Road, Moss Landing, CA 95039
4. The NATURE OF THE INTEREST or ESTATE of the undersigned is: In fee.
5. The FULL NAMES and FULL ADDRESSES of ALL PERSONS, if any, WHO HOLD SUCH INTEREST or ESTATE with the undersigned as JOINT TENANTS or as TENANTS IN COMMON are:
N/A
6. The FULL NAMES of FULL ADDRESSES OF THE PREDECESSORS in INTEREST of the undersigned if the property was transferred subsequent to the commencement of the work of improvement herein referred to:
N/A
7. A work of improvement on the property hereinafter described was COMPLETED on 11/19/2019.
8. The work of improvement completed is described as follows: Construction of North Harbor Building Shell.
9. The NAME OF THE ORIGINAL CONTRACTOR, if any, for such work of improvement is Dilbeck and Sons, Incorporated.
10. The street address of said property is 2460 Highway One, Moss Landing, CA 95039.
11. The property on which said work of improvement was completed is in the City of Moss Landing, County of Monterey, State of California, and is described as follows:
As shown in Exhibit "A" attached hereto and made a part hereof, and commonly known as North Harbor Building

DATE: _____

SIGNATURE OF OWNER OR AGENT OF OWNER

VERIFICATION FOR INDIVIDUAL OWNER: _____

I, the undersigned, declare under penalty of perjury under the laws of the State of California that I am the owner of the aforesaid interest or estate in the property described in the above notice; that I have read said notice, that I know and understand the contents thereof, and the facts stated therein are true and correct.

DATE AND PLACE

SIGNATURE OF OWNER NAMED IN PARAGRAPH 2

VERIFICATION FOR NON-INDIVIDUAL OWNER: _____

I, the undersigned, declare under penalty of perjury under the laws of the State of California that I am the _____
of the aforesaid interest or estate in the property described in the above notice; that I have read the said notice, that I know and understand the contents thereof, and that the facts stated therein are true and correct.

DATE AND PLACE
OWNER

SIGNATURE OF PERSON SIGNING ON BEHALF OF



BOARD OF COMMISSIONERS

Russell Jeffries
Tony Leonardini
Vincent Ferrante
James R. Goulart
Liz Soto

7881 SANDHOLDT ROAD
MOSS LANDING, CA 95039

TELEPHONE – 831.633.5417
FACSIMILE – 831.633.4537



**GENERAL MANAGER
HARBOR MASTER**

Tom Razzeca

STAFF REPORT

ITEM NUMBER 20 –CONSIDER AND PROVIDE DIRECTION ON INFILL ACTIVITY IN THE ELKHORN SLOUGH.
SPECIAL BOARD MEETING OF DECEMBER 11, 2019

Pursuant to its charter and the statutory provisions by which it was formed, the District has broad control over waters and certain lands within its jurisdiction. The District Ordinance Code has a series of sections that establish a permitting process applicable to those who wish to use District land or waters for a variety of construction projects and special events and activities.

The District has become aware of the fact that The Elkhorn Slough Foundation (“Foundation”), via permits issued by the California Coastal Commission (“CCC”) (and possibly the Army Corps of Engineers), has engaged in a project or series of projects to fill in “mudflat” areas in the Elkhorn Slough located adjacent to Dolan Road and about a quarter of a mile past the Moss Landing Power Plant. This work is purportedly being done in an attempt to return the mudflat area to its natural state and mitigate conditions whereby water inundated the area when levees were removed from the Slough some years back. The District, which has never been consulted about such activities, suspects that a good deal of the soil being deposited in the referenced area is getting washed down the Slough and into the Harbor, with a resulting adverse impact on the District’s dredging obligations. At a minimum, the District believes that some consideration of the District’s permitting procedures should be engaged by the Foundation before any further infill projects are pursued.

The District is looking for some direction from the Board on this matter. Options include:

1. Contact the Foundation and CCC and request that the District be notified and included in discussions/permitting requests/hearings concerning further infill projects.
2. Place the Foundation and CCC on notice that the District believes that any further infill work should be conditioned on District permitting.
3. Prepare an amendment to the District Ordinance Code specifically regulating infill projects of this type for Board consideration at a future meeting.

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947



BOARD OF COMMISSIONERS

Russell Jeffries
Tony Leonardini
Vincent Ferrante
James R. Goulart
Liz Soto

7881 SANDHOLDT ROAD
MOSS LANDING, CA 95039

TELEPHONE – 831.633.5417
FACSIMILE – 831.633.4537



**GENERAL MANAGER
HARBOR MASTER**

Tom Razzeca

STAFF REPORT

ITEM NUMBER 21 – RESOLUTION NO.19 -17 AUTHORIZING THE GENERAL MANAGER TO ENTER INTO AGREEMENTS WITH SEALASKA TECHNICAL SERVICES.

To complete dredging of the North Harbor the California Coastal Commission has required that the District use sand removed to complete beach replenishment at specific locations. Originally the District and our consultant did not foresee beach replenishment as an aspect of the 2019 Dredge project so biological monitoring and other technical aspects of this portion of the project were not included in the agreements with our consultant.

Also, MLHD has recently received communication from CAL OES/FEMA notifying the District of our eligibility for assistance funds regarding emergency portions of the dredge project which are related to atmospheric river storms that caused large amounts of material to fill in particular locations of the Harbor District. The original Sealaska consulting agreement does not include assistance and professional management of public assistance reimbursement aspect of the project which is needed.

The District has received 2 quotes from Sealaska for the above referenced services which total to approximately \$36,000; however agreements have not yet been finalized to be brought to the Board for approval during this meeting. With dredging in the North Harbor and related beach replenishment beginning as early of Friday December 13, 2019 District staff is requesting: 1.) authorization for the General Manager to enter into an agreement/task order with Sealaska for management of the Cal OES/FEMA aspect of the 2019 Dredge Project, and 2) authorization for the General Manager to enter into an agreement/task order with Sealaska for beach replenishment professional services as needed related to the 2019 Dredge Project. All agreements, or a single master agreement with task orders, will be subject to prior approval of District Counsel and the General Manager and will be in a total combined amount not to exceed \$37,000.

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947

RESOLUTION NO 19-17

A RESOLUTION OF THE BOARD OF HARBOR COMMISSIONERS OF THE MOSS LANDING HARBOR DISTRICT AUTHORIZING THE GENERAL MANAGER TO ENTER INTO AGREEMENTS WITH SEALASKA TECHNICAL SERVICES

WHEREAS, to California Coastal Commission has conditioned completion of the District's 2019 Dredging Project ("Project") in the North Harbor on the use of sand dredged from the harbor for beach replenishment at specified locations; and

WHEREAS, the required replenishment activities require biological monitoring and other technical work that was not anticipated as a part of the Project, and as such, this work was not included in the scope of services the District has with any current consultant; and

WHEREAS, additionally, the District was just notified by CAL OES/FEMA that the District is eligible for funding assistance regarding "emergency" portions of the 2019 Project related to atmospheric river storms that caused large amounts of material to fill-in particular locations in the Harbor; and

WHEREAS, the District needs assistance for dredging replenishment activities and professional management of the reimbursement aspect of the Project; and

WHEREAS, after exercising due diligence to find qualified consultants, in 2017 the District selected Ken Israel, now with Sealaska Marine Science & Engineering Technical Services ("Sealaska"), to perform a wide variety of tasks associated with harbor dredging; and

WHEREAS, Ken Israel and Sealaska have performed well under previous and current contracts with the District for environmental, engineering and technical services relating to dredging, and have experience and expertise in both dredge material management planning and disposal and management of projects for which CAL OES/FEMA funds have been made available; and

WHEREAS, upon District's request, Sealaska has submitted two proposals for the work related to replenishment and management of the CAL OES/FRMA funds, in a total combined amount not to exceed \$37,000; and

WHEREAS, there is an urgent need to approve the services referenced in the aforesaid proposals as the District is already well into the 2019 Dredging Project and will commence replenishment activities on December 13, 2019.

NOW THEREFORE, BE IT HEREBY RESOLVED by the Board of Commissioners of the Moss Landing Harbor District that the Sealaska proposals attached hereto as Exhibits A and B are hereby approved, and the General Manager, in concert with District Counsel, is authorized to prepare an agreement or agreements with Sealaska necessary to effectuate the intent of this resolution, and further authorized to execute the same on behalf of the District, in a total amount not to exceed \$37,000 for said services.

CERTIFICATION

Resolution 19-17 was duly passed and adopted by the Board of Harbor Commissioners of the Moss Landing Harbor District at a special meeting of the Board held on the by the Board of Harbor Commissioners of the 11th of December, 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT: Commissioner Liz Soto

ATTEST:

Russ Jefferies, President
Board of Harbor Commissioners

Tommy Razzeca, Deputy Secretary

Exhibit A

Proposal

Moss Landing Harbor District

2019 Dredge Episode Beach Replenishment Support Project

Prepared for:

Moss Landing Harbor District

December 3, 2019

Prepared by:

Sealaska Technical Services





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INTRODUCTION

Sealaska Technical Services, LLC (STS) proposes to provide technical support related to beach replenishment activities for the dredging of sediments in the Moss Landing Harbor District (MLHD) area. This proposal is for the work Tom Razzeca and Ken Israel discussed on November 12, 2019. The scope of work, as required by the USACE and CCC, is for onsite biological monitoring during placement of sandy sediments at approved beach replenishment locations. Our proposed scope and technical tasks are detailed below, and include:

FEMA DREDGE SUPPORT SCOPE OF WORK

TASK 1 PROJECT MANAGEMENT

- Provide general environmental oversight during beach replenishment activities

Deliverable: On site monitoring of beach replenishment activity

TASK 2 MEETINGS

- Up to 4 hours of conference calls to discuss FEMA document submission

Deliverable: Meeting notes

TASK 3 PREPARE BEACH TOPOGRAPHIC MAPS

- Provide topographic maps to MLHD, and agencies (i.e. USACE and CCC) confirming where sediments were deposited at section 1 & 2 beach areas.
- MLHD to provide topographic data to STS for this effort.

Deliverable: Master beach replenishment topographic maps as per agency permit requirements.



TASK 4 PREPARE PRE AND POST BEACH REPLENISHMENT EPISODE VOLUME ESTIMATIONS AND MAPS

- Provide to MLHD and agencies beach replenishment volume estimates of sand deposited at section 1 & 2 beach areas.
- MLHD to provide topographic data to STS for this effort.

Deliverable: Master beach replenishment volume estimates as per agency permit requirements.

TASK 5 FIELD WORK

- STS staff will be on site to monitor beach replenishment activity. The goal is to note any evidence of tidewater gobies in the beach replenishment material, and take remedial action per agency (USACE & CCC) permit specification.

Deliverable: Submission of beach replenishment biological monitoring report to MLHD, and agencies.

TASK 6 REPORTING

- STS staff will prepare a memo report outlining the material deposited at section 1 & 2 beach replenishment sites, and any biological impact to tidewater gobies.

Deliverable: Submission of project summary memo to MLHD.

TASK 7 ARCHIVING BEACH REPLENISHMENT RELATED DOCUMENTATION

- STS staff will prepare one master document that includes all beach replenishment related information.

Deliverable: All topographic data, maps, volume estimates, and environmental related information to MLHD.



SCOPE OF WORK ASSUMPTIONS

- New pre and post dredge beach replenishment topographic data will be provided by MLHD.
- All documentation and communications requested will be provided by MLHD.
- Schedule for the project after notice to proceed will end with filing of required reports to USACE, and CCC permitting agencies.

If you have any questions or comments, please contact me using the contact information provided below.

COST ESTIMATE

Cost for the task outlined in the SOW above listed below.

*	Project Management	<i>\$3,082</i>
*	Meetings	<i>\$615</i>
*	Map Production	<i>\$744</i>
*	Volume Estimate	<i>\$1,300</i>
*	Field Work	<i>\$20,718</i>
*	Reporting	<i>\$1,082</i>
*	Archiving	<i>\$511</i>
*	Total	<i>\$28,053</i>



Exhibit B

Proposal **Moss Landing Harbor District** **Emergency Dredging FEMA Project**

Prepared for:
Moss Landing Harbor District

December 3, 2019

Prepared by:
Sealaska Technical Services





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INTRODUCTION

Sealaska Technical Services, LLC (STS) proposes to provide technical support related to FEMA reimbursement requirements for the dredging of sediments in the Moss Landing Harbor District (MLHD) area. This proposal is for the work Tom Razzeca and Ken Israel discussed on November 12, 2019. As we understand it, FEMA has approved reimbursement of sediments to be removed that have been associated with winter 2016 storm impacts. Our proposed scope and technical tasks are detailed below, and include:

FEMA DREDGE SUPPORT SCOPE OF WORK

TASK 1 PROJECT MANAGEMENT

- Collate previous documentation and data related to storm sediment deposition in the harbor areas.

Deliverable: Master data and document files

TASK 2 MEETINGS

- Up to 2 hours of conference calls to discuss FEMA document submission

Deliverable: Meeting notes

TASK 3 PREPARE PRE DREDGE DOCUMENTS & MAPS

- Produce storm sediment volume estimates and storm impact area maps. Compare this information with FEMA approvals for consistency.
- MLHD to provide bathymetric data to STS for this effort.

Deliverable: Master pre dredge bathymetric, volume estimate, and storm impact area maps as backup for FEMA reimbursement requests.



TASK 4 PREPARE POST DREDGE EPISODE VOLUME ESTIMATIONS AND MAPS

- Produce post dredge episode sediment volume estimates removed related to storm impacts, and dredge area maps. Compare this information with FEMA approvals for consistency.
- MLHD to provide bathymetric data to STS for this effort.

Deliverable: Master post dredge bathymetric, volume estimate, and dredge area maps as backup for FEMA reimbursement requests.

TASK 5 PREPARE REIMBURSEMENT ESTIMATES

- STS staff will prepare a draft FEMA reimbursement forms for MLHD review, and submission. This form includes a dollar reimbursement estimate of expenses related to the dredge episode. This request needs to be tied to actual expenses incurred by MLHD (i.e. personnel moving vessels, payment to dredger, payment to consultant, MLHD project management costs, etc), as well a calculation of percentage related to the storm impact volumes and costs estimated.
- MLHD to provide FEMA forms to be completed.

Deliverable: Submission of draft FEMA reimbursement forms to MLHD.

TASK 6 PREPARE FEMA SUMMARY DOCUMENTATION

- STS staff will prepare a draft FEMA project summary memo. This memo will outline all data, and deliverables as backup for the FEMA reimbursement form submission.

Deliverable: Submission of draft FEMA project summary memo.

TASK 7 ARCHIVING FEMA RELATED DOCUMENTATION

- STS staff will prepare one master document that includes all FEMA related information.

Deliverable: All bathymetric data, maps, volume estimates, and FEMA reimbursement related information to MLHD.



SCOPE OF WORK ASSUMPTIONS

- Previous data used for FEMA and CALOES applications is transferred to STS by MLHD.
- New pre and post dredge episode bathymetric data will be provided by MLHD.
- All FEMA documentation and communications requested will be provided by MLHD.
- Schedule for the project after notice to proceed will end with filing of required reimbursement documentation to FEMA.

If you have any questions or comments, please contact me using the contact information provided below.

COST ESTIMATE

Cost for the task outlined in the SOW above listed below.

*	Project Management	<i>\$1,851</i>
*	Meetings	<i>\$615</i>
*	Map Production	<i>\$834</i>
*	Volume Estimate	<i>\$958</i>
*	Reimbursement Estimate	<i>\$1,082</i>
*	Reporting	<i>\$1,027</i>
*	Archiving	<i>\$720</i>
*	Total	<i>\$7,087</i>



**AGENDA OF
SPECIAL ANNUAL MEETING
OF THE BOARD OF DIRECTORS
MOSS LANDING HARBOR DISTRICT
FINANCING CORPORATION**

7881 Sandholdt Road
Moss Landing, CA 95039

**December 11, 2019 at 4:00 pm or as soon
thereafter as the MLHD Regular
Board of Harbor Commissioners
meeting is adjourned.**

A. CALL TO ORDER

Roll Call

Russ Jeffries, President	Tommy Razzeca, General Manager
Tony Leonardini, Vice President	Mike Rodriquez, Legal Counsel
Vince Ferrante, Asst. Vice President	Shay Shaw, Administrative Assistant
James R. Goulart - Treasurer	
Elizabeth Soto – Director – elect	

B. PUBLIC COMMENTS

Members of the general public may address the Directors regarding any item that is not on the Agenda. The President may limit the total amount of time of testimony on particular issues and for each individual speaker.

C. NEW BUSINESS

1. ITEM - Approve Minutes from the October 24, 2018 Meeting
2. ITEM – Election of Officers
3. ITEM – Adopt Resolution 19-16 Appointing Tommy Razzeca Deputy Secretary
4. ITEM – Report on any new business

D. ADJOURNMENT

Copies of the agenda for the next Regular Meeting of the Moss Landing Harbor District Financing Corporation will be available 72 hours prior to the meeting and may be obtained by contacting the District at (831) 633-5417. All meetings are noticed and conducted in accordance with the Ralph M. Brown Act. Individuals who require special accommodations are requested to contact the Assistant General Manager by calling 831.633.5417 or by emailing Razzeca@mosslandingharbor.dst.ca.us 72 hours prior to the meeting or in the case of a Special Meeting, as soon as possible after the Agenda is posted.

**MINUTES OF
SPECIAL ANNUAL MEETING
OF THE BOARD OF DIRECTORS
MOSS LANDING HARBOR DISTRICT
FINANCING CORPORATION**

7881 Sandholdt Road
Moss Landing, CA 95039

October 24, 2018

A. CALL TO ORDER

President Jeffries called the meeting to order at 8:45 pm.

Directors Present:

Staff Present:

Russ Jeffries, President	Linda G. McIntyre, General Manager
Tony Leonardini, Vice President	Tommy Razzeca, Assistant GM
Vince Ferrante, Asst. Vice President	Mike Rodriguez, Legal Counsel
Secretary, Peggy Shirrel	Shay Shaw, Administrative Assistant
James R. Goulart – Director-elect	

B. PUBLIC COMMENTS

No public comments.

C. NEW BUSINESS

1. ITEM - Approve Minutes from the October 25, 2017 Meeting. A motion was made by Director Ferrante, seconded by Director Leonardini to approve the Minutes. The Motion passed unanimously on a roll-call vote.
2. ITEM – Election of Officers – a Motion was made by Director Ferrante seconded by Director Shirrel to re-elect the existing officers. The motion passed unanimously on a roll-call vote.
3. ITEM – Report on any new business – none.

D. ADJOURNMENT

President Jeffries adjourned the meeting at 8:50 pm.

ATTEST

Respectfully Submitted,

Russ Jeffries, President

Tommy Razzeca, Deputy Secretary



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

7881 SANDHOLDT ROAD
MOSS LANDING, CA 95039

TELEPHONE – 831.633.2461
FACSIMILE – 831.633.1201

GENERAL MANAGER/HARBOR MASTER
Tommy Razzeca

STAFF REPORT

ITEM NUMBER 2 - ELECTION OF OFFICERS BOARD MEETING OF DECEMBER 11, 2019

Historically, President and Vice President of the MLHD Financing Corporation were elected to the respective position they each held on the Board of Harbor Commissioners.

Currently, the Financing Corporation Officers are:

Russ Jeffries, President
Tony Leonardini, Vice President
Vince Ferrante, Assistant Vice President
Secretary, Vacant
Treasurer, James Goulart

The position of Treasurer is vacant.

Directors may nominate any director for the various positions; the nominations will close and then votes taken on each position.

Staff recommends the following slate:

President - Russ Jeffries
Vice President - Tony Leonardini
Assistant Vice President - Vince Ferrante
Secretary – Liz Soto
Treasurer – James R. Goulart

The President should now conduct the election of the MLHD Financing Corporation officers.

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947

RESOLUTION NO. 19-16

A RESOLUTION OF THE MOSS LANDING HARBOR DISTRICT FINANCING CORPORATION APPOINTING TOMMY RAZZECA DEPUTY SECRETARY

WHEREAS, the Moss Landing Harbor District Financing Corporation (the "Corporation") is a nonprofit public benefit corporation formed pursuant to Articles of Incorporation filed in the office of the California Secretary of State on November 19, 1999, and certified by the Secretary of State; and

WHEREAS, at the first meeting of the Board of Directors of the Corporation (the "First Meeting"), the Board of Directors made certain motions and adopted certain resolutions appointing permanent officers of the Corporation, approving the By-Laws of the Corporation and undertaking certain other administrative matters; and

WHEREAS, the General Manager of the Financing Corporation, Linda G. McIntyre, who had acted as the Deputy Secretary of the Corporation, has retired, and

WHEREAS, the Board of Directors of the Corporation desires, at this time, to adopt this Resolution to appoint the current General Manager, Tommy Razzeca, as Deputy Secretary of the Corporation.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Moss Landing Harbor District Financing Corporation hereby appoints Tommy Razzeca as the Corporation's Deputy Secretary effective immediately.

CERTIFICATION

Resolution 19-16 was duly adopted by the Board of Directors of the Moss Landing Harbor District Financing Corporation at a meeting of the Board held on the 11th day of December, 2019 a quorum present and acting throughout, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:
Corporation

Russ Jeffries, President
Moss Landing Harbor District Financing

Tommy Razzeca, Deputy Secretary
Moss Landing Harbor District Financing Corporation