



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

February 27, 2019 - 7:00 P.M.

**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. Confer with real property negotiators (District Counsel and GM) pursuant to Government Code §54956.8 regarding: a. The Moss Landing Commercial Park; b. Sea Harvest Restaurant; c. North Harbor Restaurant negotiations with various parties.
2. Meet pursuant to Government Code Section 54957 to consider Employment and Appointment of General Manager/Harbormaster.

**B. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE**

**Roll Call**

Russ Jeffries – President	Linda G. McIntyre – General Manager
Tony Leonardini – Vice President	Mike Rodriguez – District Counsel
Vince Ferrante – Secretary	Tom Razzeca – Assistant General Manager
Peggy Shirrel - Commissioner	Shay Shaw– Administrative Assistant
James Goulart – Commissioner	

**C. ADMINISTERING OATH OF OFFICE CEREMONY**

1. ITEM – Oath of office of the appointed Harbor Commissioners. President Russ Jeffries will administer the oath of office to Commissioners Leonardini, Ferrante and Goulart.

**D. 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.

**E. 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 on particular issues and for each individual speaker.

**G. ELECTION OF OFFICERS**

2. ITEM – Nominations and election of the 2019 Officers for the Board of Harbor Commissioners. The Assistant General Manager will conduct the Election of Officers. The positions to be elected are:

President  
Vice President  
Board Secretary

24. ITEM – Public hearing on and Board consideration of issuance of construction permit to the San Jose State University Foundation.
- a. Staff report
  - b. Public comment
  - c. Board discussion
  - d. Board action
25. ITEM – Consider Authorizing General Manager to consolidate bank accounts.
- a. Staff report
  - b. Public comment
  - c. Board discussion
  - d. Board action
26. ITEM – Consider Adopting Preliminary Budget for 2019-2020 Fiscal Year.
- a. Staff report
  - b. Public comment
  - c. Board discussion
  - d. Board action
27. ITEM – Consider modification(s) to District policy on memberships and fees.
- a. Staff report
  - b. Public comment
  - c. Board discussion
  - d. Board action

#### **N. COMMISSIONERS COMMENTS AND CONCERNS**

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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.

#### **O. ADJOURNMENT**

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The next Meeting of the Board of Harbor Commissioners is scheduled for March 27, 2019 at 7:00 PM at the offices of the Moss Landing Harbor District, 7881 Sandholdt Road, Moss Landing, CA 95039. Individuals who require special accommodations are requested to contact the Assistant General Manager by emailing [razzeca@mosslandingharbor.dst.ca.us](mailto:razzeca@mosslandingharbor.dst.ca.us) or by calling 831.633.2461 no less than 72 hours prior to the meeting or in the case of 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 may be obtained by logging onto the District's website at [www.mosslandingharbor.dst.ca.us](http://www.mosslandingharbor.dst.ca.us) or by contacting the District at 831.633.5417. All meetings are noticed and conducted in accordance with the Ralph M. Brown Act.

## **H. COMMITTEE APPOINTMENTS**

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3. ITEM - The President will appoint members of the Board to the various District committees:
- a. Elkhorn Slough Advisory Committee
  - b. Liveaboard Committee
  - c. Harbor Improvement Committee
  - d. Real Property Committee I
  - e. Real Property Committee II
  - f. Special Districts/CSDA
  - g. Personnel Committee
  - h. Finance Committee
  - i. Ad Hoc Budget Committee

## **I. CONSENT CALENDAR**

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4. Approval of the January 23, 2019 Regular Meeting Minutes.

## **J. FINANCIAL REPORT**

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5. Financial report month ending January 31, 2019.

## **K. MANAGER'S REPORTS**

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The General Manager and Assistant 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.

6. Projects Status/Update
7. Community Relations; Requests/Issues
8. Summary of Permits Issued
9. Meeting Announcements
10. Assigned Liveaboard Report
11. Slip Income Report
12. Incident Report

## **L. COMMITTEE REPORTS**

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13. Elkhorn Slough Advisory Committee – Leonardini/Goulart
14. Liveaboard Committee – Goulart/Jeffries
15. Harbor Improvement Committee – Shirrel/ Goulart
16. Real Property Committee I – Jeffries/Leonardini
17. Real Property Committee II – Ferrante/Shirrel
18. Special Districts/CSDA – Jeffries/Ferrante
19. Personnel Committee – Ferrante/Jeffries
20. Finance Committee – Ferrante/Goulart
21. Ad Hoc Budget Committee – Leonardini/Shirrel
22. 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.

## **M. NEW BUSINESS**

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23. ITEM – Consider proposal(s) and select consultant regarding marketing the North Harbor Restaurant.
- a. Staff report
  - b. Public comment
  - c. Board discussion
  - d. Board action



7881 SANDHOLDT ROAD  
MOSS LANDING, CA 95039

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**BOARD OF HARBOR COMMISSIONERS**  
Russell Jeffries  
Tony Leonardini  
Vincent Ferrante  
Margaret "Peggy" Shirrel, Ph.D.  
James R. Goulart

**GENERAL MANAGER**  
**HARBOR MASTER**  
Linda G. McIntyre, Esq.  
**Assistant General Manager**  
Tommy Razzeca

**ITEM 3 – FEBRUARY 27, 2019 BOARD MEETING**

**2019 Committee Appointments**

1. Elkhorn Slough Advisory Committee - \_\_\_\_\_
2. Liveaboard Committee – \_\_\_\_\_
3. Harbor Improvement Committee – \_\_\_\_\_
4. Real Property Committee I – \_\_\_\_\_
5. Real Property Committee II – \_\_\_\_\_
6. Special Districts/CSDA – \_\_\_\_\_
7. Personnel Committee – \_\_\_\_\_
8. Finance Committee – \_\_\_\_\_
9. Ad Hoc Budget Committee – \_\_\_\_\_



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

**JANUARY 23, 2019**

**A. CLOSED SESSION**

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

1. Confer with real property negotiators (District Counsel and AGM) pursuant to Government Code §54956.8 regarding: a. The Moss Landing Commercial Park; b. Cannery Building Potential Lease, c. North Harbor Restaurant negotiations with various parties.

**B. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE**

The open session was called to order at 7:12pm. After the Pledge of Allegiance roll was called:

**Commissioners Present:**

Russ Jeffries – President  
Tony Leonardini – Vice President  
Vince Ferrante – Secretary  
Peggy Shirrel - Commissioner

**Staff Present:**

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

**Absent (excused):**

James Goulart - Commissioner

**Absent (excused):**

Linda G. McIntyre – General Manager

**C. PROCESS WHEN NOMINEES UNCHALLENGED**

1. ITEM – Receive report on process when only one person has been nominated for each Commission office vacancy (information only). President Jefferies continued this item to the February meeting due to a Commissioner being absent.

**D. ADMINISTERING OATH OF OFFICE CEREMONY**

2. ITEM – Oath of office of the appointed (in lieu of election) Harbor Commissioners Leonardini, Ferrante, and Goulart. President Jefferies continued this item to the February meeting due to a Commissioner being absent.

**E. PRESIDENT'S REMARKS**

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

**F. PUBLIC COMMENTS**

None.

**G. ELECTION OF OFFICERS**

3. ITEM – Nominations and election of the 2019 Officers for the Board of Harbor Commissioners. President Jefferies continued this item to the February meeting due to a Commissioner being absent.

**H. 2019 COMMITTEE APPOINTMENTS**

4. ITEM – President Jefferies continued this item to the February 27, 2019 meeting.

**SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947**

## **I. CONSENT CALENDAR**

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5. Approval of the December 13, 2018 Special Meeting Minutes. A Motion was made by Commissioner Shirrel, seconded by Commissioner Ferrante, to approve the December 13, 2018 Special Meeting Minutes. The motion passed 4 ayes, 1 absence (Commissioner Goulart was absent.)

## **J. FINANCIAL REPORT**

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6. Financial report ending December 31, 2018. AGM Razzeca gave the highlights. A motion was made by Commissioner Leonardini, seconded by Commissioner Ferrante, to accept the Financial Report. The motion passed 4 ayes, 1 absence (Commissioner Goulart was absent.)

## **K. MANAGER'S REPORTS**

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The General Manager & Assistant General Manager presented the following written reports:

7. Projects Status/Update – written report/no questions
8. Community Relations; Requests/Issues – written report/no questions
9. Summary of Permits Issued – written report/no questions
10. Meeting Announcements – written report/no questions
11. Assigned Liveboard Report – written report/no questions
12. Slip Income Report – written report/no questions
13. Incident Report – written report/no questions

## **L. COMMITTEE REPORTS**

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14. Finance Committee – Ferrante/Goulart – Nothing to report
15. Elkhorn Slough Advisory Committee – Leonardini – Nothing to report
16. Special Districts – Commissioner Ferrante reported on a CSDA meeting he attended. President Jefferies also commented that the District had received \$1225 reimbursement from SDAMC for expenses associated with Commissioner Ferrante's representation of SDAMC at the CSDA conference.
17. Liveboard Committee – Goulart/Jeffries – Nothing to report
18. Harbor Improvement Committee – Shirrel/Goulart – Nothing to report
19. Real Property Committee I – Jeffries/Leonardini – Nothing to report
20. Real Property Committee II – Ferrante/Shirrel – Nothing to report
21. 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.

## **M. NEW BUSINESS**

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22. ITEM – Authorize General Manager to Execute Seaside Revised Master Taxing Entity Agreement

- a. Staff report – AGM 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 Shirrel, to authorize the General Manager to Execute Seaside Revised Master Taxing Entity Agreement. The motion passed 4 ayes, 1 absence (Commissioner Goulart was absent.)

23. ITEM – Consider Approving Lease for Cannery Building space

- a. Staff report – AGM 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 Shirrel, to approve lease for the Cannery Building space. The motion passed 4 ayes,1 absence (Commissioner Goulart was absent.)

24. ITEM – Consider Authorizing Execution of Amendment No. 10 to the Funding Agreement with the County for the Moss Landing Community Plan EIR.

a. Staff report – AGM Razzeca gave the report

b. Public comment – None

c. Board discussion – None

d. Board action – A motion was made by Commissioner Shirrel, seconded by Commissioner Ferrante, to Authorize Execution of Amendment No. 10 to the Funding Agreement with the County for the Moss Landing Community Plan EIR. The motion passed 4 ayes,1 absence (Commissioner Goulart was absent.)

25. ITEM – Consider Adopting Resolution No. 19-01 Adopting Findings of the Board to Uphold the General Manager’s Decision in the Appeal of Marc Colman.

a. Staff report – AGM 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 adopt Resolution No. 19-1 Adopting Findings of the Board to Uphold the General Manager’s decision in the appeal of Marc Coleman. The motion passed 4 ayes,1 absence (Commissioner Goulart was absent.)

#### **N. COMMISSIONERS COMMENTS AND CONCERNS**

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President Jeffries expressed concern to the Board about CSDA and its representatives. If any Commissioner of the Board attends a meeting on behalf of the Harbor District, the Harbor District should reimburse the out of pocket fees that the representative paid to attend a meeting or conference on behalf of the Harbor. However President Jefferies also expressed concern with CSDA charging fees for mandatory attendance by their officers at conferences. Additional comments and discussion ensued until District Council Rodriquez recommended that the issue be added to a future agenda.

#### **O. ADJOURNMENT**

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The meeting adjourned at 8:25pm

Respectfully submitted,

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Vince Ferrante, Secretary  
Board of Harbor Commissioners

ATTEST:

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Linda G. McIntyre, Deputy Secretary  
Board of Harbor Commissioners

**Moss Landing Harbor District**  
**Balance Sheet**  
As of January 31, 2019

	Jan 31, 19	Jan 31, 18	\$ Change	% Change
<b>ASSETS</b>				
<b>Current Assets</b>				
<b>Checking/Savings</b>				
1002 · Petty Cash	500	500		
1009 · Union - Operating	76,610	88,686	-12,076	-14%
1010 · Union - M.M.	3,398,590	4,916,136	-1,517,546	-31%
1011 · Union - Payroll	32,661	34,066	-1,405	-4%
1015 · 1st Capital Bank	1,549,837	1,545,961	3,876	0%
1018 · Union Bank- Trust Account	312,287	136,999	175,288	128%
1020 · Umpqua - Restricted	1,012,018	1,010,501	1,517	0%
<b>Total Checking/Savings</b>	<b>6,382,503</b>	<b>7,732,849</b>	<b>-1,350,346</b>	<b>-17%</b>
<b>Accounts Receivable</b>				
<b>11290 · Leases</b>				
1282 · NNN Receivable	68,892	62,500	6,392	10%
1291 · Monterey Bay Kayak		-1,496	1,496	100%
<b>Total 11290 · Leases</b>	<b>68,892</b>	<b>61,004</b>	<b>7,888</b>	<b>13%</b>
1200 · Marina Receivables	144,072	100,085	43,987	44%
1201 · Marina - Allow for Bad Debt	-39,875	-41,673	1,798	4%
<b>Total Accounts Receivable</b>	<b>173,089</b>	<b>119,416</b>	<b>53,673</b>	<b>45%</b>
<b>Other Current Assets</b>				
<b>1271 · Prepaid Expenses</b>				
1270 · Insurance	26,906	17,073	9,833	58%
<b>Total 1271 · Prepaid Expenses</b>	<b>26,906</b>	<b>17,073</b>	<b>9,833</b>	<b>58%</b>
<b>Total Other Current Assets</b>	<b>26,906</b>	<b>17,073</b>	<b>9,833</b>	<b>58%</b>
<b>Total Current Assets</b>	<b>6,582,498</b>	<b>7,869,338</b>	<b>-1,286,840</b>	<b>-16%</b>
<b>Fixed Assets</b>				
1650 · Construction in Progress	2,350,423	765,451	1,584,972	207%
1670 · Equipment	823,611	779,968	43,643	6%
<b>1700 · Improvements</b>				
1710 · NH Buildings & Improvements	7,871,280	7,871,280		
1720 · NH Floating Docks	524,675	524,675		
1725 · NH Offsite Improvements	632,218	632,218		
1730 · SH Buildings & Improvements	8,281,705	8,281,705		
1740 · SH Floating Docks	9,369,077	9,369,077		
<b>Total 1700 · Improvements</b>	<b>26,678,955</b>	<b>26,678,955</b>		
<b>1800 · Less - Depreciation</b>				
1805 · Equipment	-781,699	-776,765	-4,934	-1%
1810 · NH Buildings & Improvements	-3,913,512	-3,658,947	-254,565	-7%
1820 · NH Floating Docks	-516,113	-504,424	-11,689	-2%
1825 · NH Offsite Improvements	-468,054	-449,264	-18,790	-4%
1830 · SH Buildings & Improvements	-6,114,974	-5,915,884	-199,090	-3%
1840 · SH Floating Docks	-5,842,172	-5,421,760	-420,412	-8%
<b>Total 1800 · Less - Depreciation</b>	<b>-17,636,524</b>	<b>-16,727,044</b>	<b>-909,480</b>	<b>-5%</b>
1900 · Land	1,642,860	1,642,860		
<b>Total Fixed Assets</b>	<b>13,859,325</b>	<b>13,140,190</b>	<b>719,135</b>	<b>5%</b>



**Moss Landing Harbor District**  
**Balance Sheet**  
As of January 31, 2019

	<u>Jan 31, 19</u>	<u>Jan 31, 18</u>	<u>\$ Change</u>	<u>% Change</u>
<b>Other Assets</b>				
1320 · Workers Comp Deposit	200	200		
1530 · Principal Financial CS	7,389	7,389		
<b>Total Other Assets</b>	<u>7,589</u>	<u>7,589</u>		
<b>TOTAL ASSETS</b>	<u>20,449,412</u>	<u>21,017,117</u>	<u>-567,705</u>	<u>-3%</u>

**Moss Landing Harbor District**  
**Balance Sheet**  
As of January 31, 2019

	<u>Jan 31, 19</u>	<u>Jan 31, 18</u>	<u>\$ Change</u>	<u>% Change</u>
<b>LIABILITIES &amp; EQUITY</b>				
<b>Liabilities</b>				
<b>Current Liabilities</b>				
<b>Accounts Payable</b>				
2010 · Accounts Payable	125,677	118,334	7,343	6%
<b>Total Accounts Payable</b>	<u>125,677</u>	<u>118,334</u>	<u>7,343</u>	<u>6%</u>
<b>Other Current Liabilities</b>				
2013 · Accrued Expenses	106,021	33,811	72,210	214%
2020 · Accrued Salaries Payable	7,150	2,078	5,072	244%
2021 · Accrued Vacation	90,718	88,372	2,346	3%
2023 · Accrued Payroll Taxes	561	605	-44	-7%
2030 · Customer Deposits	306,310	301,310	5,000	2%
2051 · Note Interest Payable				
2062 · Umpqua Accrued Interest	49,252	54,598	-5,346	-10%
<b>Total 2051 · Note Interest Payable</b>	<u>49,252</u>	<u>54,598</u>	<u>-5,346</u>	<u>-10%</u>
2080 · Prepaid Berth Fees	135,005	177,304	-42,299	-24%
2082 · MLCP Cost Reimb. Deposit	1,379	71,461	-70,082	-98%
2086 · Prepaid Leases				
20861 · Duke	16,828	16,296	532	3%
20862 · MBARI	2,703	4,869	-2,166	-44%
<b>Total 2086 · Prepaid Leases</b>	<u>19,531</u>	<u>21,165</u>	<u>-1,634</u>	<u>-8%</u>
2087 · Lease Deposits	17,047	14,164	2,883	20%
<b>Total Other Current Liabilities</b>	<u>732,974</u>	<u>764,868</u>	<u>-31,894</u>	<u>-4%</u>
<b>Total Current Liabilities</b>	<u>858,651</u>	<u>883,202</u>	<u>-24,551</u>	<u>-3%</u>
<b>Long Term Liabilities</b>				
2605 · Umpqua Loan	3,298,374	3,677,571	-379,197	-10%
<b>Total Long Term Liabilities</b>	<u>3,298,374</u>	<u>3,677,571</u>	<u>-379,197</u>	<u>-10%</u>
<b>Total Liabilities</b>	<u>4,157,025</u>	<u>4,560,773</u>	<u>-403,748</u>	<u>-9%</u>
<b>Equity</b>				
3020 · Retained Net Assets	6,456,231	6,456,231		
3050 · Prior Year Earnings	10,752,657	9,986,555	766,102	8%
Net Income	-916,499	13,558	-930,057	-6,860%
<b>Total Equity</b>	<u>16,292,389</u>	<u>16,456,344</u>	<u>-163,955</u>	<u>-1%</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>20,449,414</u></u>	<u><u>21,017,117</u></u>	<u><u>-567,703</u></u>	<u><u>-3%</u></u>

**Moss Landing Harbor District**  
**Statement of Cash Flows**  
July 2018 through January 2019

Jul '18 - Jan 19

<b>OPERATING ACTIVITIES</b>	
Net Income	-916,499
<b>Adjustments to reconcile Net Income</b>	
<b>to net cash provided by operations:</b>	
11290 · Leases:1291 · Monterey Bay Kayak	13,381
1200 · Marina Receivables	-52,949
1201 · Marina - Allow for Bad Debt	14,875
11290 · Leases:BioMineral Lease	2,192
11290 · Leases:1262 · Running Stream	871
11290 · Leases:1282 · NNN Receivable	-2,544
1271 · Prepaid Expenses:1270 · Insurance	-26,906
1800 · Less - Depreciation:1805 · Equipment	11,901
1800 · Less - Depreciation:1810 · NH Buildings & Improvements	151,080
1800 · Less - Depreciation:1820 · NH Floating Docks	7,022
1800 · Less - Depreciation:1825 · NH Offsite Improvements	17,140
1800 · Less - Depreciation:1830 · SH Buildings & Improvements	121,787
1800 · Less - Depreciation:1840 · SH Floating Docks	241,733
2010 · Accounts Payable	-177,078
2023 · Accrued Payroll Taxes	-44
2030 · Customer Deposits	-379
2080 · Prepaid Berth Fees	-14,168
2086 · Prepaid Leases:20861 · Duke	-39,240
2086 · Prepaid Leases:20862 · MBARI	-16,186
2087 · Lease Deposits	2,250
2013 · Accrued Expenses	-11,315
2051 · Note Interest Payable:2062 · Umpqua Accrued Interest	5,582
2082 · MLCP Cost Reimb. Deposit	25,801
<b>Net cash provided by Operating Activities</b>	<b>-641,693</b>
<b>INVESTING ACTIVITIES</b>	
1670 · Equipment	-33,000
<b>Net cash provided by Investing Activities</b>	<b>-33,000</b>
<b>FINANCING ACTIVITIES</b>	
2605 · Umpqua Loan	-379,197
<b>Net cash provided by Financing Activities</b>	<b>-379,197</b>
<b>Net cash increase for period</b>	<b>-1,053,890</b>
<b>Cash at beginning of period</b>	<b>7,436,394</b>
<b>Cash at end of period</b>	<b>6,382,504</b>

**Moss Landing Harbor District**  
**Profit & Loss Budget vs. Actual**  
 July 2018 through January 2019

	Jul '18 - Jan 19	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>4000 · MARINA REVENUES</b>				
<b>4100 · Berthing Income</b>				
4110 · Assigned Berthing	955,019	988,581	-33,562	97%
4112 · Qtrly/Annual Discount	-802	-1,759	957	46%
4113 · Commercial Vessel Dscnt	-8,221	-7,000	-1,221	117%
4114 · Away (1 mnth) Dscnt	-862	-866	4	100%
4115 · Temporary Berthing	163,354	142,988	20,366	114%
4120 · Liveaboard Fees	69,650	68,250	1,400	102%
4130 · Transient Berthing	22,024	21,583	441	102%
4140 · Non Operable Surcharge		300	-300	
4220 · Wait List	4,975	5,250	-275	95%
4260 · Towing - Intra Harbor	300		300	100%
4270 · Pumpouts		400	-400	
4280 · Late Fees	24,357	17,500	6,857	139%
4282 · Recovered Lien Costs	2,845	500	2,345	569%
<b>Total 4100 · Berthing Income</b>	<u>1,232,639</u>	<u>1,235,727</u>	<u>-3,088</u>	<u>100%</u>
<b>4200 · Other Income - Operations</b>				
4225 · Merchandise	41	250	-209	16%
4230 · SH Parking	64,415	70,000	-5,585	92%
4285 · Dog Fee	738	875	-137	84%
4290 · Misc	1,092	875	217	125%
<b>Total 4200 · Other Income - Operations</b>	<u>66,286</u>	<u>72,000</u>	<u>-5,714</u>	<u>92%</u>
<b>Total 4000 · MARINA REVENUES</b>	<u>1,298,925</u>	<u>1,307,727</u>	<u>-8,802</u>	<u>99%</u>

**Moss Landing Harbor District**  
**Profit & Loss Budget vs. Actual**  
July 2018 through January 2019

Expense	Jul '18 - Jan 19	Budget	\$ Over Budget	% of Budget
<b>5200 · General &amp; Administrative</b>				
5100 · Advertising	1,896	3,500	-1,604	54%
5210 · Dues & Subscriptions	2,996	8,244	-5,248	36%
<b>5220 · Office Supplies</b>				
5223 · Administration	2,298	3,140	-842	73%
5225 · Operations	7,345	5,374	1,971	137%
<b>Total 5220 · Office Supplies</b>	<b>9,643</b>	<b>8,514</b>	<b>1,129</b>	<b>113%</b>
<b>5230 · Postage &amp; Equip Lease</b>				
5232 · Meter Lease	388	308	80	126%
5235 · Postage		751	-751	
<b>Total 5230 · Postage &amp; Equip Lease</b>	<b>388</b>	<b>1,059</b>	<b>-671</b>	<b>37%</b>
<b>5240 · Copier Lease &amp; Supplies</b>				
5242 · Copier Lease	2,062	1,839	223	112%
<b>Total 5240 · Copier Lease &amp; Supplies</b>	<b>2,062</b>	<b>1,839</b>	<b>223</b>	<b>112%</b>
<b>5250 · Telephone &amp; Communications</b>				
5253 · Administration	7,124	5,566	1,558	128%
5255 · Operations	496	591	-95	84%
<b>Total 5250 · Telephone &amp; Communications</b>	<b>7,620</b>	<b>6,157</b>	<b>1,463</b>	<b>124%</b>
<b>5260 · Professional Services</b>				
5262 · Accounting	21,511	26,528	-5,017	81%
5263 · Audit fees	15,500	9,000	6,500	172%
5265 · Legal	31,693	58,333	-26,640	54%
5268 · Computer Consulting	170	754	-584	23%
5269 · Payroll Processing	2,237	1,717	520	130%
<b>Total 5260 · Professional Services</b>	<b>71,111</b>	<b>96,332</b>	<b>-25,221</b>	<b>74%</b>
5290 · Credit Card Fees	8,854	9,121	-267	97%
5921 · Internet Billing Service	1,285	1,023	262	126%
<b>Total 5200 · General &amp; Administrative</b>	<b>105,855</b>	<b>135,789</b>	<b>-29,934</b>	<b>78%</b>
<b>5300 · Personnel</b>				
<b>5310 · Salaries</b>				
5313 · Administration	156,715	182,908	-26,193	86%
5315 · Operations	80,662	85,738	-5,076	94%
5318 · Maintenance	66,485	76,210	-9,725	87%
<b>Total 5310 · Salaries</b>	<b>303,862</b>	<b>344,856</b>	<b>-40,994</b>	<b>88%</b>
<b>5330 · Payroll Taxes</b>				
5333 · Administration	10,013	13,992	-3,979	72%
5335 · Operations	6,171	6,559	-388	94%
5338 · Maintenance	5,086	5,830	-744	87%
<b>Total 5330 · Payroll Taxes</b>	<b>21,270</b>	<b>26,381</b>	<b>-5,111</b>	<b>81%</b>

**Moss Landing Harbor District  
Profit & Loss Budget vs. Actual  
July 2018 through January 2019**

	<u>Jul '18 - Jan 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>5340 · Employee Benefits</b>				
5342 · Vehicle Allowance	2,800	2,800		100%
5343 · Administration	37,452	50,012	-12,560	75%
5345 · Operations	1,071		1,071	100%
5348 · Maintenance	24,746	34,404	-9,658	72%
<b>Total 5340 · Employee Benefits</b>	<b>66,069</b>	<b>87,216</b>	<b>-21,147</b>	<b>76%</b>
<b>5350 · Workers Compensation</b>				
5353 · Administration	2,000	2,113	-113	95%
5355 · Operations	3,922	4,784	-862	82%
5358 · Maintenance	4,991	5,833	-842	86%
<b>Total 5350 · Workers Compensation</b>	<b>10,913</b>	<b>12,730</b>	<b>-1,817</b>	<b>86%</b>
<b>5360 · Education &amp; Training</b>				
5363 · Administration	1,225	2,000	-775	61%
5365 · Operations		500	-500	
<b>Total 5360 · Education &amp; Training</b>	<b>1,225</b>	<b>2,500</b>	<b>-1,275</b>	<b>49%</b>
<b>Total 5300 · Personnel</b>	<b>403,339</b>	<b>473,683</b>	<b>-70,344</b>	<b>85%</b>
<b>5400 · Insurance</b>				
5410 · Liability Insurance	74,393	73,383	1,010	101%
<b>Total 5400 · Insurance</b>	<b>74,393</b>	<b>73,383</b>	<b>1,010</b>	<b>101%</b>
<b>5500 · Utilities</b>				
5510 · Garbage	32,717	30,917	1,800	106%
5520 · Gas and Electric				
5520 · Gas and Electric - Other	128,685	122,500	6,185	105%
<b>Total 5520 · Gas and Electric</b>	<b>128,685</b>	<b>122,500</b>	<b>6,185</b>	<b>105%</b>
5530 · Water	19,077	18,667	410	102%
5540 · Sewer	45,535	23,333	22,202	195%
<b>Total 5500 · Utilities</b>	<b>226,014</b>	<b>195,417</b>	<b>30,597</b>	<b>116%</b>
<b>5600 · Operating Supplies</b>				
5610 · Vehicles	4,503	5,425	-922	83%
5625 · Operations	11,426	12,075	-649	95%
<b>Total 5600 · Operating Supplies</b>	<b>15,929</b>	<b>17,500</b>	<b>-1,571</b>	<b>91%</b>
<b>5700 · Depreciatlon</b>	<b>275,332</b>	<b>275,625</b>	<b>-294</b>	<b>100%</b>
<b>5800 · Repairs &amp; Maintenance</b>				
5810 · Vehicles		350	-350	
5830 · Equip Rental	2,028	4,352	-2,324	47%
5850 · Repair Materlals	31,294	47,797	-16,503	65%
5860 · Outside Service Contracts	27,628	40,833	-13,205	68%
5870 · Derelict Disposal	18,684	20,000	-1,316	93%
<b>Total 5800 · Repairs &amp; Maintenance</b>	<b>79,634</b>	<b>113,332</b>	<b>-33,698</b>	<b>70%</b>
<b>5900 · Financial Expenses</b>				
5920 · Bank Service Charges	4,228	2,917	1,311	145%
5990 · Bad Debt	14,875	11,667	3,208	127%
<b>Total 5900 · Financial Expenses</b>	<b>19,103</b>	<b>14,584</b>	<b>4,519</b>	<b>131%</b>
<b>Total · MARINA EXPENSES</b>	<b>1,199,599</b>	<b>1,299,313</b>	<b>-99,715</b>	<b>92%</b>
<b>Net Ordinary Income - Marina Operations</b>	<b>99,327</b>	<b>8,414</b>	<b>90,913</b>	<b>1180%</b>

**Moss Landing Harbor District**  
**Profit & Loss Budget vs. Actual**  
July 2018 through January 2019

	Jul '18 - Jan 19	Budget	\$ Over Budget	% of Budget
<b>4400 · LEASE AND OTHER INCOME</b>				
<b>4050 · Trust Lands Lease Revenue</b>				
4051 · Dynegy Outfall	39,240	39,240		100%
4053 · MBARI	16,186	16,186		100%
<b>Total 4050 · Trust Lands Lease Revenue</b>	<b>55,426</b>	<b>55,426</b>		<b>100%</b>
<b>4500 · Leases</b>				
<b>4502 · Cannery Building</b>				
4517 · Sulte 2	18,754	18,796	-42	100%
4504 · Sulte 3	50,242	51,982	-1,740	97%
4511 · Suite 1 & 10	10,552	10,573	-21	100%
4515 · Sulte 4	50,154	50,270	-116	100%
4518 · Suite 5	14,648	14,425	223	102%
4510 · Suite 6	15,345	15,379	-34	100%
4503 · Suite 8	8,250	5,250	3,000	157%
4520 · Suite 9	4,801		4,801	100%
4523 · Canery NNN	17,172	17,500	-328	98%
<b>Total 4502 · Cannery Building</b>	<b>189,918</b>	<b>184,175</b>	<b>5,743</b>	<b>103%</b>
4530 · RV Lot	19,227	19,273	-46	100%
<b>4560 · North Harbor</b>				
4562 · Sea Harvest	19,773	19,973	-200	99%
4568 · Monterey Bay Kayaks	33,033	32,522	511	102%
<b>Total 4560 · North Harbor</b>	<b>52,806</b>	<b>52,495</b>	<b>311</b>	<b>101%</b>
<b>Total 4500 · Leases</b>	<b>261,951</b>	<b>255,943</b>	<b>6,008</b>	<b>102%</b>
4600 · District Property Taxes	167,656	100,000	67,656	168%
<b>4700 · Other Revenues &amp; Concessions</b>				
4125 · Amenity Fee	163,636	160,417	3,219	102%
<b>4710 · Vending Activities</b>				
4711 · Washer/Dryer	5,881	5,250	631	112%
4712 · Soda		500	-500	
<b>Total 4710 · Vending Activities</b>	<b>5,881</b>	<b>5,750</b>	<b>131</b>	<b>102%</b>
4720 · Dry Storage	34,055	37,333	-3,278	91%
4725 · North Harbor Use Fee	56,276	45,250	11,026	124%
4727 · Key Sales	3,810	4,550	-740	84%
4730 · NH Washdown	642	1,458	-816	44%
4735 · Camp/RV	200	2,100	-1,900	10%
4740 · Equipment Rental		125	-125	
4751 · Permits	3,121	5,833	-2,712	54%
4765 · Faxes, Copies & Postage	32	100	-68	32%
4770 · Surplus Auction/Sales				
<b>Total 4700 · Other Revenues &amp; Concessions</b>	<b>267,653</b>	<b>262,916</b>	<b>4,737</b>	<b>102%</b>
<b>4800 · Interest</b>				
4841 · Union Bank Interest	51	146	-95	35%
4843 · First Capital Bank	1,833	875	958	209%
4845 · SBB Interest	160			
4846 · Umpqua Interest	894	875	19	102%

**Moss Landing Harbor District**  
**Profit & Loss Budget vs. Actual**  
July 2018 through January 2019

	Jul '18 - Jan 19	Budget	\$ Over Budget	% of Budget
Total 4800 · Interest	2,938	1,896	1,042	155%
Total 4400 · LEASE AND OTHER INCOME	755,624	676,181	79,443	112%
<b>7000 · LEASE AND OTHER EXPENSES</b>				
<b>7100 · Interest Expense</b>				
7134 · Umpqua Accrued Interest	57,987	57,987	0	100%
<b>Total 7100 · Interest Expense</b>	57,987	57,987	0	100%
<b>7200 · Other Financial Expenses</b>				
7221 · CSDA Dues	6,740	6,358	382	106%
7230 · LAFO Administrative Charges	6,160	6,411	-251	96%
<b>Total 7200 · Other Financial Expenses</b>	12,900	12,769	131	101%
<b>5700 · Depreciation</b>	275,332	275,625	-294	100%
<b>7300 · Commissioner Expenses</b>				
7310 · Election Costs		200,000	-200,000	
7320 · Monthly Stipend	7,500	7,583	-83	99%
7321 · Employer Payroll Taxes	574	580	-6	99%
7330 · Incurred Expenses	2,196	587	1,609	374%
<b>Total 7300 · Commissioner Expenses</b>	10,270	208,750	-198,480	5%
<b>Total 7000 · LEASE AND OTHER EXPENSES</b>	356,489	555,131	-198,643	64%
Net Ordinary Income - Lease & Other Operations	399,136	121,050	278,086	330%
Net Ordinary Income - Combined Operations	498,462	129,464	368,998	385%
<b>Other Income/Expense</b>				
<b>Other Income</b>				
<b>8001 · Cost Reimbursements</b>				
8101 · Revenue from reimbursements	132,467	105,000	27,467	126%
8201 · Reimbursable expenses	-3,591	-105,000	101,409	3%
<b>Total 8001 · Cost Reimbursements</b>	128,876		128,876	100%
<b>Total Other Income</b>	128,876		128,876	100%
<b>Other Expense</b>				
<b>9000 · CAPITAL PROJECT EXPENSES</b>				
5880 · Dredging	169,333	50,000	119,333	339%
9053 · Dock Maintenance	9,476		9,476	100%
9054 · Sea Lion Deterrent Fencing				
9309 · New NH Building	1,080,489	2,000,000	-919,511	54%
9310 · NH Hotel	70,398	330,000	-259,602	21%
9440 · NH Shoreline (North)	122,494			
9470 · NH Visitor Dock		400,000	-400,000	
9800 · Dock Replacement	91,650	200,000	-108,350	46%
<b>Total 9000 · CAPITAL PROJECT EXPENSES</b>	1,543,840	2,980,000	-1,436,160	52%
<b>Total Other Expense</b>	1,543,840	2,980,000	-1,436,160	52%
Net Other Income	-1,414,964	-2,980,000	1,565,036	47%
<b>Net Income</b>	<b>-916,502</b>	<b>-2,850,536</b>	<b>1,934,034</b>	<b>32%</b>



**Moss Landing Harbor District**  
**Profit & Loss YTD Comparison**  
July 2018 through January 2019

	Jul '18 - Jan 19	Jul '17 - Jan 18	\$ Change	% Change
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>4000 · MARINA REVENUES</b>				
<b>4100 · Berthing Income</b>				
4110 · Assigned Berthing	955,019	952,642	2,377	0%
4112 · Qtrly/Annual Discount	-802	-1,489	687	46%
4113 · Commercial Vessel Dscnt	-8,221	-7,283	-938	-13%
4114 · Away (1 mnth) Dscnt	-862	-889	27	3%
4115 · Temporary Berthing	163,354	160,318	3,036	2%
4120 · Liveaboard Fees	69,650	67,905	1,745	3%
4130 · Transient Berthing	22,024	11,647	10,377	89%
4220 · Wait List	4,975	5,900	-925	-16%
4260 · Towing - Intra Harbor	300	150	150	100%
4270 · Pumpouts				
4280 · Late Fees	24,357	22,940	1,417	6%
4282 · Recovered Lien Costs	2,845	420	2,425	577%
<b>Total 4100 · Berthing Income</b>	<b>1,232,639</b>	<b>1,212,261</b>	<b>20,378</b>	<b>2%</b>
<b>4200 · Other Income - Operations</b>				
4225 · Merchandise	41	321	-280	-87%
4230 · SH Parking	64,415	82,322	-17,907	-22%
4285 · Dog Fee	738	830	-92	-11%
4290 · Misc	1,092	6,098	-5,006	-82%
<b>Total 4200 · Other Income - Operations</b>	<b>66,286</b>	<b>89,571</b>	<b>-23,285</b>	<b>-26%</b>
<b>Total 4000 · MARINA REVENUES</b>	<b>1,298,925</b>	<b>1,301,832</b>	<b>-2,907</b>	<b>-0%</b>

Moss Landing Harbor District  
Profit & Loss YTD Comparison  
July 2018 through January 2019

	Jul '18 - Jan 19	Jul '17 - Jan 18	\$ Change	% Change
<b>Expense</b>				
<b>5200 · General &amp; Administrative</b>				
5100 · Advertising	1,896	1,833	63	3%
5210 · Dues & Subscriptions	2,996	7,887	-4,891	-62%
<b>5220 · Office Supplies</b>				
5223 · Administration	2,298	4,459	-2,161	-48%
5225 · Operations	7,345	7,474	-129	-2%
<b>Total 5220 · Office Supplies</b>	<b>9,643</b>	<b>11,933</b>	<b>-2,290</b>	<b>-19%</b>
<b>5230 · Postage &amp; Equip Lease</b>				
5232 · Meter Lease	388	517	-129	-25%
5235 · Postage		1,267	-1,267	-100%
<b>Total 5230 · Postage &amp; Equip Lease</b>	<b>388</b>	<b>1,784</b>	<b>-1,396</b>	<b>-78%</b>
<b>5240 · Copier Lease &amp; Supplies</b>				
5242 · Copier Lease	2,062	2,195	-133	-6%
<b>Total 5240 · Copier Lease &amp; Supplies</b>	<b>2,062</b>	<b>2,195</b>	<b>-133</b>	<b>-6%</b>
<b>5250 · Telephone &amp; Communications</b>				
5253 · Administration	7,124	6,931	193	3%
5255 · Operations	496	494	2	0%
<b>Total 5250 · Telephone &amp; Communications</b>	<b>7,620</b>	<b>7,425</b>	<b>195</b>	<b>3%</b>
<b>5260 · Professional Services</b>				
5262 · Accounting	21,511	24,338	-2,827	-12%
5263 · Audit fees	15,500	15,000	500	3%
5265 · Legal	31,693	46,573	-14,880	-32%
5268 · Computer Consulting	170	340	-170	-50%
5269 · Payroll Processing	2,237	2,300	-63	-3%
<b>Total 5260 · Professional Services</b>	<b>71,111</b>	<b>88,551</b>	<b>-17,440</b>	<b>-20%</b>
5290 · Credit Card Fees	8,854	9,159	-305	-3%
5921 · Internet Billing Service	1,285	1,113	172	15%
<b>Total 5200 · General &amp; Administrative</b>	<b>105,855</b>	<b>131,880</b>	<b>-26,025</b>	<b>-20%</b>
<b>5300 · Personnel</b>				
<b>5310 · Salaries</b>				
5313 · Administration	156,715	137,174	19,541	14%
5315 · Operations	80,662	73,903	6,759	9%
5318 · Maintenance	66,485	52,195	14,290	27%
<b>Total 5310 · Salaries</b>	<b>303,862</b>	<b>263,272</b>	<b>40,590</b>	<b>15%</b>
<b>5330 · Payroll Taxes</b>				
5333 · Administration	10,013	8,544	1,469	17%
5335 · Operations	6,171	6,052	119	2%
5338 · Maintenance	5,086	3,915	1,171	30%
<b>Total 5330 · Payroll Taxes</b>	<b>21,270</b>	<b>18,511</b>	<b>2,759</b>	<b>15%</b>
<b>5340 · Employee Benefits</b>				
5342 · Vehicle Allowance	2,800		2,800	100%
5343 · Administration	37,452	37,532	-80	-0%
5345 · Operations	1,071	6,232	-5,161	-83%
5348 · Maintenance	24,746	24,485	261	1%

**Moss Landing Harbor District**  
**Profit & Loss YTD Comparison**  
July 2018 through January 2019

	Jul '18 - Jan 19	Jul '17 - Jan 18	\$ Change	% Change
<b>Total 5340 · Employee Benefits</b>	66,069	68,249	-2,180	-3%
<b>5350 · Workers Compensation</b>				
<b>5353 · Administration</b>	2,000	1,436	564	39%
<b>5355 · Operations</b>	3,922	3,522	400	11%
<b>5358 · Maintenance</b>	4,991	4,002	989	25%
<b>Total 5350 · Workers Compensation</b>	10,913	8,960	1,953	22%
<b>5360 · Education &amp; Training</b>				
<b>5363 · Administration</b>	1,225	299	926	310%
<b>Total 5360 · Education &amp; Training</b>	1,225	299	926	310%
<b>Total 5300 · Personnel</b>	403,339	359,291	44,048	12%
<b>5400 · Insurance</b>				
<b>5410 · Liability Insurance</b>	74,393	72,499	1,894	3%
<b>Total 5400 · Insurance</b>	74,393	72,499	1,894	3%
<b>5500 · Utilities</b>				
<b>5510 · Garbage</b>	32,717	29,576	3,141	11%
<b>5520 · Gas and Electric</b>	128,685	120,000	8,685	7%
<b>5530 · Water</b>	19,077	18,107	970	5%
<b>5540 · Sewer</b>	45,535	23,044	22,491	98%
<b>Total 5500 · Utilities</b>	226,014	190,727	35,287	19%
<b>5600 · Operating Supplies</b>				
<b>5610 · Vehicles</b>	4,503	4,587	-84	-2%
<b>5625 · Operations</b>	11,426	11,051	375	3%
<b>Total 5600 · Operating Supplies</b>	15,929	15,638	291	2%
<b>5700 · Depreciation</b>	275,332	275,332		
<b>5800 · Repairs &amp; Maintenance</b>				
<b>5810 · Vehicles</b>		63	-63	-100%
<b>5830 · Equip Rental</b>	2,028	1,986	42	2%
<b>5850 · Repair Materials</b>	31,294	42,510	-11,216	-26%
<b>5860 · Outside Service Contracts</b>	27,628	26,745	883	3%
<b>5870 · Derelict Disposal</b>	18,684	100	18,584	18,584%
<b>Total 5800 · Repairs &amp; Maintenance</b>	79,634	71,404	8,230	12%
<b>5900 · Financial Expenses</b>				
<b>5920 · Bank Service Charges</b>	4,228	4,273	-45	-1%
<b>5990 · Bad Debt</b>	14,875	12,750	2,125	17%
<b>Total 5900 · Financial Expenses</b>	19,103	17,023	2,080	12%
<b>Total · MARINA EXPENSES</b>	1,199,599	1,133,794	65,805	6%
<b>Net Ordinary Income - Marina Operations</b>	99,327	168,039	-68,712	-41%

**Moss Landing Harbor District**  
**Profit & Loss YTD Comparison**  
July 2018 through January 2019

	Jul '18 - Jan 19	Jul '17 - Jan 18	\$ Change	% Change
<b>4400 · LEASE AND OTHER INCOME</b>				
<b>4050 · Trust Lands Lease Revenue</b>				
4051 · Dynegy Outfall	39,240	38,023	1,217	3%
4053 · MBARI	16,186	15,685	501	3%
<b>Total 4050 · Trust Lands Lease Revenue</b>	<b>55,426</b>	<b>53,708</b>	<b>1,718</b>	<b>3%</b>
<b>4500 · Leases</b>				
<b>4502 · Cannery Building</b>				
4517 · Suite 2	18,754	18,169	585	3%
4504 · Suite 3	50,242	57,419	-7,177	-12%
4511 · Suite 1 & 10	10,552	10,222	330	3%
4515 · Suite 4	50,154	48,589	1,565	3%
4518 · Suite 5	14,648	13,942	706	5%
4510 · Suite 6	15,345	14,866	479	3%
4503 · Suite 8	8,250		8,250	100%
4520 · Suite 9	4,801		4,801	100%
4523 · Canary NNN	17,172	19,672	-2,500	-13%
<b>Total 4502 · Cannery Building</b>	<b>189,918</b>	<b>182,879</b>	<b>7,039</b>	<b>4%</b>
4530 · RV Lot	19,227	18,627	600	3%
4540 · Martin & Mason		25,335	-25,335	-100%
<b>4560 · North Harbor</b>				
4562 · Sea Harvest	19,773	21,631	-1,858	-9%
4568 · Monterey Bay Kayaks	33,033	10,469	22,564	216%
4572 · Pottery Planet		9,740	-9,740	-100%
<b>Total 4560 · North Harbor</b>	<b>52,806</b>	<b>41,840</b>	<b>10,966</b>	<b>26%</b>
<b>Total 4500 · Leases</b>	<b>261,951</b>	<b>268,681</b>	<b>-6,730</b>	<b>-3%</b>
4600 · District Property Taxes	167,656	167,532	124	0%
<b>4700 · Other Revenues &amp; Concessions</b>				
4125 · Amenity Fee	163,636	169,327	-5,691	-3%
<b>4710 · Vending Activities</b>				
4711 · Washer/Dryer	5,881	7,168	-1,287	-18%
4712 · Soda		163	-163	-100%
<b>Total 4710 · Vending Activities</b>	<b>5,881</b>	<b>7,331</b>	<b>-1,450</b>	<b>-20%</b>
4720 · Dry Storage	34,055	34,933	-878	-3%
4725 · North Harbor Use Fee	56,276	45,501	10,775	24%
4727 · Key Sales	3,810	4,612	-802	-17%
4730 · NH Washdown	642	729	-87	-12%
4735 · Camp/RV	200	1,757	-1,557	-89%
4740 · Equipment Rental				
4751 · Permits	3,121	4,257	-1,136	-27%
4765 · Faxes, Copies & Postage	32	5	27	540%
<b>Total 4700 · Other Revenues &amp; Concessions</b>	<b>267,653</b>	<b>268,452</b>	<b>-799</b>	<b>-0%</b>
<b>4800 · Interest</b>				
4841 · Union Bank Interest	51	393	-342	-87%
4843 · First Capital Bank	1,833	1,042	791	76%
4845 · SBB Interest	160		160	100%

**Moss Landing Harbor District**  
**Profit & Loss YTD Comparison**  
July 2018 through January 2019

	Jul '18 - Jan 19	Jul '17 - Jan 18	\$ Change	% Change
4846 · Umpqua Interest	894	892	2	0%
<b>Total 4800 · Interest</b>	<b>2,938</b>	<b>2,327</b>	<b>611</b>	<b>26%</b>
<b>Total 4400 · LEASE AND OTHER INCOME</b>	<b>755,624</b>	<b>760,700</b>	<b>-5,076</b>	<b>-1%</b>
<b>7000 · LEASE AND OTHER EXPENSES</b>				
7100 · Interest Expense				
7134 · Umpqua Accrued Interest	57,987	64,209	-6,222	-10%
<b>Total 7100 · Interest Expense</b>	<b>57,987</b>	<b>64,209</b>	<b>-6,222</b>	<b>-10%</b>
7200 · Other Financial Expenses				
7221 · CSDA Dues	6,740	6,358	382	6%
7230 · LAFO Administrative Charges	6,160	6,411	-251	-4%
<b>Total 7200 · Other Financial Expenses</b>	<b>12,900</b>	<b>12,769</b>	<b>131</b>	<b>1%</b>
5700 · Depreciation	275,332	275,332		
7300 · Commissioner Expenses				
7320 · Monthly Stipend	7,500	7,600	-100	-1%
7321 · Employer Payroll Taxes	574	581	-7	-1%
7330 · Incurred Expenses	2,196	1,229	967	79%
<b>Total 7300 · Commissioner Expenses</b>	<b>10,270</b>	<b>9,410</b>	<b>860</b>	<b>9%</b>
<b>Total 7000 · LEASE AND OTHER EXPENSES</b>	<b>356,489</b>	<b>361,720</b>	<b>-5,231</b>	<b>-0</b>
<b>Net Ordinary Income - Lease &amp; Other Operations</b>	<b>399,136</b>	<b>398,981</b>	<b>155</b>	<b>0</b>
<b>Net Ordinary Income - Combined Operations</b>	<b>498,462</b>	<b>567,019</b>	<b>-68,557</b>	<b>-0</b>

**Moss Landing Harbor District**  
**Profit & Loss YTD Comparison**  
July 2018 through January 2019

	Jul '18 - Jan 19	Jul '17 - Jan 18	\$ Change	% Change
<b>Other Income/Expense</b>				
<b>Other Income</b>				
<b>8001 · Cost Reimbursements</b>				
8101 · Revenue from reimbursements	132,467	73,676	58,791	80%
8201 · Reimbursable expenses	-3,591	-26,276	22,685	86%
<b>Total 8001 · Cost Reimbursements</b>	<u>128,876</u>	<u>47,400</u>	<u>81,476</u>	<u>172%</u>
<b>Total Other Income</b>	128,876	47,400	81,476	172%
<b>Other Expense</b>				
<b>9000 · CAPITAL PROJECT EXPENSES</b>				
5880 · Dredging	169,333	93,898	75,435	80%
9053 · Dock Maintenance	9,476	1,893	7,583	401%
9305 · Piling Replacement Proj. - Dist		2,807	-2,807	-100%
9309 · New NH Building	1,080,489	317,864	762,625	240%
9310 · NH Hotel	70,398	12,418	57,980	467%
9430 · NH Restoration		143,609	-143,609	-100%
9440 · NH Shoreline (North)	122,494		122,494	100%
9750 · Office Computers		1,157	-1,157	-100%
9800 · Dock Replacement	91,650	27,216	64,434	237%
<b>Total 9000 · CAPITAL PROJECT EXPENSES</b>	<u>1,543,840</u>	<u>600,862</u>	<u>942,978</u>	<u>157%</u>
<b>Total Other Expense</b>	<u>1,543,840</u>	<u>600,862</u>	<u>942,978</u>	<u>157%</u>
<b>Net Other Income</b>	<u>-1,414,964</u>	<u>-553,462</u>	<u>-861,502</u>	<u>-156%</u>
<b>Net Income</b>	<u><u>-916,502</u></u>	<u><u>13,557</u></u>	<u><u>-930,059</u></u>	<u><u>-6,860%</u></u>

**Moss Landing Harbor District**  
**A/P Aging Summary**  
As of January 31, 2019

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>&gt; 90</u>	<u>TOTAL</u>
Airgas	89.93	0.00	0.00	0.00	0.00	89.93
Allied Administrators for Delta Dental	0.00	-402.14	0.00	0.00	0.00	-402.14
AT&T	170.73	0.00	0.00	0.00	0.00	170.73
ATI-Advanced Testing & Inspection, LLC	11,676.00	0.00	0.00	0.00	0.00	11,676.00
Blue Shield of California	0.00	-162.45	0.00	0.00	0.00	-162.45
Byte Technology	202.50	0.00	0.00	0.00	0.00	202.50
CalPERS	0.00	-337.60	0.00	0.00	0.00	-337.60
Carmel Marina Corporation	490.37	0.00	0.00	0.00	0.00	490.37
Central Coast Systems, Inc.	105.00	0.00	0.00	0.00	0.00	105.00
Cintas	706.44	0.00	0.00	0.00	0.00	706.44
Dillbeck & Sons, Inc.	170,107.76	0.00	0.00	0.00	0.00	170,107.76
Global Equipment Company	481.15	0.00	0.00	0.00	0.00	481.15
Granite Rock Company	1,017.90	0.00	0.00	0.00	0.00	1,017.90
IPFS Corporation	0.00	-12,820.13	0.00	0.00	0.00	-12,820.13
Joseph Farinsky	500.00	0.00	0.00	0.00	0.00	500.00
Konica Minolta Premier Finance	0.00	-266.73	0.00	0.00	0.00	-266.73
Linda G. McIntyre	0.00	-400.00	0.00	0.00	0.00	-400.00
Moss Landing Chamber of Commerce	0.00	80.00	0.00	0.00	0.00	80.00
Office Team	1,063.77	178.50	0.00	0.00	0.00	1,242.27
Pajaro/Sunny Mesa C.S.D.	3,447.31	0.00	0.00	0.00	0.00	3,447.31
PG&E	0.00	-20,000.00	0.00	0.00	0.00	-20,000.00
Rabobank	1,009.73	0.00	0.00	0.00	0.00	1,009.73
Redshift	0.00	-136.85	0.00	0.00	0.00	-136.85
Sealaska Engineering & Applied Sciences	0.00	13,952.98	0.00	0.00	0.00	13,952.98
Social Vocational Services, Inc.	0.00	-1,073.57	0.00	0.00	0.00	-1,073.57
Umpqua Bank	0.00	-47,001.83	0.00	0.00	0.00	-47,001.83
VALIC	2,996.17	0.00	0.00	0.00	0.00	2,996.17
Verizon Wireless	141.92	0.00	0.00	0.00	0.00	141.92
Vision Service Plan	0.00	-140.16	0.00	0.00	0.00	-140.16
<b>TOTAL</b>	<u>194,206.68</u>	<u>-68,529.98</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>125,676.70</u>

**Moss Landing Harbor District**  
**Warrant Listing**  
**As of January 31, 2019**

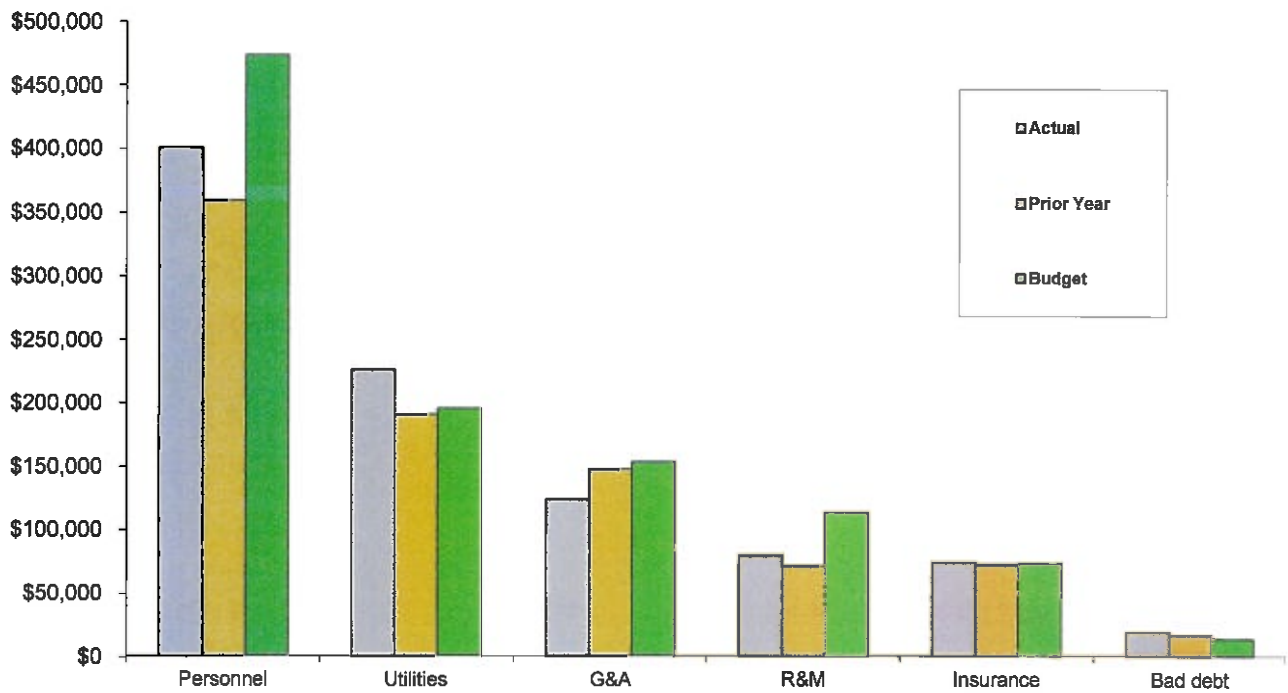
<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>
<b>1009 - Union - Operating</b>				
Check	01/03/2019	1143	DMV/Lien Sale Section	-24.00
Bill Pmt -Check	01/15/2019	18546	ABC Fire Protection & Safety, Inc.	-978.00
Bill Pmt -Check	01/15/2019	18547	Airgas	-89.93
Bill Pmt -Check	01/15/2019	18548	Allied Administrators for Delta Dental	-402.14
Bill Pmt -Check	01/15/2019	18549	AT&T	-534.60
Bill Pmt -Check	01/15/2019	18550	Auto Care LifeSaver Towing	-2,445.00
Bill Pmt -Check	01/15/2019	18551	Bayside Oil, Inc.	-2,550.00
Bill Pmt -Check	01/15/2019	18552	Blue Shield of California	0.00
Bill Pmt -Check	01/15/2019	18553	Byte Technology	-45.00
Bill Pmt -Check	01/15/2019	18554	Carmel Marina Corporation	-2,833.28
Bill Pmt -Check	01/15/2019	18555	Cintas	-564.72
Bill Pmt -Check	01/15/2019	18556	Corina Pasa	-347.00
Bill Pmt -Check	01/15/2019	18557	Damm Good Water	-69.45
Bill Pmt -Check	01/15/2019	18558	Dillbeck & Sons, inc.	-73,499.61
Bill Pmt -Check	01/15/2019	18559	Gunner Casey	-236.00
Bill Pmt -Check	01/15/2019	18560	Hodges Consulting Services	-170.00
Bill Pmt -Check	01/15/2019	18561	Jarvis, Fay, Doporto & Gibson, LLP	-3,980.00
Bill Pmt -Check	01/15/2019	18562	Konica Minolta Premier Finance	-266.73
Bill Pmt -Check	01/15/2019	18563	Linda G. McIntyre	-400.00
Bill Pmt -Check	01/15/2019	18564	Marc J. Del Piero	-2,750.00
Bill Pmt -Check	01/15/2019	18565	Mathew Bender & Co., Inc.	-92.75
Bill Pmt -Check	01/15/2019	18566	Office Team	-897.90
Bill Pmt -Check	01/15/2019	18567	Pajaro/Sunny Mesa C.S.D.	-1,588.41
Bill Pmt -Check	01/15/2019	18568	PG&E	-20,000.00
Bill Pmt -Check	01/15/2019	18569	Pitney Bowes Global Financial Svc LLC	-129.30
Bill Pmt -Check	01/15/2019	18570	IPFS Corporation	-12,820.13
Bill Pmt -Check	01/15/2019	18571	Rabobank	-279.04
Bill Pmt -Check	01/15/2019	18572	Redshift	-136.85
Bill Pmt -Check	01/15/2019	18573	Sealaska Engineering & Applied Sciences	-11,407.90
Bill Pmt -Check	01/15/2019	18574	Social Vocational Services, Inc.	-1,073.57
Bill Pmt -Check	01/15/2019	18575	Sunrise Express	-51.19
Bill Pmt -Check	01/15/2019	18576	SWRCB	-3,458.00
Bill Pmt -Check	01/15/2019	18577	ThyssenKrupp Elevator - 042	-631.36
Bill Pmt -Check	01/15/2019	18578	U.S. Bank	-1,586.57
Bill Pmt -Check	01/15/2019	18579	Valero Marketing and Supply Company	-340.03
Bill Pmt -Check	01/15/2019	18580	VALIC	-2,996.17
Bill Pmt -Check	01/15/2019	18581	Veritiv Operating Company	-1,105.87
Bill Pmt -Check	01/15/2019	18582	Verizon Wireless	-141.92
Bill Pmt -Check	01/15/2019	18583	WASH	-202.08
Bill Pmt -Check	01/15/2019	18584	West Marine Pro	-253.73
Bill Pmt -Check	01/15/2019	18585	AT&T	-168.16
Bill Pmt -Check	01/15/2019	18586	Carmel Marina Corporation	-678.00
Bill Pmt -Check	01/15/2019	18587	Rabobank	-479.60
Bill Pmt -Check	01/15/2019	18588	AT&T	-281.40



**Moss Landing Harbor District**  
**Warrant Listing**  
As of January 31, 2019

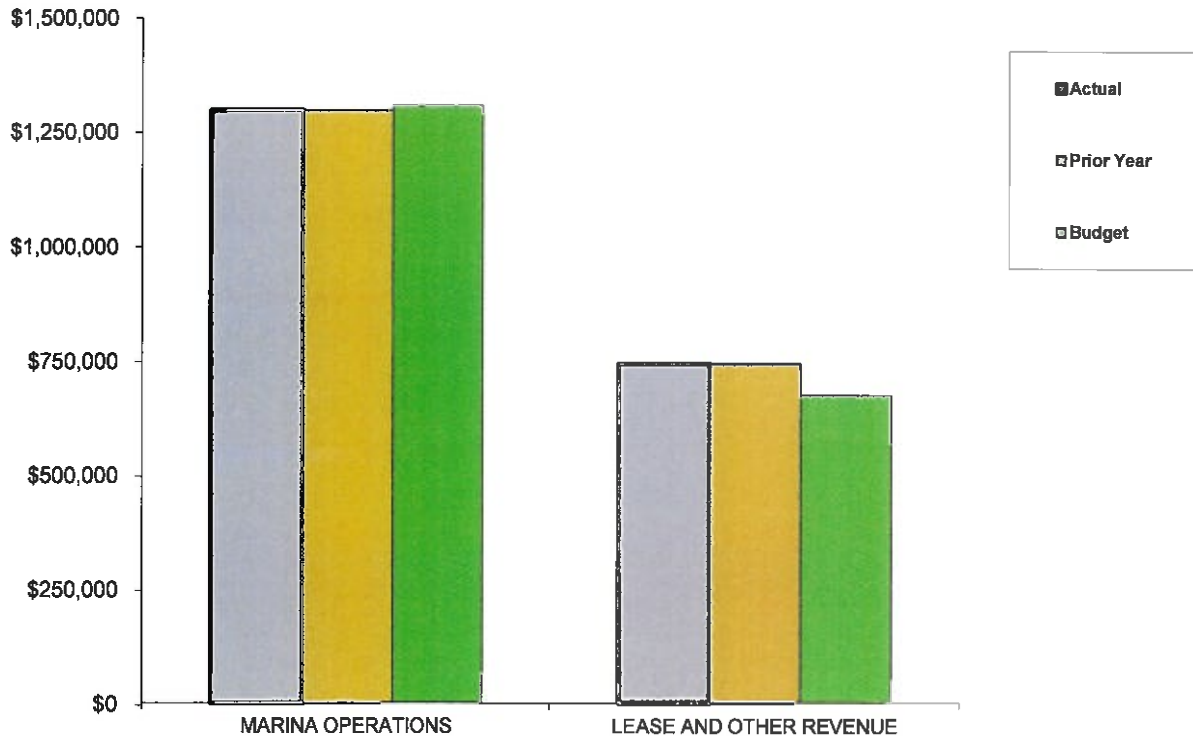
<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>
Bill Pmt -Check	01/15/2019	18589	Carmel Marina Corporation	-975.72
Bill Pmt -Check	01/15/2019	18590	Rabobank	-251.09
Bill Pmt -Check	01/15/2019	18591	Blue Shield of California	-162.45
Bill Pmt -Check	01/15/2019	18592	CalPERS	-337.60
Bill Pmt -Check	01/15/2019	18593	Vision Sevice Plan	-140.16
Bill Pmt -Check	01/15/2019	18594	Dilbeck & Sons, Inc.	-151,323.26
Bill Pmt -Check	01/22/2019	18595	SWRCB	-62.00
Bill Pmt -Check	01/24/2019	18597	Umpqua Bank	-47,001.83
Bill Pmt -Check	01/28/2019	18598	DMV/Lien Sale Section	-104.00
Bill Pmt -Check	01/28/2019	18599	Gail Scarpa	-525.00
Bill Pmt -Check	01/28/2019	18600	Granite Rock Company	-6,723.27
Bill Pmt -Check	01/28/2019	20101	Joe Augusta	-549.00
Bill Pmt -Check	01/28/2019	20102	Lockton Insurance Brokers, LLC	-1,125.75
Bill Pmt -Check	01/28/2019	20103	Mike Pearson	-1,025.00
Bill Pmt -Check	01/28/2019	20104	Sea Engineering, Inc.	-1,757.50
Bill Pmt -Check	01/28/2019	20105	U.S. Bank	0.00
Bill Pmt -Check	01/28/2019	20106	Veritiv Operating Company	-1,159.35
Bill Pmt -Check	01/28/2019	20107	Wald, Ruhnke & Dost Architects, LP	-1,785.00
Bill Pmt -Check	01/28/2019	20108	Wendy L. Cumming, CPA	-2,175.00
Bill Pmt -Check	01/28/2019	20109	Randazzo Enterprises Inc.	-4,300.00
Bill Pmt -Check	01/30/2019	20600	U.S. Bank	0.00
Bill Pmt -Check	01/30/2019	20110	U.S. Bank	-975.29
Check	01/31/2019			-355.23
Total 1009 · Union - Operating				-375,798.89
<b>TOTAL</b>				<b>-375,798.89</b>

**Operating Expenses  
Year to Date Actuals vs. Budget and Prior Year  
January 31, 2019**



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

**Marina, Lease and Other Revenue  
Year to Date Actual vs. Budget and Prior Year  
January 31, 2019**





BOARD OF COMMISSIONERS  
Russell Jeffries  
Tony Leonardini  
Vincent Ferrante  
Margaret "Peggy" Shirrel, Ph.D.  
James R. Goulart

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GENERAL MANAGER  
HARBORMASTER  
Linda G. McIntyre, Esq

ASSISTANT GENERAL MANAGER  
Tommy Razzeca

## STAFF REPORT

Tommy Razzeca, Assistant General Manager

### ITEM NUMBER 6 – PROJECT STATUS BOARD MEETING OF February 27, 2019

1. **Dredge Project:** Our dredge project was approved during the February 6<sup>th</sup>-8<sup>th</sup> 2019 CCC meeting. Now that the CCC has approved the project staff and our consultant are awaiting the final EPA opinion on our current suitability assessment and issuance of our permit from the ACOE. Once the permit has been issued our consultant will be completing a depth survey to calculate volumes which must be done less than 60 days prior to the start of the project for accuracy. Staff hopes to have completed the bid package and have the project out to bid by mid March, contractor acceptance in April and dredging operations to begin on or around May 1<sup>st</sup>, of course this schedule is subject to the timely issuance of our ACOE permit.

2. **North Harbor Building Project:** The project has experienced noticeable progress over the last few months and will continue to do so weather permitting. Currently our contractor is completing overhangs, tongue and groove. The buildings sliding windows should begin installation in the next week or so and the metal roofing is scheduled to arrive and begin installation sometime over the next 3 to 4 weeks. Staff expects completion of the building in May 2019.

3. **North Harbor Inn Project:** Because the building plan shows the Inn on 2 separate District owned parcels, the County has requested that the District either submit a General Development Plan or complete a lot line adjustment. District staff and our architect began reviewing the 2 options including the possibility of slightly moving the Inn to an area where it would be completely located on a single District owned parcel which would alleviate having to complete a costly lot line adjustment. The County recently advised that it will require a GDP regardless of whether a lot line adjustment is required. Staff is seeking cost estimates and details on what is involved in producing a GDP from the architect.

4. **Fisherman's Dorm Project:** Suspended.

5. **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. Staff and our engineer believe that high winds coupled with the large fishing vessel tied to the pile caused stress which ultimately caused it to snap. After having our engineer inspect the pile staff contacted our insurance company and filed a claim to have the pile replaced. Our insurance company came to the Harbor, inspected the pile and has since approved our claim. Currently our engineer is working on acquiring the permits necessary to complete the pile replacement; this process is expected to take 3 to 4 months. Once we have been issued the permits the project will be put out to bid. Staff will continue to update the project status as we get more information.

6. **North Harbor Erosion Repair Project:** During a heavy rain storm staff found a large section of the bank just north of our old launch ramp had eroded away. Staff and our engineer inspected the location and determined that if no action was immediately taken the bank would continue eroding away and could make its way into the Districts parking lot causing extensive damage. In an attempt to mitigate our damages Staff had 70 ton of ¼ ton rip rap delivered and placed in the area which armored the shore line in question and stopped the erosion. Our engineer has filed emergency permit applications with the CCC and USACOE as required. Staff is hopeful that the 70 tons of rip rap placed will be a sufficient long term solution that will satisfy the permitting agencies however until we receive the permits we cannot be sure that additional work will not be required. Staff will continue to update this report as we get more information moving forward.



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**GENERAL MANAGER**  
**HARBORMASTER**  
Linda G. McIntyre, Esq.

Assistant General manager  
Tommy Razzeca

## **STAFF REPORT**

**ITEM NUMBER 7 – COMMUNITY RELATIONS, REQUESTS, ISSUES**  
**BOARD MEETING OF February 27, 2019**

Nothing to report

*SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947*



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 HARBORMASTER  
 Linda G. McIntyre, Esq.

ASSISTANT GENERAL MANAGER  
 Tommy Razzeca

## STAFF REPORT

### ITEM NUMBER 8 – SUMMARY OF PERMITS ISSUED BOARD MEETING OF FEBRUARY 27, 2019

Permittee	Issue Date	Status	Permit Type	Exp. Date
Elkhorn Slough Research Foundation	01/01/2018	Current	Facilities Use	01/01/19
Monterey Bay Hydrobikes - Colman	2/4/2018	Terminated	Facilities Use	12/13/18
Blue Ocean Whale Watch	2/18/2018	Current	Facilities Use	Pending
Whisper Charters	2/28/2019	Current	Facilities Use	2/28/2020
Kahuna Sportfishing	3/17/2018	Current	Facilities Use	3/17/2019
REI Outdoor School	3/24/2018	Current	Facilities Use	3/24/2019
Fast Raft	3/28/2018	Current	Facilities Use	3/28/2019
MBARI-Otter Studies	4/1/2018	Current	Facilities Use	4/1/2019
Stap-Marine Life Studies	4/15/2018	Expired	Non-Renewed	4/15/2019
Venture Quest Kayaking	5/16/2018	Current	Facilities Use	5/16/2019
Kayak Connection	5/18/2018	Current	Facilities Use	5/18/2019
Secret Harbor Charters	5/24/2018	Pending	Facilities Use	5/24/2019
Sanctuary Cruises	6/7/2018	Current	Facilities Use	6/7/2019
Sea Goddess Whale Watching-Tours	6/10/2018	Current	Facilities Use	6/10/2019
Sea Goddess Whale Watching-Souvenirs	6/10/2018	Current	Peddlers	6/10/2019
MBARI-Slough Test Moorings	6/27/2018	Current	Facilities Use	6/27/2019
Elkhorn Slough Safari - Souvenirs	10/19/2018	Current	Facilities Use	10/19/2019
Elkhorn Slough Safari - Tours	10/19/2018	Current	Peddlers	10/19/2019
Blue Water Ventures	10/31/2018	Current	Facilities Use	10/31/2019
Wild Fish-Vicki Crow	11/20/2017	Pending	Peddlers	11/20/2018



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**GENERAL MANAGER**  
**HARBORMASTER**  
Linda G. McIntyre, Esq.

Assistant General Manager  
Tommy Razzeca

## STAFF REPORT

### ITEM NUMBER 9 – MEETING ANNOUNCEMENTS BOARD MEETING OF FEBRUARY 27, 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 Monday of each month, Moss Landing Harbor District Board Room, 9 a.m.

*SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947*



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 HARBORMASTER  
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Assistant General Manager  
 Tommy Razzeca

**STAFF REPORT**

**ITEM NUMBER 10 - LIVEBOARD REPORT  
 BOARD MEETING OF FEBRUARY 27, 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. Anderson, T.	<i>Lanikai</i> CF 4134N
2. Brenta T.	<i>Teri Leigh</i> 936915
3. Bohigian, D.	<i>Finesse</i> , CF 3764 ET
4. Burns, P.	<i>Tralfamadore</i> , CF 9430 GL
5. Byrnes, K.	<i>Grand Slam</i> , CF 4540 FE
6. Callahan, T.	<i>Deb on Air</i> , CF 3174 HA
7. Cayuela, R.	<i>Rachel Angelet</i> , CF 6969 UB
8. Michael, McVay	<i>Gaviota</i> , CF 4863 FP
9. Clark, N.	<i>China Cloud</i> , ON 999772
10. Cloer, J./Ajuria M.	<i>Laurie</i> , CF 2688 EX
11. Chambers, B.	<i>Pyxis</i> , ON 984193
12. Comendant, T.	<i>Mariah</i> , CF 9747 GR
13. Clark D.	<i>Seaside Escape</i> CF 4356 HW
14. Degnan, P.	No Name, CF 8344 GT
15. Powers, P	No Name, CF 0333 EU
16. Elwell, G.	<i>Pearl</i> , ON 557575
17. Faneuf, C. Mary Sibert	<i>Ghost Ryder</i> ON 1048498
18. Felicano, J.	<i>Takara</i> , CF 3767 AS
19. Graham, D.	<i>Shelter Dog</i> , ON 593068
20. Harrington,H.	<i>Isle of View</i> , ON 997142
21. Ho, R.	<i>Carolynn Ann</i> CF 5796 FG
22. Heatley, J.	<i>Darla Jean</i> , CF 2303 UN
23. Jerred, D.	<i>Westwind</i> , CF8564 GM
24. Groom D	<i>Phoenix</i> , CF 5084 GJ
25. Jones, H.	<i>Laetare</i> , CF 5495 YB
26. Jones, T.	<i>Sanity</i> , CF 5249 SC
27. Johnson, J. /LaFever M.	<i>Aztlan</i> , ON 281903
28. Kampas,B.	<i>Tee-Time</i> CF 5670 UY

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29. Knudson L./Knudson A.
30. Malone, RJ
31. Larke, R.
32. Burnett
33. Maris, T.
34. Guggenheim, Charles
35. Nieman J.
36. Niswonger, R.
37. Nunes, D.
38. Otis, T.
39. Guzman, Francisco
40. Schlegelmilch, William
41. Velaquez A/ Velaquez R
42. Raaphorst, D./Raaphorst M.
43. Reins, D.
44. Rotger, M.
45. Roulet, J.
46. Piro, Daniel
47. Krone, Michael
48. Stegmann, R.
49. Stark, H.
50. Baugh, R.
51. Thomas, B.
52. Tufts, M.
53. Sumne, Aaron
54. Wolinski, Peter
55. Waters, J./Waters, M.
56. *Thomas Samuelson*
57. *Herrick Andrews*
58. Kim Richardson
59. Tony Brenta
60. Bowler, J

*Spellbound*, ON 082155  
*Francis w*, CF 2017 UZ  
*Rhiannon*, CF 8551 CA  
*Zinful* CF5419 JG  
*Nimble*, CF 3730 KB  
*Comfiance*, ON 971499.  
*Inia*, ON 1074183  
*Illusion*, CF 0836 TA  
*Aurooa*, ON 676686  
*Blue Moon*, CF 1886 GT  
*Rosie II* CF 7754 GG  
*Bull Dog* ON 1219673  
*Lorraine* CF 0533 JL  
*Spirit*, ON 664971  
*Second Paradise*, ON 912484  
*Raven*, ON 241650  
*Double Eagle*, ON 519846  
*Gulf Star* CF 6082 GL  
*No Name* CF 4219 HE  
*Wild Goose*, ON 589319  
*Outta Here*, CF 8370 EA  
*Yada Yada*, CF 7881 GZ  
*Coho*, CF 9974 KK  
*Enchantress*, CF 0878 SX  
*Bellisima* CF 4668 FV  
*Ramona*, ON 1114657  
*No Name* CF 5670 GD  
*Moonstone* CF 5122 GX  
*Sea Free* ON 613387  
*Sophie* CF 0533 JL  
*Teri Leigh* ON 936915  
*Myrtle Mae*, CF 3187 FN

Total Number Vessels: 60  
 Total Number Persons: 67  
 Pending Applications -0-



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 . James R. Goulart

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HARBORMASTER  
 Linda G. McIntyre, Esq.

## STAFF REPORT

ITEM NUMBER 11 - SLIP INCOME REPORT  
 BOARD MEETING OF FEBRUARY 27, 2019

Slip Rates 2018/2019 per linear foot:

Assigned: \$7.90/ft./month  
 Temporary: \$11.80/ft./month  
 Transient: \$1.25/ft./day

### INCOME

January 2019

\$167,042

January 2018

\$164,348

January 2019 Budget

\$163,361

For the month, slip income is above budget by \$3,682, due primarily to higher than anticipated temporary berthing revenue, offset by lower than anticipated assigned berthing income. Slip income is higher than prior year by \$2,695, due to higher temporary and transient berthing revenue, offset by lower assigned berthing revenue.

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Assistant General Manager  
Tommy Razzeca

### **STAFF REPORT**

Tommy Razzeca, Assistant General Manager

#### **ITEM 12 - INCIDENT REPORT BOARD MEETING OF FEBRUARY 27, 2019**

**1/27/19** Staff received a report of an elderly man lying down near the A-dock Park complaining of dizziness. Staff contacted emergency services; paramedics responded and treated the man.

**1/30/19** During a storm high winds knocked over a light pole near I-dock. Staff responded to the area and shut off the power to the light before moving the broken pole to the maintenance yard for storage.

**2/8/19** A vessel lost power on its way to Moss Landing Harbor and had to drop anchor just outside the Harbor entrance around 2am in the morning. Night staff contacted USCG who responded and safely towed the vessel to a slip.

**2/15/19** A harbor tenant decided to take his small vessel out during a small craft advisory. The vessel came under distress do to high seas and heavy winds ultimately ending up smashing against the Jetty rocks. The only person on board was able to safely exit the vessel without injury. USCG was notified but the vessel was completely destroyed.

**2/15/19** Fire and Paramedics arrived at B-dock for an emergency call. A woman who was the guest of a tenant was taken to the hospital for unknown reasons.

**2/17/19** A harbor tenant reported to staff that his wife was having pain and experiencing shortness of breath. Staff contacted emergency services; paramedics arrived and transported the woman to the hospital for treatment.

**Nothing further to report as of 2/20/19**

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**Assistant General Manager**  
Tommy Razzeca

## STAFF REPORT

ITEM NUMBER 23 – CONSIDER PROPOSALS AND SELECT A NH RESTAURANT MARKETING CONSULTANT  
BOARD MEETING OF FEBRUARY 27, 2019

The Real Property Committee met with two real estate brokers who specialize in commercial property leases. The Board has their proposals before them for consideration and, if the Board so chooses, to select one to represent the District in obtaining a suitable tenant or tenants for the North Harbor Restaurant building.



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HARBORMASTER  
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ASSISTANT GENERAL MANAGER  
Tommy Razzeca

## STAFF REPORT

Tommy Razzeca, Assistant General Manager

### ITEM NUMBER 24 – Public Hearing to Consider Issuing Construction Permit to SJSURF BOARD MEETING OF FEBRUARY 27, 2019

In August of 2017 San Jose State University Research Foundation (SJSURF) in conjunction with Moss Landing Marine Laboratories submitted a Construction Permit Application to the District for a project known as "Del Mar Wharf Repair Phase 1: Demolition". In accordance with Harbor District Ordinance Code §26.300, SJSURF is required to have been issued a Construction Permit that has been reviewed by the Board at a public hearing.

Phase 1 of this project is demolition of an approximate 1200 sq ft wood framed building located on the old Del Mar Pier in Moss Landing Harbor. The old Del Mar Pier was deeded to SJSURF on November 27, 2006. All demolition, construction and staging activities for Phase 1 of this project will take place upland on the old Del Mar Wharf which is owned by SJSURF.

In 2017 staff met with the Real Property Committee (RPC), reviewed the application and was prepared to bring the permit to the full Board for consideration. Prior to consideration of the Board SJSURF decided to hold off on the application with MLHD while they worked to obtain a Coastal Development Permit Waiver from the California Coastal Commission(CCC). SJSURF was ultimately issued a Coastal Development Permit Waiver on October 22, 2018 by the CCC.

SJSURF is now prepared to begin work and is requesting that the Harbor District consider issuance of the Construction Permit for the Phase 1 Demolition. The 2019 application is identical to the application that was reviewed in 2017 by staff and the RPC and the proposed permit has been included in your packet for review.

Should the permit be approved/issued staff recommends some special conditions be added to the permit as outlined in the attached proposed permit

Staff recommends that the Board consider approval of Construction Permit for Del Mar Wharf Repair Phase 1: Demolition

**Construction Permit**  
Moss Landing Harbor District

The Moss Landing Harbor District, a political subdivision of the State of California, hereby authorizes and permits San Jose State University Research Foundation (SJSURF), Moss Landing Marine Laboratories (MLML), herein referred to as Permittee, to undertake the following construction activity within the boundaries and jurisdiction of the Moss Landing Harbor District.

Demolition and Removal of an approximately 1200 square foot wood framed office space that sits atop the Southern end of the old Del Mar Wharf located on Sandholdt Road in Moss Landing, parcel# 133241015000.

This permit is subject to the following conditions:

**General Conditions**

The following information is provided for informational purposes only. Some of the following conditions may not apply to a particular permit or additional conditions may be imposed before issuance of a permit. The Moss Landing Harbor District Board of Commissioners must review at a Public Hearing and authorize the General Manager to issue the permit sought in this Application. If the Application is complete, all efforts will be made to agendaize the permit application for public hearing at the next scheduled Board meeting.

- Permittee shall remove from within the District boundaries any litter and debris associated with its demolition and removal activities.
- Permittee shall provide District with emergency contact instructions associated with permitted use. Permittee shall provide a list of persons and organizations to contact in an emergency, along with the method of contact, including after-hour contact information.
- ***Permittee shall provide District with a Certificate of Insurance providing evidence of comprehensive liability and property damage coverage in the amount of two million dollars (\$2,000,000) for each accident/incident and one million dollars (\$2,000,000) in the aggregate. The Certificate shall name the Moss Landing Harbor District, its elected officials, officers, agents and employees as additional insured. The underlying policy shall remain in full force during the entire term of the use of District facilities. The District shall be notified at least 10 days prior to the policy being cancelled.***
- Permittee shall comply with all rules and regulations applicable to its activity as well as all conditions of all permits issued therefor, including, but not limited to, the Ordinances of the Moss Landing Harbor District, and shall obtain all licenses and permits required by its activity including, but not limited to, a Permit issued by the Moss Landing Harbor District.
- Neither permittee nor permittees' activities shall interfere or obstruct navigation of vessels in any waters under the Districts' jurisdiction.
- Neither permittee nor permittees' activities shall interfere with the Districts' dredging, pile driving, other construction activities, or use of its property.
- Permittee shall not contact or approach marine mammals except as permitted by appropriate governing agencies.
- Permit valid only so long as licenses and permits issued by any governing agency, including but not limited to the United States Coast Guard, California Division of Boating and Waterways, if applicable, California Coastal Commission, Monterey County Resource Management Agency, RWQCB, NOAA and the Moss Landing Harbor District remain current and in force.
- Permittee shall provide the District with copies of any of the following that apply to permittee's activity:
  - 1) Monterey County Health Permit
  - 2) California Coastal Commission Permit
  - 3) Monterey County Resource Management Agency Permit
  - 4) RWQCB Permit
  - 5) NOAA Permit
  - 6) Any other licenses/permits associated with the activity.

- Permittee waives any and all claims for accident, injury, damage, theft or loss of any kind whatsoever arising out of or relating to the use of the facilities or grounds of the harbor against the Moss Landing Harbor District and its officers, commissioners, elected officials, agents or employees.
- Permittee shall hold the Moss Landing Harbor District and its officers, commissioners, elected officials, agents and employees harmless, indemnify and defend the same from any and all damages arising out of activities undertaken pursuant to this permit.

**Special Conditions**

- Permittee will use best management practices at all times to ensure that no materials, debris, trash, dust, etc. enter the water and that SJSURF will be solely responsible at its own expense for any cleanup, testing upon request and/or removal resulting from the project immediately upon such occurrence.
- Permittee will ensure that no hazardous materials are released into the air or water during demolition activities and will be solely responsible at its own expense for immediate cleanup, testing upon request and/or removal of hazardous conditions resulting from the project.
- Permittee is responsible for the immediate reporting of any hazardous conditions resulting from the project to the Moss Landing Harbor District and all other applicable agencies, including but not limited to, USCG, NOAA, Monterey County Health, U.S. Fish and Wildlife, Regional Water Quality Control Board, Monterey County Air Pollution Control District, USACE.
- Permittee is responsible for all contractors working on the project and will ensure that all contractors are licensed and qualified for all work performed during the project.

This Construction Permit is governed by the conditions stated above. Failure of the Applicants to comply fully with any of the conditions stated above shall result in automatic revocation or suspension of the Construction Permit. This Construction Permit shall expire on the earlier of February 27, 2020 or upon revocation, surrender, renewal or the activity authorized by this Permit is completed.

Issued this 27th day of February 2019.

**Moss Landing Harbor District**

\_\_\_\_\_  
Linda G. McIntyre, General Manager

**Acknowledgement**

The undersigned Permittee acknowledges receipt of this Construction Permit and agrees to abide by all terms and conditions thereof.

**San Jose State University Foundation**

Signed \_\_\_\_\_

Print Name \_\_\_\_\_

Print Title \_\_\_\_\_



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## STAFF REPORT

### ITEM NUMBER 25 – CONSIDER CONSOLIDATING THE DISTRICT'S BANK ACCOUNTS BOARD MEETING OF FEBRUARY 27, 2019

The District currently has 4 business accounts at Union Bank. We only write checks on one of those accounts and make several wire transfers every month from and to the other accounts. Below is a proposal to eliminate 2 of the 4 accounts which would eliminate all but a maximum of 2 wire transfers monthly and save about \$6500 net in fees we are currently incurring annually.

We originally structured the General account to be the revenue receiving account because at the time it generated a higher interest rate but restricted the number of direct withdrawals that could be made to 6 per month. Because we have hundreds of A/P checks per month, we opened a separate Operating account to pay A/P and simply transferred money from the General account to the Operating checking account to stay within our 6 withdrawals a month, yet still receive higher interest. That "higher interest" rate consistently fell to its current rate of 0.01%, the same as all our other accounts. Last year our 4 accounts generated a whopping \$448 in interest.

#### Proposal:

1. Transfer all funds from the General Account (currently over \$3M) into the Operating Account. Close the General Account.
2. Transfer all funds from the Payroll Account (enough to cover one pay period plus payroll taxes, approximately \$22K) to the Operating Account. Close the Payroll Account.

The only remaining accounts would be the Operating Account and the Trust Lands account the latter of which is required by law. All revenues would be deposited into the Operating Account, all A/P checks including trust related expenses would continue to be drawn on the Operating Account, but once a month a single wire transfer would be made from the Trust Lands account to "reimburse" the Operating Account for the trust-related A/P.

Currently we incur about \$7,000 annually in costs from services provided by the bank to all 4 of these accounts, largely because of having to make so many wire transfers. The wire transfer process is also time consuming for staff and requires uninterrupted strong attention to detail so transfers aren't made to/from the incorrect account in incorrect amounts. By having only two accounts, the A/P and payroll expenses would always be covered because no transfers would have to be made - our checks would be drawn on the same Operating account where the majority of our revenue will then be held. Only 2 wire transfers per month would be required - one from the Trust account to the Operating account to cover trust-related expenses , and one from the

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Operating Account to the Trust Account representing the monthly trust revenues generated by slip fees that by law must be held in a separate Trust Account. Both of these wire transfers could be made during a single phone call to the bank. This would reduce costs incurred for wire services.

Because of the amount of cash on deposit all remaining fees would be waived. Because we would still have to pay certain fees (NSF checks, for example) estimated conservatively at \$400-\$450 annually, I have rounded the net savings to \$6500.00 annually. I would also like to point out that it costs at least \$400 annually in staff time to calculate and prepare numerous weekly wire transfer records, get the security token from a locked drawer, call the bank and make the wire transfer, wait for another bank employee to verify the wire transfer, and file the completed records. This proposal would eliminate 90% of the costs associated with staff conducting these functions.

Both our Accountant and our District Counsel were asked whether any laws or any accounting regulations would prohibit this proposed consolidation and both were unaware of any such laws or regulations. Our Accountant totally supports the proposal, which would also cut down on the time she spends reconciling our bank accounts. The Budget Committee also reviewed the proposal and recommends support.

Put simply, we would be closing 2 unnecessary accounts, reducing opportunity for transactional mistakes between accounts, saving about 6 hours of staff time annually, saving accounting expenses and saving \$6500 net in bank service fees.

Staff recommends the Board authorize the General Manager to implement the above bank account consolidation proposal.



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## STAFF REPORT

### ITEM NUMBER 26 – CONSIDER ADOPTING PRELIMINARY BUDGET BOARD MEETING OF FEBRUARY 27, 2019

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 one publicly noticed meeting to discuss and prepare its recommendations for the FY 2019-2020 budget.

The COLA based on CPI for 2018 was 3.93%. Because that would have caused a jump of \$.31 per foot for Assigned slips to \$8.21 per foot and a jump of \$.46 per foot for Temporary slips to \$12.26 per foot, the Budget committee is recommending Assigned slips be increased to only \$8.15 per foot and Temporary slips be increased to only \$12.15 per foot. Amenity fees are based on actual costs incurred during the prior year for utilities and due to our efforts to contain and reduce costs, despite increases in utility provider fees the Amenities Fee will remain at \$53.00 per person per month for a second year. Liveaboard Fees are recommended to increase from \$150 to \$155 per person per month, slightly less than CPI which would have put Liveaboard fees at \$155.90.

Commissioner Leonardini is the Chair of the Ad Hoc Budget Committee and Commissioner Shirrel 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 April 24, 2019 for fixing the final budget.

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	A	B	C	D	E	F	G	H	
		FYE 6/30/15	FYE 6/30/16	FYE 6/30/17	FYE 6/30/18	Projected FYE 6/30/19	Budget FYE 6/30/19	Budget FYE 6/30/20	
		17.87%	19.05%	20.24%	19.52%	19.00%	19.00%	19.00%	
		6.95/ft	7.15/ft	7.35/ft	7.55/ft	7.90/ft	7.90/ft	8.15/ft	
MOSS LANDING HARBOR DISTRICT									
BUDGET FYE 6/30/2020									
Revenues									CPI = 3.93%
Marina Revenues	20.76%								Vacancy Rate based on 22070 LF
1 Assigned Berthing	1,427,124	1,528,415	1,532,803	1,562,554	1,609,161	1,694,711	1,694,711	1,748,341	Prior year \$7.90, CPI \$8.21
2 Temporary Berthing	177,190	227,629	228,103	288,794	274,000	255,000	245,122	252,392	12.15/ft no amenity fee (Prior year 11.80/ft, CPI \$12.26)
3 Transient Berthing	64,865	65,608	46,460	37,639	33,000	37,000	37,000	38,097	1.25/ft (Prior year 1.25/ft, CPI \$1.30)
4 Quay/Annual Discount	(14,856)	(5,280)	(6,626)	(4,818)	(4,000)	(2,000)	(4,500)	(4,500)	3% annual
5 Commercial Discount	(14,856)	(14,855)	(14,439)	(13,125)	(11,500)	(12,000)	(12,000)	(12,000)	less \$0.50/ft, 41 berth holders avg. 30 ft. boats
6 Liveboard Fees	93,265	104,242	109,950	118,673	117,300	117,000	117,000	120,900	\$155 for each person (Prior year \$150, CPI \$155.90)
7 Intra-Harbor Towing	1,800	3,000	900	450	300	600	600	600	\$150 each way
8 Pump outs	950	200	1,000	1,000	400	800	800	800	\$200 per occurrence
9 Non-Op Surcharge									\$175 per month
10 Assigned Slip/LA App. Fee	10,895	10,115	8,527	9,587	9,450	6,000	9,000	9,000	\$75 filing fee/\$250 application fee liveboard
11 Recovered Lien Costs	1,358	2,332	700	10,868	850	1,500	1,000	1,000	
12 Late Fees	26,681	27,597	28,395	31,778	38,800	35,000	30,000	30,000	\$30 dollar charge per month (\$25 in 2016), on balances over \$90 past due
13 Total Marina Revenues	1,782,571	1,948,993	1,935,773	2,033,611	2,067,761	2,133,611	2,118,733	2,184,631	
14 Trust Lands Lease Revenue									
15 MBARI - Dock	23,930	23,725	25,297	25,667	26,888	27,748	27,748	28,838	Paid annually w/CPI (Expires 4/39)
16 MBARI-MARS Cable	1,182	1,208	1,247	1,285	1,324	1,326	1,326	1,378	Paid annually w/CPI (Expires 2/31)
17 Dynegy Outfall	59,830	60,380	61,795	63,595	65,183	67,269	67,269	69,913	Paid annually w/CPI (Expires 3/65)
18 Total Trust Lands Lease Revenue	84,942	85,323	88,339	90,547	93,395	96,343	96,343	100,129	
19 Leases									
20 Cammey Suites - (3)	78,512	80,361	82,549	85,080	86,770	89,619	89,619	93,233	\$7,408.54 mo. (ML Seafood Lund's, Prev. Sea Harvest) (Expires 11/31)
21 - (4)	75,790	77,717	79,834	81,268	83,917	86,668	86,668	90,188	\$7,164.84/mo. (Monterey Fish) (Expires 11/31)
22 - (1&10)	15,914	16,832	16,832	17,268	17,651	18,229	18,229	18,962	\$1,507.36/mo. (Jebloński) (Expires 12/22)
23 - (2)	28,340	28,993	29,724	30,616	31,374	32,405	32,405	39,835	\$2,679.12/mo. (Deyette) (Expires 8/21)
24 - (5A)	-	2,394	9,722	9,972	10,192	10,536	10,536	11,355	\$970.64 (Running Stream) (Expires 4/17) w/ (5) 1-yr options
25 - (5B)	-	7,840	13,645	13,788	14,315	14,334	14,334	15,061	\$1,186.20 (Local Bounty) (Expires 12/17) w/ (1) 1-yr options
26 - (6A, B & D)	41,276	23,834	24,545	25,112	25,679	26,514	26,514	27,588	\$2,192.11 (Biominerall LLC) (Expires 1/22) w/ (1) 1-yr option
27 - (7)	7,658	7,857	662	-	-	-	-	-	Upstairs inside
28 - (9)	7,658	7,857	662	-	-	-	-	-	Veridian Advisors (tamm. 5/1/2020)
29 - (8)	-	-	-	-	1,370	8,224	9,000	9,438	\$950.00/mo. (Verizon) Roof top and under stairs
30 - (K-Plar)	15,628	16,063	16,498	5,568	-	-	-	-	\$1,389.54/mo. (Upon Expiration 11/16)
31 Cammey NNN	39,611	65,728	13,340	36,140	30,000	50,000	30,000	40,000	Utility reimbursement per lease
32 Sea Harvest (Pacific House)	36,156	39,078	33,996	35,057	38,000	38,000	38,000	38,000	\$2,824.70 base + %, rent (Expires 5/32)
34 Pot Stop	35,449	44,500	37,862	47,081	-	-	-	-	\$3,246.63/mo. (Month to month)
35 MIB Kayak	30,251	45,736	39,195	58,478	40,000	40,000	40,000	40,000	\$1,543.78/mo, plus percentage rent (Month to month)
36 Martin/Mason	22,571	23,045	21,932	22,898	25,335	25,335	25,335	26,315	\$7,879.68, or 24% of gross, whichever is greater (Exp. 10/24)
37 S.H. Spare Office	4,917	5,044	5,146	1,772	-	-	-	-	\$436.21/mo.
38 RV Lot	29,055	29,794	30,605	31,466	32,171	33,228	33,228	34,567	\$2,746.76/mo. No less than 3% in lease agmt. (Expires 9/31)
39 Total Lease Revenue	488,786	522,268	456,749	501,554	436,774	482,091	453,867	493,072	
40 Revenues - Other									
41 Amenities Fee - Slip holders	254,070	263,230	286,334	281,892	290,000	275,600	275,600	275,600	\$53.00 for all assign. vessels in harbor (prior year \$63.50)
42 Passenger Vessel Fees	-	-	-	-	-	25,000	25,000	25,000	\$110 per multiplied by vessel capacity due annually.
43 Dry Storage (2)-Gear & Trailer	47,831	50,809	58,454	57,318	60,796	64,000	64,000	65,000	10'X20'/\$90, 10'X30'/\$100, 10'X40'/\$110 (was \$85, \$95 and \$105)
44 Near Shore Storage	-	-	-	-	-	-	-	-	10'X20'/\$140, 10'X30'/\$160, 10'X40'/\$180
45 North Harbor Use Fee	66,291	69,040	68,762	72,334	75,000	85,000	75,000	90,000	Vessels: \$18.00 use/park, \$12.00 use, \$170.00 annual use, Kayaks/PWC: \$12.00 use/park, \$7.00 use, \$150.00 annual. Parking only: \$8, daily.
46 NH Boat Wash	2,919	2,855	2,945	1,718	2,500	1,250	2,500	2,500	\$4 for 5 min
47 SH Parking	44,872	67,945	109,592	106,321	125,000	120,000	120,000	120,000	Monthly permits \$100, daily \$8, 24 hrs. \$15 (CCC Reg.)
48 Camping/RV	4,766	6,509	4,059	4,902	4,000	2,000	4,000	4,000	\$50.00 per night
49 Equipment Rental	7	803	1,725	-	-	250	250	250	
50 Facilities Use Permits	4,971	6,057	10,827	7,800	8,000	7,000	10,000	4,500	\$250 1st application, \$50 renewal Application, \$250 issuance fee
51 Vending (Soda/Laundry)	7,723	9,107	8,901	10,712	10,000	10,000	10,000	10,000	\$1.00-\$1.25 per load
52 Merchandise - Clothing, etc.	592	673	1,009	1,952	560	200	500	500	
53 Copies, Key Sales, Bid Packages, etc.	448	5,592	7,195	6,094	8,600	4,000	8,000	8,000	\$1.00 pg., .15 pg. thereafter, Gate Keys \$10-25
54 Grant - DBW Derelict Disposal	26,857	30,000	-	13,700	-	10,000	10,000	10,000	
55 Misc. Charge/Pet fee	5,624	11,024	2,884	1,450	6,000	2,000	3,000	3,000	
56 Surplus Sale & Misc., Insurance reimb.	-	33,624	-	135,242	-	100	100	100	Excess District equipment

	A		B		C		D		E		F		G		H	
	FYE 6/30/14	FYE 6/30/15	FYE 6/30/16	FYE 6/30/17	FYE 6/30/18	FYE 6/30/19	FYE 6/30/19	FYE 6/30/19	FYE 6/30/19	FYE 6/30/20	Budget	Budget	Budget	Budget	Budget	Budget
MOSS LANDING HARBOR DISTRICT																
BUDGET FYE 6/30/2020																
57 Total Other Revenue	466,991	557,268	562,687	701,435	590,446	606,400	607,950	618,450								
58 TOTAL REVENUES	2,803,290	3,113,852	3,043,548	3,326,936	3,188,375	3,318,445	3,276,884	3,396,282								
59 Expenses																
60 Media/Publications/Advertising	12,155	3,797	2,663	6,408	5,000	2,500	5,500	5,500								
61 General & Administrative	92,139	66,936	68,426	54,652	59,000	55,000	60,000	60,000								
62 Accountant	37,922	34,459	34,796	36,306	38,000	38,000	40,000	40,000								
63 Auditor	13,500	14,000	14,500	14,500	15,000	15,500	18,000	18,000								
64 Attorney	43,480	66,010	115,328	313,228	105,000	75,000	100,000	100,000								
65 Personnel	712,287	705,874	687,422	692,184	675,000	750,000	814,463	700,000								
66 Insurance & Bonding	115,019	114,425	115,426	124,653	124,000	125,000	125,000	130,000								
67 PG&E	162,654	218,251	223,714	230,000	210,000	210,000	210,000	210,000								
68 Sewer	48,227	38,059	35,783	38,200	35,000	40,000	40,000	40,000								
69 Water	30,971	28,722	32,238	26,802	30,000	30,000	32,000	32,000								
70 Trash	49,072	50,241	48,044	52,392	52,000	53,000	53,000	53,000								
71 Maintenance & Repairs	91,668	39,038	46,843	35,094	70,000	70,000	90,000	90,000								
72 Operating Supplies	22,371	23,121	28,328	28,666	25,000	30,000	30,000	32,000								
73 Outside Service Contracts	63,650	63,368	66,427	93,170	55,000	60,000	70,000	70,000								
74 Bad Debt /bank charges	16,928	24,355	29,902	25,429	25,000	25,000	25,000	25,000								
75 Commissioner Expenses	13,620	14,967	13,984	13,043	16,000	15,000	15,000	15,000								
76 Comm Election		161,865					200,000									
77 Derelict Disposal	113,078	9,790	17,020	278	200	35,000	40,000	50,000								
78 LAFCO	4,677	5,303	5,637	5,589	6,411	6,160	6,411	6,411								
79 CSDA	4,919	5,288	5,659	6,026	6,050	6,358	6,358	6,800								
80 County EIR																
81 Dredging	11,534	31,001	82,602	22,750	75,000	1,000,000	1,000,000	500,000								
82 Depreciation	949,095	945,417	920,234	924,813	945,000	945,000	945,000	945,000								
83 Total Expenses	2,608,976	2,664,287	2,594,976	2,746,183	2,571,661	3,646,518	3,925,732	3,128,711								
84 Net Operating Income (Loss)	194,314	449,565	448,572	580,753	616,714	(328,073)	(648,838)	267,571								
85																
86 Interest, Tax and Other Income																
87 Interest - Pinnacle Bank CD's	3,750	350														
88 Interest - First Capital Bank	3,085	3,074	3,089	3,086	3,100	3,000	1,500	1,500								
89 Interest Umponqa		1,625	1,515	1,513	1,513	1,500	1,500	1,500								
90 Interest Union Bank - Trust Account							25	50								
91 Interest Union Bank	6,571	1,938	2,678	379	618	100	200	200								
92 Desal Reimbursement		53,781	131,354	200,000	200,000	200,000	200,000	200,000								
93 Property Taxes	255,683	258,407	269,055	279,193	275,000	200,000	200,000	200,000								
94 Total Other Income	269,099	319,175	407,691	484,171	480,231	404,625	403,250	403,250								
95																
96 Interest and Other Expenses																
97 Interest - UMPQUA (includes refi. Fees)		197,713	126,402	116,185	110,072	99,407	99,407	88,453								
98 Interest - CIEDB	131,870	45,287														
99 Interest - DBAW	36,888	6,365														
100 Interest - Union	23,723	2,910														
101 Interest - Trust Funds																
102 Interest - Municipal Finance	16,032	674														
103 CEQA-Desal Expenses reimbursable		20,705		200,000	200,000	200,000	200,000	200,000								
104 Interest - Premium Finance	800	800	800	800	800	800	800	800								
105 Total Other Expenses	211,313	274,454	127,202	316,985	310,872	300,207	300,207	289,253								
106																
107 NET INCOME (LOSS)	252,100	494,266	729,061	747,939	786,073	(223,655)	(545,795)	381,568								
108																
109 Capital Projects:																
110 Electric Panel Cabinets (3 of 6)							100,000	100,000								
111 Security Camera		6,938					5,000	10,000								
112 Piling replacement project								250,000								

	A	B	C	D	E	F	G	H
		FYE 6/30/15	FYE 6/30/16	FYE 6/30/17	FYE 6/30/18	Projected FYE 6/30/19	Budget FYE 6/30/19	Budget FYE 6/30/20
MOSS LANDING HARBOR DISTRICT								
BUDGET FYE 6/30/2020								
		FYE 6/30/14						CPI = 3.93%
113 Sea Lion Deterrent		25,970	-				25,000	Fencing and other materials
114 Dock maintenance	51,568	10,864	9,545		38,000	100,000	100,000	Lumber, material, electrical and floats
115 Concrete docks replacement		-	253,943				200,000	Replacement (B174-B178) including fingers
116 Computers (incl software)		-	-				25,000	Replace Marina program and system maintenance
117 New NH Building		62,130	46,913	399,033	210,000	210,000	3,000,000	New North Harbor Building, including lighting
118 NH Visitor Dock		-	-				400,000	Repair/replacement
120 NH Pkg Resurfacing		-	9,070	12,186				
121 Sewer Lift Station		-	-				50,000	50,000
122 Tsunami Erosion Repair		31,872	66,332	876,814	140,000	140,000	165,000	2 at NH, 1 at SH
123 NH 30 Rm. Hotel		-	-				165,000	Through permitting
124 Fisherman's Dorm/Cafe		-	-				165,000	Through permitting
125 Cannery - Roof		-	-					Roof and drywall
126 Cannery HVAC		5,995	10,982				36,000	1 replaced, 3 left to replace
127 District Vehicle		-	-			35,000	8,000	annually under a lease including service
128 Total Capital Requirements	51,568	143,759	396,785	1,288,033	388,000	485,000	4,279,000	2,446,000
129								
130 Capital Project Funding:								
131 From: FEMA				573,712			750,000	750,000
132 General Funds	51,568	143,759	396,785	1,288,033	388,000	485,000	3,529,000	1,696,000
133 Total Capital Contributions	51,568	143,759	396,785	1,961,745	388,000	485,000	4,279,000	2,446,000
134 Capital Projects Budget								
135								
136 Loan Payments								
137 Loan - UMPQUA	(339,359)	(349,825)	(359,359)	(363,425)	(369,147)	(379,197)	(379,197)	(389,516)
138 Total Loan Payments	(339,359)	(349,825)	(359,359)	(363,425)	(369,147)	(379,197)	(379,197)	(389,516)
139								
140								
141 Add: Net Income (Loss)	252,100	494,286	729,061	747,939	786,073	(223,655)	(545,795)	381,568
142 Add: Depreciation	949,095	945,417	920,234	924,813	946,000	945,000	945,000	945,000
143 Plus: Loan Payments	(513,062)	(349,825)	(359,359)	(363,425)	(369,147)	(379,197)	(379,197)	(389,516)
144 Net Increase (decrease) In Cash	688,133	1,089,878	1,289,937	1,309,327	1,361,926	342,148	20,008	937,052
145								
146 Reserved Funds Allocation								
147 Capital Projects to be Funded	(51,568)	(143,759)	(396,785)	(1,288,033)	(388,000)	(485,000)	(3,529,000)	(1,696,000)
148 Plus Net Increase (decrease) In Cash	688,133	1,089,878	1,289,937	1,309,327	1,361,926	342,148	20,008	937,052
149								
150 From General Funds	636,565	946,119	863,152	21,294	973,926	(142,852)	(3,508,992)	(759,948)
								Extra funds needed for capital project funds



BOARD OF COMMISSIONERS  
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Tony Leonardini  
Vincent Ferrante  
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GENERAL MANAGER

HARBORMASTER  
Linda G. McIntyre, Esq.

## STAFF REPORT

### ITEM NUMBER 27 – CONSIDER MODIFYING MEMBERSHIPS AND EXPENSES POLICY BOARD MEETING OF FEBRUARY 27, 2019

At the last Board meeting held on January 23, 2019 during the Commissioner Comments and Concerns item President Jeffries raised an issue regarding membership dues to various organizations and reimbursable Commissioner expenses. A discussion ensued during which District Counsel Rodriguez suggested the topic be agendized at a future meeting for consideration.

The GM was not present at this meeting but my understanding is there are actually two issues related to this topic: 1. Consideration of maintaining elective memberships in certain organizations, and 2. Consideration of potential expenses which may be incurred by Board or staff attendance at certain meetings, conferences, seminars and similar events.

The District belongs to 5 elective organizations: Moss Landing Chamber of Commerce, the California Marine Affairs and Navigation Conference (lobbies and advocates for federal dredge funding), the Pacific Coast Congress of Harbormasters & Port Managers, the California Association of Harbor Masters and Port Captains and California Special Districts Association.

The GM has substantial historical information and records regarding membership dues and other fees charged by these elective organizations to which the District belongs and the return on the investment of those dues and fees. In order for the Board to make an informed decision on whether any of the District's policies should be revised or should remain as-is it would make sense to provide as much of this data and information as possible.

Therefore staff recommends the President appoint a Mo/CoCo (Membership Organization/Commissioner Compensation) Review Committee (or COCOMO if you prefer) of the Board to review the historical information, records and data on the various organizations as well as review the Commissioner Compensation section of the District's Bylaws and report its findings and recommendations back to the full Board at a future meeting.

*SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947*