

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

October 26, 2022 – 7:00 P.M.

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

Join Zoom Meeting

<https://us02web.zoom.us/j/88100098243>

Meeting ID: 881 0009 8243

One tap mobile

+16699006833,,88100098243# US (San Jose)

+16694449171,,88100098243# US

Dial by your location

+1 669 900 6833 US (San Jose)

+1 669 444 9171 US

+1 719 359 4580 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 564 217 2000 US

+1 646 931 3860 US

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 360 209 5623 US

+1 386 347 5053 US

Meeting ID: 881 0009 8243

Find your local number: <https://us02web.zoom.us/u/ktj2ZX1cL>

A. CLOSED SESSION

A Closed Session will be held immediately prior to the public open meeting, and will begin at **6:30 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: Development proposal received regarding the District new 9500'sf building in North Harbor.

B. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE

Roll Call

Russ Jeffries – President

Tony Leonardini – Vice President

Vince Ferrante – Secretary

James Goulart - Commissioner

Liz Soto – Commissioner

Tommy Razzeca – General Manager

Mike Rodriquez – District Counsel

Shay Shaw – Administrative Assistant

C. PRESIDENT'S REMARKS

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

D. PUBLIC COMMENTS

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

E. CONSENT CALENDAR

1. Approval of September 28, 2022 Meeting Minutes

F. FINANCIAL REPORT

2. Financial report month ending September 30, 2022

G. MANAGER'S REPORTS

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

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

H. COMMITTEE REPORTS

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

I. NEW BUSINESS

19. ITEM – Consider Resolution 22-14 Canceling the November and December Regularly Scheduled Meetings of the Board and Fixing a Combined Meeting Date.
 - a. Staff report
 - b. Public comment
 - c. Board discussion
 - d. Board action

20. ITEM –Consider and Provide Direction on Recommendations of the Monterey County Civil Grand Jury.

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

J. COMMISSIONERS COMMENTS AND CONCERNS

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

K. ADJOURNMENT

The next Meeting of the Board of Harbor Commissioners is scheduled November 23, 2022 at the Moss Landing Harbor District, 7881 Sandholdt Road, Moss Landing, CA. Individuals requiring special accommodations should contact Administrative Assistant, Shay Shaw at Shaw@mosslandingharbor.dst.ca.us or at 831.633.2461 no less than 72 hours prior to the meeting or if a Special Meeting, as soon as possible after the Agenda is posted. Copies of the agenda will be available 72 hours prior to Regular Meetings and 24 hours prior to Special Meetings and/or by contacting the District at 831.633.5417 or Razzeca@mosslandingharbor.dst.ca.us or on the District's website at www.mosslandingharbor.dst.ca.us. All meetings are noticed and conducted in accordance with the Ralph M. Brown Act.



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

September 28, 2022

Join Zoom Meeting

[https://us02web.zoom.us/j/81363104150?pwd=UmNwaXVMdVNrYk1mNElrMGROeGdm
dz09](https://us02web.zoom.us/j/81363104150?pwd=UmNwaXVMdVNrYk1mNElrMGROeGdmdz09)

Meeting ID: 813 6310 4150

Passcode: 032954

One tap mobile

+16694449171,,81363104150#,,,,*032954# US

+16699006833,,81363104150#,,,,*032954# US (San Jose)

Dial by your location

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 346 248 7799 US (Houston)

+1 719 359 4580 US

+1 253 215 8782 US (Tacoma)

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 386 347 5053 US

+1 564 217 2000 US

+1 646 931 3860 US

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

Meeting ID: 813 6310 4150

Passcode: 032954

Find your local number: <https://us02web.zoom.us/u/keGCxPZUFy>

A. CLOSED SESSION

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

1. Confer with real property negotiators (District Counsel and GM) pursuant to Government Code §54956.8 regarding: Development proposal received regarding the District new 9500'sf building in North Harbor.

B. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE

The open session was called to order at 7:00 pm, after the Pledge of Allegiance Roll was called:

Commissioners Present:

Russ Jeffries – President

Tony Leonardini – Vice President

Vince Ferrante – Secretary

James Goulart - Commissioner

Liz Soto – Commissioner

Staff Present:

Tommy Razzeca – General Manager

Mike Rodriguez – District Counsel

Shay Shaw – Administrative Assistant

C. PRESIDENT'S REMARKS

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

D. PUBLIC COMMENTS

None.

E. CONSENT CALENDAR

1. Approval of August 31, 2022 Meeting Minutes. A motion was made by Commissioner Goulart, seconded by Commissioner Soto, to approve the August, 2022 Regular Meeting Minutes. The motion passed unanimously on a roll-call vote.

F. FINANCIAL REPORT

2. Financial report month ending August, 2022. A motion was made by Commissioner Ferrante, seconded by Commissioner Goulart to accept the financial report. The motion passed unanimously on a roll-call vote.

G. MANAGER'S REPORTS

The General Manager will make oral or written presentations on the below subjects. The Board may take such action as deemed necessary.

3. Projects Status/Update – written report/no questions
4. Summary of Permits Issued– written report/no questions
5. Meeting Announcements– written report/no questions
6. Assigned Liveboard Report– written report/no questions
7. Slip Income Report– written report/no questions
8. Incident Report – Commissioner Leonardini asked should the Board give the GM and District Council direction to write a letter to the Board of Supervisors requesting that the fire department give us a an update or report on their findings about the recent battery fire. Due to the fact that this was the 3rd fire the people in the community are worried about the air quality and if the batteries have harmful toxins that they may have potentially been exposed to. President Jeffries agreed with the Board that a letter should be sent expressing our concerns and what the plan will be moving forward should another incident take place.

H. COMMITTEE REPORTS

9. Finance Committee – Ferrante/Leonardini – nothing to report
10. Elkhorn Slough Advisory Committee – Leonardini – nothing to report
11. Special Districts – Jeffries/Ferrante – Legislative staff from CSDA visited the MLHD and met with Commissioner Ferrante, President Jeffries, and the General Manager. Commissioner Ferrante reported that he attended the CSDA annual conference and while attending SDRMA awarded the MLHD GM/staff with the MCMURCHIE Excellence in Safety Award in recognition of outstanding Leadership for Employee Loss Prevention and Safety Programs. Commissioner Ferrante presented the award and thanked the General Manager and the Harbor Staff for their continuous efforts of being safe in the workplace.
12. Liveboard Committee – Goulart/Soto – Commissioner Goulart reported that a meeting was held and the meeting was productive, suggestions from the tenants were minor and staff can make those improvements. Commissioner Soto added that the tenants were appreciative of the changes staff made from the previous meeting and agreed that the meeting was productive.
13. Harbor Improvement Committee – Goulart/Soto – nothing to report
14. Real Property Committee I – Jeffries/Leonardini – Commissioner Leonardini reported that they had a meeting with Dave Shake and Liza Schmidt regarding potential business in the Harbor but no decisions have been made.
15. Real Property Committee II – Ferrante/Goulart– nothing to report
16. Personnel Committee- Ferrante/Jeffries – The committee had met with the Carpenters Union representatives regarding the maintenance MOU which is on the agenda for approval under Item 20.

- 17. Ad Hoc Budget Committee – Goulart/Soto-- nothing to report
- 18. Meetings attended by Commissioners at District expense since the last regular meeting of the Board (AB 1234 requirements). Such reports may be oral or written.

I. NEW BUSINESS

19. ITEM – CONSIDER RESOLUTION 22-12 APPROVING LOCAL BOUNTY LEASE AT THE SANTA CRUZ CANNERY BUILDING

- a. Staff report – GM Razzeca gave the report
- b. Public comment - none
- c. Board discussion – none
- d. Board action – A motion was made by Commissioner Ferrante, seconded by Commissioner Goulart to adopt Resolution 22-12 Approving Local Bounty Lease at the Santa Cruz Cannery Building. The motion passed unanimously on a roll-call vote.

20. ITEM – CONSIDER RESOLUTION 22-13 APPROVING THE MOU WITH NORTHERN CALIFORNIA CARPENTERS 46

- a. Staff report – GM Razzeca gave the report
- b. Public comment – none
- c. Board discussion – none
- d. Board action – A motion was made by Commissioner Leonardini, seconded by Commissioner Soto to adopt Resolution 22-13 Approving the MOU with Northern California Carpenters 46. The motion passed unanimously on a roll-call vote.

J. COMMISSIONERS COMMENTS AND CONCERNS

None.

K. ADJOURNMENT

The meeting adjourned at pm 8:19 pm

Respectfully submitted,

Vince Ferrante, Secretary
Board of Harbor Commissioners

ATTEST:

Tommy Razzeca, Deputy Secretary
Board of Harbor Commissioners

Moss Landing Harbor District
Balance Sheet
As of September 30, 2022

	<u>Sep 30, 22</u>	<u>Sep 30, 21</u>	<u>\$ Change</u>	<u>% Change</u>
ASSETS				
Current Assets				
Checking/Savings				
1002 · Petty Cash	500	500		
1022 · 1st Capital Trust Account	5,099,867	250,000	4,849,867	1,940%
1001 · 1st Capital Operating Account	2,049,393	250,000	1,799,393	720%
1009 · Union - Operating		2,086,424	-2,086,424	-100%
1015 · 1st Capital Bank	1,892,403	1,558,121	334,282	21%
1018 · Union Bank- Trust Account		2,807,900	-2,807,900	-100%
1020 · Umpqua - Restricted	1,017,162	1,017,060	102	
Total Checking/Savings	<u>10,059,325</u>	<u>7,970,005</u>	<u>2,089,320</u>	<u>26%</u>
Accounts Receivable				
11290 · Leases				
1282 · NNN Receivable	79,279	84,392	-5,113	-6%
1284 · Local Bounty	4,900	1,650	3,250	197%
1291 · Monterey Bay Kayak		-1,713	1,713	100%
1293 · Lunds		8,091	-8,091	-100%
11290 · Leases - Other	3,587		3,587	100%
Total 11290 · Leases	<u>87,766</u>	<u>92,420</u>	<u>-4,654</u>	<u>-5%</u>
1200 · Marina Receivables	146,260	148,718	-2,458	-2%
1201 · Marina - Allow for Bad Debt	-56,651	-30,776	-25,875	-84%
Total Accounts Receivable	<u>177,375</u>	<u>210,362</u>	<u>-32,987</u>	<u>-16%</u>
Other Current Assets				
1271 · Prepaid Expenses				
1270 · Insurance	164,456	140,394	24,062	17%
Total 1271 · Prepaid Expenses	<u>164,456</u>	<u>140,394</u>	<u>24,062</u>	<u>17%</u>
Total Other Current Assets	<u>164,456</u>	<u>140,394</u>	<u>24,062</u>	<u>17%</u>
Total Current Assets	<u>10,401,156</u>	<u>8,320,761</u>	<u>2,080,395</u>	<u>25%</u>
Fixed Assets				
1650 · Construction in Progress	4,880,492	4,880,492		
1670 · Equipment	527,369	481,946	45,423	9%
1700 · Improvements				
1710 · NH Buildings & Improvements	6,893,102	6,893,102		
1720 · NH Floating Docks	524,675	524,675		
1725 · NH Offsite Improvements	632,218	632,218		
1730 · SH Buildings & Improvements	8,172,908	8,172,908		
1740 · SH Floating Docks	9,583,746	9,583,746		
Total 1700 · Improvements	<u>25,806,649</u>	<u>25,806,649</u>		

Moss Landing Harbor District

Balance Sheet

As of September 30, 2022

	<u>Sep 30, 22</u>	<u>Sep 30, 21</u>	<u>\$ Change</u>	<u>% Change</u>
1800 · Less - Depreciation				
1805 · Equipment	-462,448	-442,047	-20,401	-5%
1810 · NH Buildings & Improvements	-4,132,014	-3,691,980	-440,034	-12%
1820 · NH Floating Docks	-539,720	-527,683	-12,037	-2%
1825 · NH Offsite Improvements	-544,013	-514,630	-29,383	-6%
1830 · SH Buildings & Improvements	-6,529,449	-6,320,671	-208,778	-3%
1840 · SH Floating Docks	-7,296,701	-6,882,301	-414,400	-6%
Total 1800 · Less - Depreciation	<u>-19,504,345</u>	<u>-18,379,312</u>	<u>-1,125,033</u>	<u>-6%</u>
1900 · Land	1,642,860	1,642,860		
Total Fixed Assets	<u>13,353,025</u>	<u>14,432,635</u>	<u>-1,079,610</u>	<u>-7%</u>
Other Assets				
1320 · Workers Comp Deposit	200	200		
1530 · Principal Financial CS	7,389	7,389		
Total Other Assets	<u>7,589</u>	<u>7,589</u>		
TOTAL ASSETS	<u><u>23,761,770</u></u>	<u><u>22,760,985</u></u>	<u><u>1,000,785</u></u>	<u><u>4%</u></u>

Moss Landing Harbor District
Balance Sheet
As of September 30, 2022

	<u>Sep 30, 22</u>	<u>Sep 30, 21</u>	<u>\$ Change</u>	<u>% Change</u>
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
2010 · Accounts Payable	-28,747	650	-29,397	-4,523%
Total Accounts Payable	-28,747	650	-29,397	-4,523%
Other Current Liabilities				
2020 · Accrued Salaries Payable	15,210	16,545	-1,335	-8%
2021 · Accrued Vacation	39,621	39,621		
2023 · Accrued Payroll Taxes	1,148	1,148	0	
2030 · Customer Deposits	360,686	354,912	5,774	2%
2051 · Note Interest Payable				
2062 · Umpqua Accrued Interest	9,186	10,637	-1,451	-14%
Total 2051 · Note Interest Payable	9,186	10,637	-1,451	-14%
2080 · Prepaid Berth Fees	190,015	207,885	-17,870	-9%
2011 · Lusamerica Reimb. Acct.	15,000	15,000		
2082 · MLCP Cost Reimb. Deposit		73,761	-73,761	-100%
2086 · Prepaid Leases				
20861 · Vistra	35,943	34,778	1,165	3%
20862 · MBARI	18,302	17,084	1,218	7%
Total 2086 · Prepaid Leases	54,245	51,862	2,383	5%
2087 · Lease Deposits	19,625	19,997	-372	-2%
Total Other Current Liabilities	704,736	791,368	-86,632	-11%
Total Current Liabilities	675,989	792,018	-116,029	-15%
Long Term Liabilities				
2605 · Umpqua Loan	1,857,376	2,163,880	-306,504	-14%
Total Long Term Liabilities	1,857,376	2,163,880	-306,504	-14%
Total Liabilities	2,533,365	2,955,898	-422,533	-14%
Equity				
3020 · Retained Net Assets	6,455,684	6,456,231	-547	
3050 · Prior Year Earnings	14,357,427	13,143,069	1,214,358	9%
Net Income	415,294	205,787	209,507	102%
Total Equity	21,228,405	19,805,087	1,423,318	7%
TOTAL LIABILITIES & EQUITY	23,761,770	22,760,985	1,000,785	4%

Moss Landing Harbor District
Statement of Cash Flows
July through September 2022

	<u>Jul - Sep 22</u>
OPERATING ACTIVITIES	
Net Income	415,294
Adjustments to reconcile Net Income to net cash provided by operations:	
11290 · Leases	-2,490
11290 · Leases:1291 · Monterey Bay Kayak	10,068
1200 · Marina Receivables	-8,407
1201 · Marina - Allow for Bad Debt	6,750
11290 · Leases:1282 · NNN Receivable	16,827
11290 · Leases:1284 · Local Bounty	-1,600
1271 · Prepaid Expenses:1270 · Insurance	-164,456
1800 · Less - Depreciation:1805 · Equipment	5,100
1800 · Less - Depreciation:1810 · NH Buildings & Improvements	203,750
1800 · Less - Depreciation:1820 · NH Floating Docks	3,009
1800 · Less - Depreciation:1825 · NH Offsite Improvements	7,346
1800 · Less - Depreciation:1830 · SH Buildings & Improvements	52,195
1800 · Less - Depreciation:1840 · SH Floating Docks	103,600
2010 · Accounts Payable	186,342
2023 · Accrued Payroll Taxes	0
2030 · Customer Deposits	-654
2080 · Prepaid Berth Fees	-49,235
2086 · Prepaid Leases	-12,367
2086 · Prepaid Leases:20861 · Vistra	-18,370
2086 · Prepaid Leases:20862 · MBARI	-7,359
2051 · Note Interest Payable:2062 · Umpqua Accrued Interest	-16,510
Net cash provided by Operating Activities	<u>728,833</u>
INVESTING ACTIVITIES	
1670 · Equipment	-45,423
Net cash provided by Investing Activities	<u>-45,423</u>
FINANCING ACTIVITIES	
2605 · Umpqua Loan	-306,504
Net cash provided by Financing Activities	<u>-306,504</u>
Net cash increase for period	376,906
Cash at beginning of period	9,682,419
Cash at end of period	<u><u>10,059,325</u></u>

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
 July through September 2022

Ordinary Income/Expense	Jul - Sep 22	Budget	\$ Over Budget	% of Budget
Income				
4000 · MARINA REVENUES				
4100 · Berthing Income				
4110 · Assigned Berthing	466,738	468,813	-2,075	100%
4112 · Qtrly/Annual Discount	-729	-53	-676	1,375%
4113 · Commercial Vessel Dscnt	-3,040	-3,188	148	95%
4114 · Away (1 mnth) Dscnt	-172	-23	-149	748%
4115 · Temporary Berthing	62,993	66,063	-3,070	95%
4120 · Liveaboard Fees	35,180	35,085	95	100%
4130 · Transient Berthing	4,152	7,500	-3,348	55%
4220 · Wait List	1,500	1,875	-375	80%
4260 · Towing - Intra Harbor		200	-200	
4270 · Pumpouts	200		200	100%
4280 · Late Fees	8,730	9,222	-492	95%
Total 4100 · Berthing Income	575,552	585,494	-9,942	98%
4200 · Other Income - Operations				
4230 · SH Parking	42,681	45,000	-2,319	95%
4285 · Dog Fee	270	300	-30	90%
4290 · Misc	644	600	44	107%
Total 4200 · Other Income - Operations	43,595	45,900	-2,305	95%
Total 4000 · MARINA REVENUES	619,147	631,394	-12,247	98%

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
July through September 2022

Expense	Jul - Sep 22	Budget	\$ Over Budget	% of Budget
5200 · General & Administrative				
5100 · Advertising	300	1,625	-1,325	18%
5210 · Dues & Subscriptions	3,073	2,634	439	117%
5220 · Office Supplies				
5223 · Administration	1,441	1,857	-416	78%
5225 · Operations	692	2,880	-2,188	24%
Total 5220 · Office Supplies	<u>2,133</u>	<u>4,737</u>	<u>-2,604</u>	<u>45%</u>
5230 · Postage & Equip Lease				
5232 · Meter Lease		285	-285	
5235 · Postage	32	411	-379	8%
Total 5230 · Postage & Equip Lease	<u>32</u>	<u>696</u>	<u>-664</u>	<u>5%</u>
5240 · Copier Lease & Supplies				
5242 · Copier Lease	1,529	1,086	443	141%
Total 5240 · Copier Lease & Supplies	<u>1,529</u>	<u>1,086</u>	<u>443</u>	<u>141%</u>
5250 · Telephone & Communications				
5253 · Administration	4,316	4,479	-163	96%
5255 · Operations	112	243	-131	46%
Total 5250 · Telephone & Communications	<u>4,428</u>	<u>4,722</u>	<u>-294</u>	<u>94%</u>
5260 · Professional Services				
5262 · Accounting	8,704	11,400	-2,696	76%
5265 · Legal	1,180	25,000	-23,820	5%
5268 · Computer Consulting	4,510	486	4,024	928%
5269 · Payroll Processing	1,033	1,317	-284	78%
Total 5260 · Professional Services	<u>15,427</u>	<u>38,203</u>	<u>-22,776</u>	<u>40%</u>
5290 · Credit Card Fees	945	2,535	-1,590	37%
5921 · Internet Billing Service	411	540	-129	76%
Total 5200 · General & Administrative	<u>28,278</u>	<u>56,778</u>	<u>-28,500</u>	<u>50%</u>
5300 · Personnel				
5310 · Salaries				
5313 · Administration	65,729	66,315	-586	99%
5315 · Operations	51,935	54,397	-2,462	95%
5318 · Maintenance	40,236	60,023	-19,787	67%
Total 5310 · Salaries	<u>157,900</u>	<u>180,735</u>	<u>-22,835</u>	<u>87%</u>
5330 · Payroll Taxes				
5333 · Administration	5,028	5,305	-277	95%
5335 · Operations	3,973	4,352	-379	91%
5338 · Maintenance	3,078	4,802	-1,724	64%
Total 5330 · Payroll Taxes	<u>12,079</u>	<u>14,459</u>	<u>-2,380</u>	<u>84%</u>

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
July through September 2022

	<u>Jul - Sep 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
5340 · Employee Benefits				
5342 · Vehicle Allowance				
5343 · Administration	15,787	11,567	4,220	136%
5345 · Operations	388		388	
5348 · Maintenance	16,757	19,528	-2,771	86%
Total 5340 · Employee Benefits	<u>32,932</u>	<u>31,095</u>	<u>1,837</u>	<u>106%</u>
5350 · Workers Compensation				
5353 · Administration	236	259	-23	91%
5355 · Operations	1,097	3,240	-2,143	34%
5358 · Maintenance	1,337	2,570	-1,233	52%
Total 5350 · Workers Compensation	<u>2,670</u>	<u>6,069</u>	<u>-3,399</u>	<u>44%</u>
Total 5300 · Personnel	<u>205,581</u>	<u>232,358</u>	<u>-26,777</u>	<u>88%</u>
5400 · Insurance				
5410 · Liability Insurance	43,300	45,000	-1,700	96%
Total 5400 · Insurance	<u>43,300</u>	<u>45,000</u>	<u>-1,700</u>	<u>96%</u>
5500 · Utilities				
5510 · Garbage	31,918	30,000	1,918	106%
5520 · Gas and Electric	90,000	90,000		100%
5530 · Water	11,980	11,250	730	106%
5540 · Sewer	11,113	12,500	-1,387	89%
Total 5500 · Utilities	<u>145,011</u>	<u>143,750</u>	<u>1,261</u>	<u>101%</u>
5600 · Operating Supplies				
5610 · Vehicles	2,812	4,113	-1,301	68%
5625 · Operations	5,488	5,688	-200	96%
Total 5600 · Operating Supplies	<u>8,300</u>	<u>9,801</u>	<u>-1,501</u>	<u>85%</u>
5700 · Depreciation	187,500	187,500		100%
5800 · Repairs & Maintenance				
5810 · Vehicles	1,091	378	713	289%
5830 · Equip Rental	625	1,872	-1,247	33%
5850 · Repair Materials	6,422	17,751	-11,329	36%
5860 · Outside Service Contracts	13,439	20,000	-6,561	67%
5870 · Derelict Disposal	20,869	15,000	5,869	139%
Total 5800 · Repairs & Maintenance	<u>42,446</u>	<u>55,001</u>	<u>-12,555</u>	<u>77%</u>
5900 · Financial Expenses				
5920 · Bank Service Charges				
5990 · Bad Debt	6,750	7,500	-750	90%
Total 5900 · Financial Expenses	<u>6,750</u>	<u>7,500</u>	<u>-750</u>	<u>90%</u>
Total · MARINA EXPENSES	<u>667,166</u>	<u>737,688</u>	<u>-70,522</u>	<u>90%</u>
Net Ordinary Income - Marina Operations	<u>-48,019</u>	<u>-106,294</u>	<u>58,275</u>	<u>45%</u>

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
July through September 2022

	Jul - Sep 22	Budget	\$ Over Budget	% of Budget
4400 · LEASE AND OTHER INCOME				
4050 · Trust Lands Lease Revenue				
4051 · Vistra	18,370	19,538	-1,168	94%
4053 · MBARI	7,359	8,397	-1,038	88%
Total 4050 · Trust Lands Lease Revenue	<u>25,729</u>	<u>27,935</u>	<u>-2,206</u>	<u>92%</u>
4500 · Leases				
4501 · K-Pier Lease	9,608	7,739	1,869	124%
4502 · Cannery Building				
4517 · Suite 2	9,150	9,247	-97	99%
4504 · Suite 3	25,302	25,570	-268	99%
4511 · Suite 1 & 10	4,951	5,216	-265	95%
4515 · Suite 4	24,470	24,729	-259	99%
4518 · Suite 5	6,274	7,144	-870	88%
4510 · Suite 6		3,772	-3,772	
4512 · Suite 7	5,682	3,954	1,728	144%
4503 · Suite 8	2,532	2,590	-58	98%
4520 · Suite 9	2,490	2,366	124	105%
4523 · Canary NNN	10,000	10,000	0	100%
Total 4502 · Cannery Building	<u>90,851</u>	<u>94,588</u>	<u>-3,737</u>	<u>96%</u>
4530 · RV Lot	9,381	9,294	87	101%
4560 · North Harbor				
4562 · Sea Harvest	11,629	10,260	1,369	113%
4568 · Monterey Bay Kayaks	5,358	20,140	-14,782	27%
Total 4560 · North Harbor	<u>16,987</u>	<u>30,400</u>	<u>-13,413</u>	<u>56%</u>
Total 4500 · Leases	<u>126,827</u>	<u>142,021</u>	<u>-15,194</u>	<u>89%</u>
4600 · District Property Taxes				
4700 · Other Revenues & Concessions				
4125 · Amenity Fee	92,691	92,744	-53	100%
4126 · Passenger Vessel Fees	6,286	7,500	-1,214	84%
4710 · Vending Activities				
4711 · Washer/Dryer	2,073	2,100	-27	99%
4712 · Soda		25	-25	
Total 4710 · Vending Activities	<u>2,073</u>	<u>2,125</u>	<u>-52</u>	<u>98%</u>
4720 · Dry Storage	17,791	16,500	1,291	108%
4725 · North Harbor Use Fee	59,859	43,750	16,109	137%
4727 · Key Sales	1,875	1,000	875	188%
4730 · NH Washdown	100	300	-200	33%
4735 · Camp/RV	52	750	-698	7%
4740 · Equipment Rental	348		348	100%
4745 · Citations & Fines	985		985	
4750 · Bid Packages		250	-250	
4751 · Permits		1,625	-1,625	
Total 4700 · Other Revenues & Concessions	<u>182,060</u>	<u>166,544</u>	<u>15,516</u>	<u>109%</u>

**Moss Landing Harbor District
 Profit & Loss Budget vs. Actual
 July through September 2022**

	<u>Jul - Sep 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
4800 · Interest				
4843 · First Capital Bank	7,476	838	6,638	892%
4846 · Umpqua Interest	26	25	1	104%
Total 4800 · Interest	<u>7,502</u>	<u>863</u>	<u>6,639</u>	<u>869%</u>
Total 4400 · LEASE AND OTHER INCOME	<u>342,118</u>	<u>337,363</u>	<u>4,755</u>	<u>101%</u>
7000 · LEASE AND OTHER EXPENSES				
7100 · Interest Expense				
7134 · Umpqua NP Interest	14,325	14,326	-1	100%
Total 7100 · Interest Expense	<u>14,325</u>	<u>14,326</u>	<u>-1</u>	<u>100%</u>
7200 · Other Financial Expenses				
7230 · LAFO Administrative Charges	5,868	7,000	-1,132	84%
Total 7200 · Other Financial Expenses	<u>5,868</u>	<u>7,000</u>	<u>-1,132</u>	<u>84%</u>
5700 · Depreciation	187,500	187,500		100%
7300 · Commissioner Expenses				
7320 · Monthly Stipend	1,500	5,000	-3,500	30%
7321 · Employer Payroll Taxes	115	400	-285	29%
7330 · Incurred Expenses	1,201	850	351	141%
Total 7300 · Commissioner Expenses	<u>2,816</u>	<u>6,250</u>	<u>-3,434</u>	<u>45%</u>
Total 7000 · LEASE AND OTHER EXPENSES	<u>210,509</u>	<u>215,076</u>	<u>-4,567</u>	<u>98%</u>
Net Ordinary Income - Lease & Other Operations	<u>131,609</u>	<u>122,287</u>	<u>9,322</u>	<u>108%</u>
Net Ordinary Income - Combined Operations	<u>83,590</u>	<u>15,993</u>	<u>67,597</u>	<u>523%</u>

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
 July through September 2022

	<u>Jul - Sep 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Other Income/Expense				
Other Income				
8000 · CAPITAL PROJECT REVENUE				
8215 · FEMA Grant Receivable	375,065			
Total 8000 · CAPITAL PROJECT REVENUE	<u>375,065</u>			
Total Other Income	375,065		375,065	100%
Other Expense				
9000 · CAPITAL PROJECT EXPENSES				
5880 · Dredging		25,000	-25,000	
9053 · Dock Maintenance		150,000	-150,000	
9150 · Cannery	200	625,000	-624,800	0%
9307 · Piling Replacement Proj.		350,000	-350,000	
9309 · New NH Building	31,568	3,000,000	-2,968,432	1%
9470 · NH Visitor Dock		400,000	-400,000	
9565 · Miscellaneous Capital Projects	11,593	370,000	-358,407	3%
9750 · Office Computers		5,000	-5,000	
9800 · Dock Replacement		1,500,000	-1,500,000	
Total 9000 · CAPITAL PROJECT EXPENSES	<u>43,361</u>	<u>6,425,000</u>	<u>-6,381,639</u>	<u>1%</u>
Total Other Expense	<u>43,361</u>	<u>6,425,000</u>	<u>-6,381,639</u>	<u>1%</u>
Net Other Income	<u>331,704</u>	<u>-6,425,000</u>	<u>6,756,704</u>	<u>-5%</u>
Net Income	<u>415,294</u>	<u>-6,409,007</u>	<u>6,824,301</u>	<u>-6%</u>

Moss Landing Harbor District Profit & Loss YTD Comparison July through September 2022

	<u>Jul - Sep 22</u>	<u>Jul - Sep 21</u>	<u>\$ Change</u>	<u>% Change</u>
Ordinary Income/Expense				
Income				
4000 · MARINA REVENUES				
4100 · Berthing Income				
4110 · Assigned Berthing	466,738	448,459	18,279	4%
4112 · Qtrly/Annual Discount	-729	-382	-347	-91%
4113 · Commercial Vessel Dscnt	-3,040	-2,904	-136	-5%
4114 · Away (1 mnth) Dscnt	-172	-50	-122	-244%
4115 · Temporary Berthing	62,993	74,137	-11,144	-15%
4120 · Liveaboard Fees	35,180	34,600	580	2%
4130 · Transient Berthing	4,152	2,911	1,241	43%
4220 · Wait List	1,500	2,575	-1,075	-42%
4270 · Pumpouts	200		200	100%
4280 · Late Fees	8,730	8,777	-47	-1%
Total 4100 · Berthing Income	<u>575,552</u>	<u>568,123</u>	<u>7,429</u>	<u>1%</u>
4200 · Other Income - Operations				
4230 · SH Parking	42,681	47,038	-4,357	-9%
4285 · Dog Fee	270	230	40	17%
4290 · Misc	644	576	68	12%
4200 · Other Income - Operations - Other		-147	147	100%
Total 4200 · Other Income - Operations	<u>43,595</u>	<u>47,697</u>	<u>-4,102</u>	<u>-9%</u>
Total 4000 · MARINA REVENUES	<u>619,147</u>	<u>615,820</u>	<u>3,327</u>	<u>1%</u>

Moss Landing Harbor District
Profit & Loss YTD Comparison
July through September 2022

Expense	Jul - Sep 22	Jul - Sep 21	\$ Change	% Change
5200 · General & Administrative				
5100 · Advertising	300	1,912	-1,612	-84%
5210 · Dues & Subscriptions	3,073	3,302	-229	-7%
5220 · Office Supplies				
5223 · Administration	1,441	848	593	70%
5225 · Operations	692	4,181	-3,489	-83%
Total 5220 · Office Supplies	<u>2,133</u>	<u>5,029</u>	<u>-2,896</u>	<u>-58%</u>
5230 · Postage & Equip Lease				
5232 · Meter Lease		151	-151	-100%
5235 · Postage	32	3	29	967%
Total 5230 · Postage & Equip Lease	<u>32</u>	<u>154</u>	<u>-122</u>	<u>-79%</u>
5240 · Copier Lease & Supplies				
5242 · Copier Lease	1,529	630	899	143%
Total 5240 · Copier Lease & Supplies	<u>1,529</u>	<u>630</u>	<u>899</u>	<u>143%</u>
5250 · Telephone & Communications				
5253 · Administration	4,316	3,636	680	19%
5255 · Operations	112	170	-58	-34%
Total 5250 · Telephone & Communications	<u>4,428</u>	<u>3,806</u>	<u>622</u>	<u>16%</u>
5260 · Professional Services				
5262 · Accounting	8,704	8,990	-286	-3%
5265 · Legal	1,180	11,060	-9,880	-89%
5268 · Computer Consulting	4,510	170	4,340	2,553%
5269 · Payroll Processing	1,033	964	69	7%
Total 5260 · Professional Services	<u>15,427</u>	<u>21,184</u>	<u>-5,757</u>	<u>-27%</u>
5290 · Credit Card Fees	945	1,841	-896	-49%
5921 · Internet Billing Service	411	411		
Total 5200 · General & Administrative	<u>28,278</u>	<u>38,269</u>	<u>-9,991</u>	<u>-26%</u>
5300 · Personnel				
5310 · Salaries				
5313 · Administration	65,729	67,734	-2,005	-3%
5315 · Operations	51,935	42,758	9,177	21%
5318 · Maintenance	40,236	37,942	2,294	6%
Total 5310 · Salaries	<u>157,900</u>	<u>148,434</u>	<u>9,466</u>	<u>6%</u>
5330 · Payroll Taxes				
5333 · Administration	5,028	5,176	-148	-3%
5335 · Operations	3,973	3,271	702	21%
5338 · Maintenance	3,078	2,906	172	6%
Total 5330 · Payroll Taxes	<u>12,079</u>	<u>11,353</u>	<u>726</u>	<u>6%</u>
5340 · Employee Benefits				
5343 · Administration	15,787	14,994	793	5%
5345 · Operations	388	130	258	198%
5348 · Maintenance	16,757	17,661	-904	-5%
Total 5340 · Employee Benefits	<u>32,932</u>	<u>32,785</u>	<u>147</u>	<u>0%</u>

Moss Landing Harbor District
Profit & Loss YTD Comparison
July through September 2022

	<u>Jul - Sep 22</u>	<u>Jul - Sep 21</u>	<u>\$ Change</u>	<u>% Change</u>
5350 · Workers Compensation				
5353 · Administration	236	900	-664	-74%
5355 · Operations	1,097	1,200	-103	-9%
5358 · Maintenance	1,337	1,018	319	31%
Total 5350 · Workers Compensation	<u>2,670</u>	<u>3,118</u>	<u>-448</u>	<u>-14%</u>
5360 · Education & Training				
5363 · Administration		1,408	-1,408	-100%
Total 5360 · Education & Training		<u>1,408</u>	<u>-1,408</u>	<u>-100%</u>
Total 5300 · Personnel	205,581	197,098	8,483	4%
5400 · Insurance				
5410 · Liability Insurance	43,300	43,750	-450	-1%
Total 5400 · Insurance	<u>43,300</u>	<u>43,750</u>	<u>-450</u>	<u>-1%</u>
5500 · Utilities				
5510 · Garbage	31,918	28,141	3,777	13%
5520 · Gas and Electric	90,000	67,909	22,091	33%
5530 · Water	11,980	8,363	3,617	43%
5540 · Sewer	11,113	7,640	3,473	45%
Total 5500 · Utilities	<u>145,011</u>	<u>112,053</u>	<u>32,958</u>	<u>29%</u>
5600 · Operating Supplies				
5610 · Vehicles	2,812	2,087	725	35%
5620 · Vessels		476	-476	-100%
5625 · Operations	5,488	4,290	1,198	28%
Total 5600 · Operating Supplies	<u>8,300</u>	<u>6,853</u>	<u>1,447</u>	<u>21%</u>
5700 · Depreciation	187,500	125,006	62,495	50%
5800 · Repairs & Maintenance				
5810 · Vehicles	1,091	122	969	794%
5830 · Equip Rental	625	404	221	55%
5850 · Repair Materials	6,422	5,926	496	8%
5860 · Outside Service Contracts	13,439	14,523	-1,084	-7%
5870 · Derelict Disposal	20,869	-32	20,901	65,316%
Total 5800 · Repairs & Maintenance	<u>42,446</u>	<u>20,943</u>	<u>21,503</u>	<u>103%</u>
5900 · Financial Expenses				
5920 · Bank Service Charges		2,069	-2,069	-100%
5990 · Bad Debt	6,750	6,375	375	6%
Total 5900 · Financial Expenses	<u>6,750</u>	<u>8,444</u>	<u>-1,694</u>	<u>-20%</u>
Total · MARINA EXPENSES	<u>667,166</u>	<u>552,416</u>	<u>114,751</u>	<u>21%</u>
Net Ordinary Income Marina Operations	<u>-48,019</u>	<u>63,405</u>	<u>-111,424</u>	<u>-176%</u>

Moss Landing Harbor District
Profit & Loss YTD Comparison
July through September 2022

	<u>Jul - Sep 22</u>	<u>Jul - Sep 21</u>	<u>\$ Change</u>	<u>% Change</u>
4400 · LEASE AND OTHER INCOME				
4050 · Trust Lands Lease Revenue				
4051 · Vistra	18,370	18,370	0	
4053 · MBARI	7,359	7,533	-174	-2%
Total 4050 · Trust Lands Lease Revenue	<u>25,729</u>	<u>25,903</u>	<u>-174</u>	<u>-1%</u>
4500 · Leases				
4501 · K-Pier Lease	9,608	9,307	301	3%
4502 · Cannery Building				
4517 · Suite 2	9,150	8,778	372	4%
4504 · Suite 3	25,302	24,273	1,029	4%
4511 · Suite 1 & 10	4,951	4,951		
4515 · Suite 4	24,470	23,474	996	4%
4518 · Suite 5	6,274	5,528	746	13%
4510 · Suite 6		2,387	-2,387	-100%
4512 · Suite 7	5,682	3,753	1,929	51%
4503 · Suite 8	2,532	2,459	73	3%
4520 · Suite 9	2,490	2,400	90	4%
4523 · Canary NNN	10,000	9,756	244	3%
Total 4502 · Cannery Building	<u>90,851</u>	<u>87,759</u>	<u>3,092</u>	<u>4%</u>
4530 · RV Lot	9,381	8,823	558	6%
4560 · North Harbor				
4562 · Sea Harvest	11,629	9,255	2,374	26%
4568 · Monterey Bay Kayaks	5,358	5,140	218	4%
Total 4560 · North Harbor	<u>16,987</u>	<u>14,395</u>	<u>2,592</u>	<u>18%</u>
Total 4500 · Leases	<u>126,827</u>	<u>120,284</u>	<u>6,543</u>	<u>5%</u>
4700 · Other Revenues & Concessions				
4125 · Amenity Fee	92,691	89,361	3,330	4%
4126 · Passenger Vessel Fees	6,286		6,286	100%
4710 · Vending Activities				
4711 · Washer/Dryer	2,073	3,164	-1,091	-34%
4712 · Soda		115	-115	-100%
Total 4710 · Vending Activities	<u>2,073</u>	<u>3,279</u>	<u>-1,206</u>	<u>-37%</u>
4720 · Dry Storage	17,791	15,066	2,725	18%
4725 · North Harbor Use Fee	59,859	73,300	-13,441	-18%
4727 · Key Sales	1,875	1,550	325	21%
4730 · NH Washdown	100	470	-370	-79%
4735 · Camp/RV	52	1,062	-1,010	-95%
4740 · Equipment Rental	348	17	331	1,947%
4745 · Citations & Fines	985	1,281	-296	-23%
4751 · Permits		2,811	-2,811	-100%
4765 · Faxes, Copies & Postage				
Total 4700 · Other Revenues & Concessions	<u>182,060</u>	<u>188,197</u>	<u>-6,137</u>	<u>-3%</u>

Moss Landing Harbor District
Profit & Loss YTD Comparison
July through September 2022

	<u>Jul - Sep 22</u>	<u>Jul - Sep 21</u>	<u>\$ Change</u>	<u>% Change</u>
4800 · Interest				
4841 · Union Bank Interest		126	-126	-100%
4843 · First Capital Bank	7,476	785	6,691	852%
4846 · Umpqua Interest	26	26		
Total 4800 · Interest	<u>7,502</u>	<u>937</u>	<u>6,565</u>	<u>701%</u>
Total 4400 · LEASE AND OTHER INCOME	<u>342,118</u>	<u>335,321</u>	<u>6,797</u>	<u>2%</u>
7000 · LEASE AND OTHER EXPENSES				
7100 · Interest Expense				
7134 · Umpqua NP Interest	14,325	16,646	-2,321	-14%
Total 7100 · Interest Expense	<u>14,325</u>	<u>16,646</u>	<u>-2,321</u>	<u>-14%</u>
7200 · Other Financial Expenses				
7230 · LAFO Administrative Charges	5,868	5,393	475	9%
Total 7200 · Other Financial Expenses	<u>5,868</u>	<u>5,393</u>	<u>475</u>	<u>9%</u>
5700 · Depreciation	187,500	125,006	62,495	50%
7300 · Commissioner Expenses				
7320 · Monthly Stipend	1,500	3,500	-2,000	-57%
7321 · Employer Payroll Taxes	115	268	-153	-57%
7330 · Incurred Expenses	1,201	186	1,015	546%
Total 7300 · Commissioner Expenses	<u>2,816</u>	<u>3,954</u>	<u>-1,138</u>	<u>-29%</u>
Total 7000 · LEASE AND OTHER EXPENSES	<u>210,509</u>	<u>150,999</u>	<u>59,511</u>	<u>39%</u>
Net Ordinary - Lease & Other Income	<u>131,609</u>	<u>184,323</u>	<u>-52,714</u>	<u>-29%</u>
Net Ordinary Income - Combined Operations	<u>83,590</u>	<u>247,727</u>	<u>-164,137</u>	<u>-66%</u>

Moss Landing Harbor District
Profit & Loss YTD Comparison
July through September 2022

	<u>Jul - Sep 22</u>	<u>Jul - Sep 21</u>	<u>\$ Change</u>	<u>% Change</u>
Other Income/Expense				
Other Income				
8000 · CAPITAL PROJECT REVENUE				
8215 · FEMA Grant Receivable	375,065		375,065	100%
Total 8000 · CAPITAL PROJECT REVENUE	<u>375,065</u>		<u>375,065</u>	<u>100%</u>
Total Other Income	375,065		375,065	100%
Other Expense				
9000 · CAPITAL PROJECT EXPENSES				
9054 · Sea Lion Deterrent Fencing		1,014	-1,014	-100%
9060 · NH Berthers Parking/Paving		3,745	-3,745	-100%
9150 · Cannery	200		200	100%
9250 · Security Camera		19,507	-19,507	-100%
9309 · New NH Building	31,567		31,567	100%
9310 · NH Hotel		1,217	-1,217	-100%
9565 · Miscellaneous Capital Projects	11,594	16,459	-4,865	-30%
Total 9000 · CAPITAL PROJECT EXPENSES	<u>43,361</u>	<u>41,942</u>	<u>1,419</u>	<u>3%</u>
Total Other Expense	<u>43,361</u>	<u>41,942</u>	<u>1,419</u>	<u>3%</u>
Net Other Income	<u>331,704</u>	<u>-41,942</u>	<u>373,646</u>	<u>891%</u>
Net Income	<u><u>415,294</u></u>	<u><u>205,785</u></u>	<u><u>209,509</u></u>	<u><u>102%</u></u>

Moss Landing Harbor District
A/P Aging Summary
As of September 30, 2022

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
AT&T	226.46	0.00	0.00	0.00	0.00	226.46
Byte Technology	0.00	0.00	274.50	3,079.50	0.00	3,354.00
CalPERS	0.00	-8,192.81	-8,192.81	0.00	0.00	-16,385.62
Carrot-Top Industries, Inc.	0.00	0.00	691.52	0.00	0.00	691.52
Castroville "ACE" Hardware	184.27	0.00	0.00	0.00	0.00	184.27
David Hafey	1,337.24	0.00	0.00	0.00	0.00	1,337.24
Dean Calamia	865.10	0.00	0.00	0.00	0.00	865.10
Ferrante, Vincent	0.00	1,050.82	0.00	0.00	0.00	1,050.82
Jacquelyn Platel	470.25	0.00	0.00	0.00	0.00	470.25
James M. Page	0.00	562.00	0.00	0.00	0.00	562.00
Mark Brown -	0.00	550.00	0.00	0.00	0.00	550.00
Mechanics Bank	1,079.82	0.00	0.00	0.00	0.00	1,079.82
Pajaro/Sunny Mesa C.S.D.	3,638.54	0.00	0.00	0.00	0.00	3,638.54
PG&E	0.00	-30,000.00	0.00	0.00	0.00	-30,000.00
U.S. Bank	1,092.96	0.00	0.00	0.00	0.00	1,092.96
U.S. Bank - Office Equipment Finance Svc	0.00	293.21	0.00	0.00	0.00	293.21
Unified Building Maintenance	1,350.00	0.00	0.00	0.00	0.00	1,350.00
VALIC	1,988.99	0.00	0.00	0.00	0.00	1,988.99
Vision Sevice Plan	0.00	-94.37	0.00	0.00	0.00	-94.37
West Marine Pro	0.00	0.00	0.00	0.00	-1,001.97	-1,001.97
TOTAL	<u>12,233.63</u>	<u>-35,831.15</u>	<u>-7,226.79</u>	<u>3,079.50</u>	<u>-1,001.97</u>	<u>-28,746.78</u>

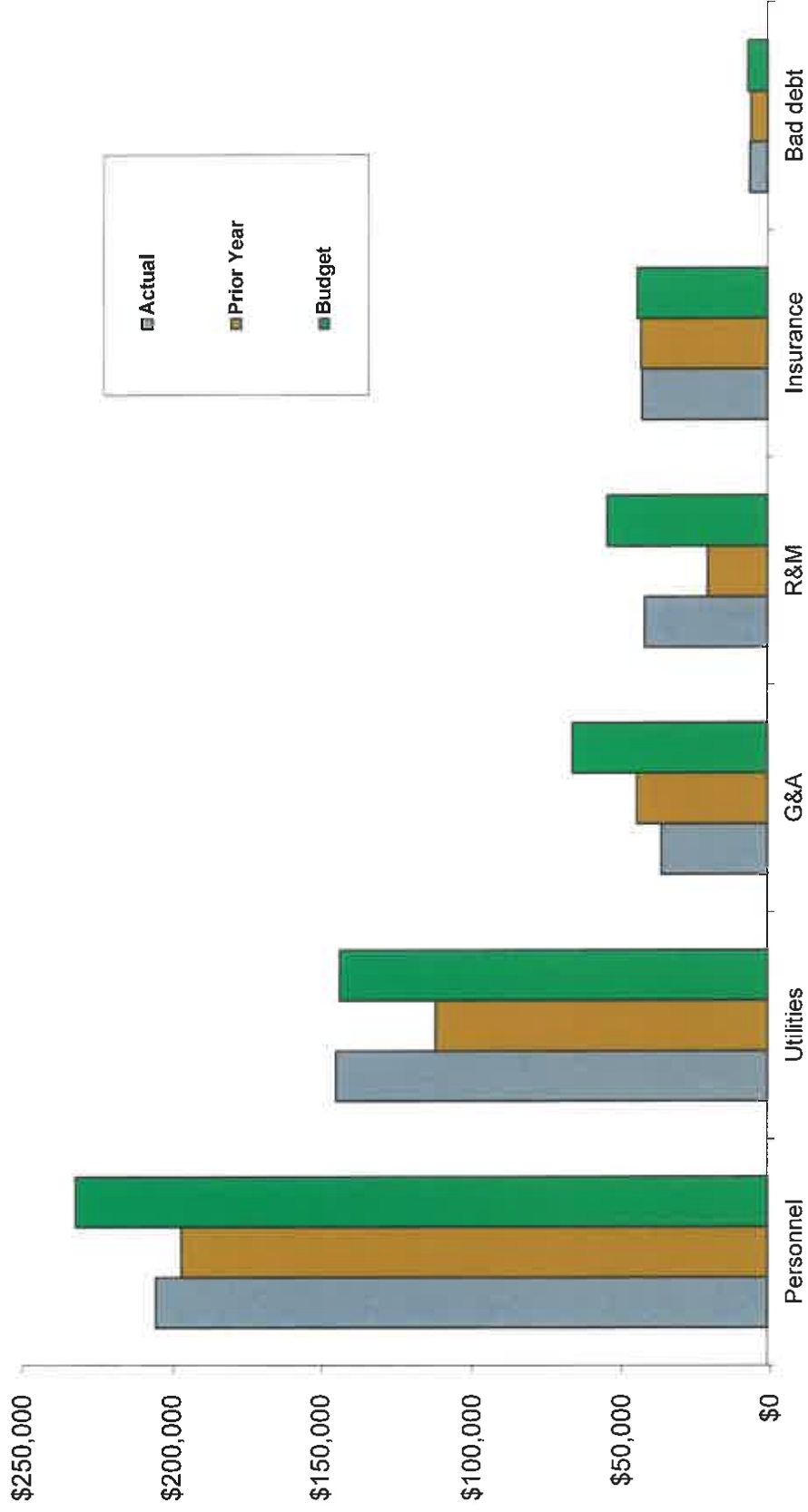
**Moss Landing Harbor District
Warrant Listing
As of September 30, 2022**

Type	Date	Num	Name	Amount
1001 - 1st Capital Operating Account				
Check	09/01/2022		Payroll Partners	-135.56
Check	09/02/2022	4059	Neal Norris	-852.76
Check	09/02/2022	4060	Angel Solorio	-1,073.79
Check	09/02/2022		MS	-100.00
Check	09/07/2022		NPC Merchant Pymt Proc	-2,219.88
Check	09/09/2022		MS	-439.32
Bill Pmt -Check	09/14/2022	19603	AT&T	-226.55
Bill Pmt -Check	09/14/2022	19605	Bayside Oil, Inc.	-405.00
Bill Pmt -Check	09/14/2022	19604	Big Creek Lumber	-641.75
Bill Pmt -Check	09/14/2022	19606	Carmel Marina Corporation	-7,040.12
Bill Pmt -Check	09/14/2022	19607	Castroville "ACE" Hardware	-538.24
Bill Pmt -Check	09/14/2022	19608	Castroville Auto Parts, Inc.	-253.75
Bill Pmt -Check	09/14/2022	19609	Cintas	-698.35
Bill Pmt -Check	09/14/2022	19610	Corralitos Electric	-4,650.00
Bill Pmt -Check	09/14/2022	19611	Damm Good Water	-59.50
Bill Pmt -Check	09/14/2022	19612	Daniel Bernstein	-525.00
Bill Pmt -Check	09/14/2022	19613	Dock Boxes	-1,730.13
Bill Pmt -Check	09/14/2022	19614	Doctors on Duty	-42.50
Bill Pmt -Check	09/14/2022	19615	Jack Singleton	-908.75
Bill Pmt -Check	09/14/2022	19616	James Hong	-25.00
Bill Pmt -Check	09/14/2022	19617	Johnson Electronics, Inc.	-120.00
Bill Pmt -Check	09/14/2022	19619	Mark Carotg	-500.00
Bill Pmt -Check	09/14/2022	19618	MBS Business Systems	-96.16
Bill Pmt -Check	09/14/2022	19622	Mechanics Bank	-255.82
Bill Pmt -Check	09/14/2022	19621	Monterey Signs	-365.35
Bill Pmt -Check	09/14/2022	19620	Moss Landing Boat Works	-430.62
Bill Pmt -Check	09/14/2022	19626	Pacific Parking Systems, Inc.	-6,944.36
Bill Pmt -Check	09/14/2022	19625	Pajaro/Sunny Mesa C.S.D.	-3,567.82
Bill Pmt -Check	09/14/2022	19624	PG&E	-30,000.00
Bill Pmt -Check	09/14/2022	19623	Rothsen Valdez	-607.50
Bill Pmt -Check	09/14/2022	19631	Sea Engineering, Inc.	-4,750.00
Bill Pmt -Check	09/14/2022	19630	State Steel Company	-57.97
Bill Pmt -Check	09/14/2022	19629	Tommy Razzeca	-350.00
Bill Pmt -Check	09/14/2022	19628	Tri County Fire Protection	-303.00
Bill Pmt -Check	09/14/2022	19627	U.S. Bank	-903.27
Bill Pmt -Check	09/14/2022	19633	Carmel Marina Corporation	-1,774.66
Bill Pmt -Check	09/14/2022	19634	Mechanics Bank	-282.24
Bill Pmt -Check	09/14/2022	19635	Unified Building Maintenance	-1,350.00
Bill Pmt -Check	09/14/2022	19636	United Site Services of Calif., Inc.	-554.64
Bill Pmt -Check	09/14/2022	19637	VALIC	-1,924.99
Bill Pmt -Check	09/14/2022	19638	Verizon Wireless	-112.26
Bill Pmt -Check	09/14/2022	19639	Vision Sevice Plan	-94.37
Bill Pmt -Check	09/14/2022	19640	Carmel Marina Corporation	-214.78
Bill Pmt -Check	09/14/2022	19641	Mechanics Bank	-544.14

Moss Landing Harbor District
Warrant Listing
As of September 30, 2022

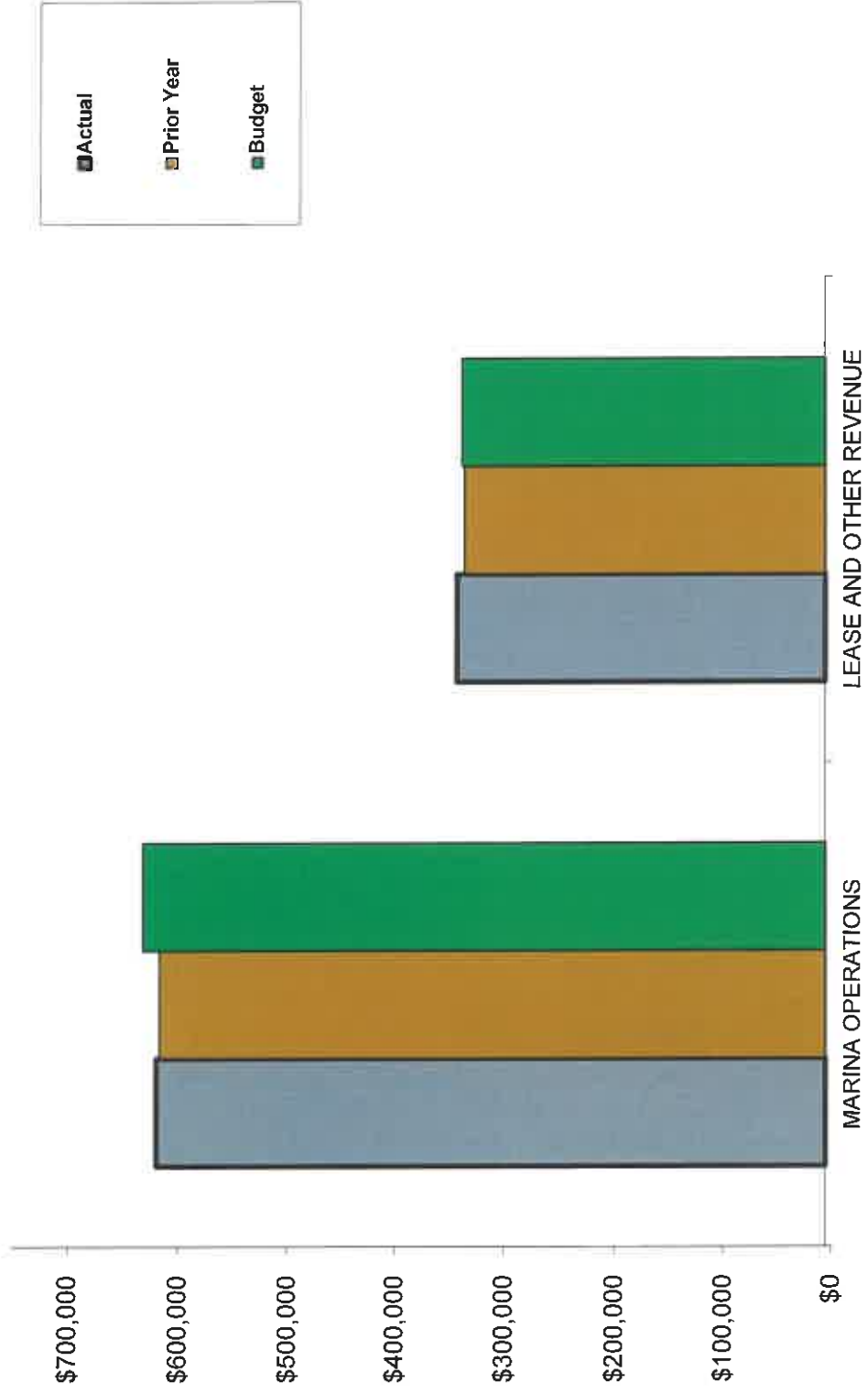
<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>
Bill Pmt -Check	09/14/2022	19642	Carmel Marina Corporation	-1,652.00
Bill Pmt -Check	09/15/2022	19643	Janelle Morgan	-525.00
Bill Pmt -Check	09/15/2022	19644	Lockton Insurance Brokers, LLC	-1,850.00
Check	09/15/2022		Payroll Partners	-132.28
Check	09/16/2022	4061	Neal Norris	-818.36
Check	09/16/2022	4062	Angel Solorio	-1,098.67
Bill Pmt -Check	09/27/2022	19645	AT&T	-473.08
Bill Pmt -Check	09/27/2022	19646	CalPERS	-8,192.81
Bill Pmt -Check	09/27/2022	19647	Hodges Consulting Services	-4,509.89
Bill Pmt -Check	09/27/2022	19648	Home Depot	-230.01
Bill Pmt -Check	09/27/2022	19649	Michael J. Gehl	-886.63
Bill Pmt -Check	09/27/2022	19650	Monterey Sanitary Supply	-4,859.96
Bill Pmt -Check	09/27/2022	19651	U.S. Bank - Office Equipment Finance Svc	-564.42
Bill Pmt -Check	09/27/2022	19652	United Site Services of Calif., Inc.	-554.64
Bill Pmt -Check	09/27/2022	19653	Valero Marketing and Supply Company	-681.67
Bill Pmt -Check	09/27/2022	19654	Wald, Ruhnke & Dost Architects, LP	-23,893.40
Bill Pmt -Check	09/27/2022	19655	WASH	-220.47
Bill Pmt -Check	09/27/2022	19656	Wendy L. Cumming, CPA	-3,176.25
Bill Pmt -Check	09/27/2022	19657	Jarvis Fay, LLP	-1,180.00
Bill Pmt -Check	09/27/2022	19658	AT&T	-639.82
Bill Pmt -Check	09/27/2022	19659	Wendy L. Cumming, CPA	-2,475.00
Check	09/29/2022		Payroll Partners	-136.39
Check	09/30/2022	4063	Neal Norris	-818.37
Total 1001 - 1st Capital Operating Account				-138,239.02
TOTAL				-138,239.02

**Operating Expenses
Year to Date Actuals vs. Budget and Prior Year
September 30, 2022**

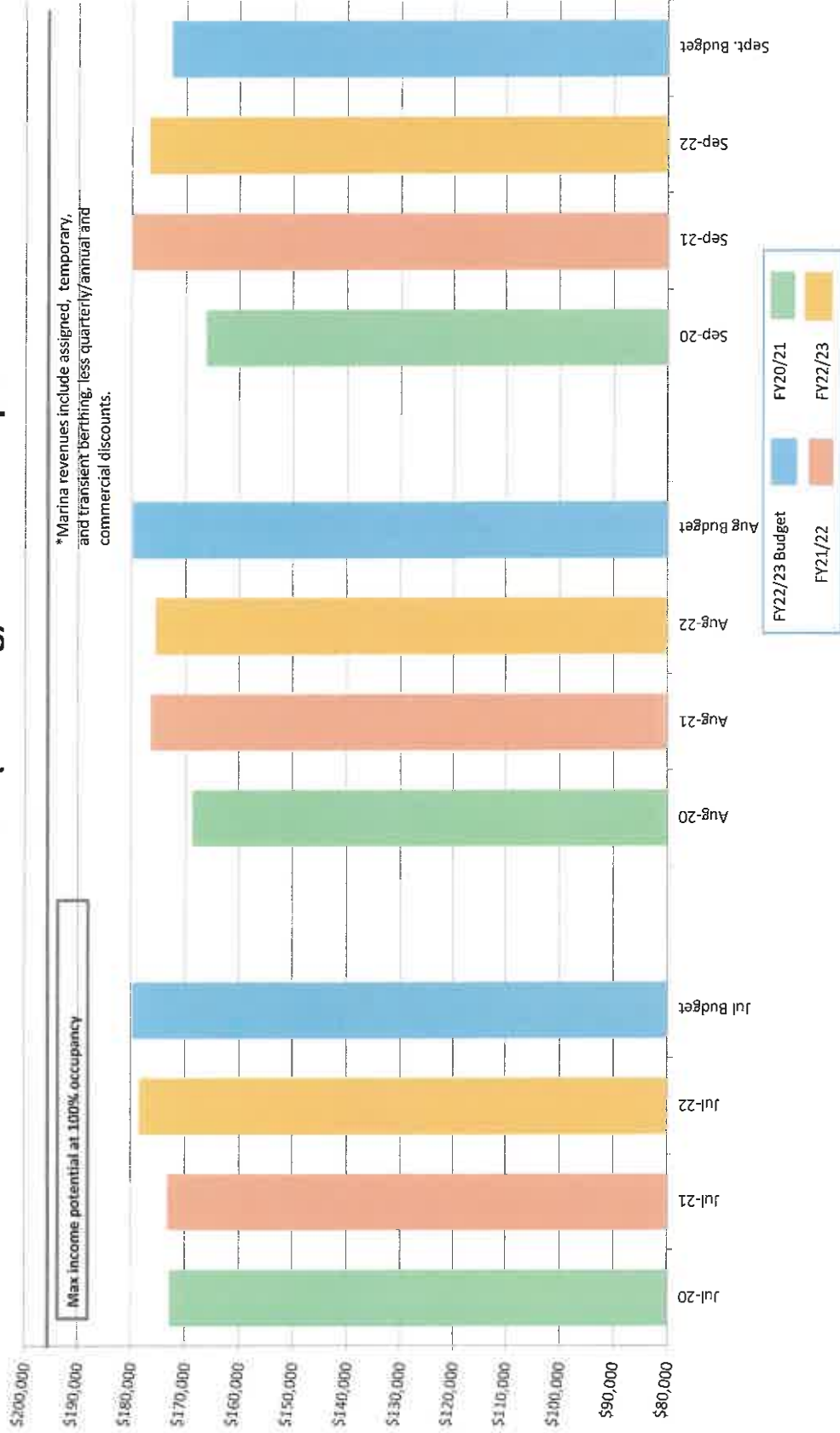


**** Expenses Exclude Dredging, Depreciation and Interest Expenses****

**Marina, Lease and Other Revenue
Year to Date Actual vs. Budget and Prior Year
September 30, 2022**



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





BOARD OF HARBOR COMMISSIONERS

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

7881 SANDHOLDT ROAD
MOSS LANDING, CA 95039

TELEPHONE – 831.633.5417
FACSIMILE – 831.633.4537



**GENERAL MANAGER
HARBOR MASTER**

Tom Razzeca

STAFF REPORT

ITEM NUMBER 03 – PROJECT STATUS
BOARD MEETING OCTOBER 26, 2022

1. North Harbor Building: Per the Direction of the Board the General Manager has contracted with WRD Architects to complete the interior drawings for the North Harbor Building with the intention of pulling permits, advertising the project for public bid and completing the interior construction to have the Building completed as a “warm shell”. Since we do not want the warm shell to be only restaurant specific limiting the potential use of the building, a lot of the design work related to a specific restaurant layout was adjusted. WRD determined that a concept for HVAC furnaces on both floors would be needed. This is because in a restaurant the heat and major ventilation systems do the lion’s share of space conditioning but if no restaurant is done a more conventional system is needed. However, we still want to have the flexibility for a restaurant use on one or both floors so mechanical engineer Axiom is taking this into account with ducting and conversion to restaurant scenarios planned into the warm shell HVAC design. Similarly for Plumbing we now only need to serve the new warm shell restrooms on both floors but the sizing and layout of waste under the first floor slab is being designed for restaurant use on one or both floors. The electrical engineer Aurum is designing power distribution and lighting along similar lines. The architectural CAD drawings needed to be finalized prior to the MEP consultants getting started and WRD did forward these drawings to the engineers on 9/20/22 which was 3 weeks later than originally anticipated. The MEP team is working to finalize their Drawings and WRD should have their drawings in the next two weeks. The update from DD to CD should only take a couple of weeks so an application / submittal to Monterey County for permitting prior to December should be possible.

2. North Harbor Inn Project: This project remains on hold while the District explores options with the property.

3. Cannery Building HVAC and Penthouse Mechanical Room: The demolition aspect of the project has been completed and 3 of the 4 HVAC units are scheduled to be installed on Tuesday October 25th while the 4th unit is on backorder and expected to arrive sometime within the next 30 days or so. After the completion of the 3 units the contractor will begin work on the rooftop penthouse but will be unable to complete the penthouse in its entirety until the installation of the 4th and final HVAC unit has taken place. Staff believes the project will be complete sometime in November 2022.

4. Demolition of Pot Stop Building: A bid opening took place on June 22, 2022 where 2 bids were received with Randazzo Enterprises Inc. coming in with the low bid of \$93,958. Resolution 22-10 was adopted by the Board accepting the Randazzo bid for completion of the project. A District Construction permit was later issued to Monterey Bay Kayak (MBK) to construct a wall to replace the wall of the Pot Stop building currently used to support the MBK changing rooms.

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947

Our contractor Randazzo Enterprises has completed the demolition of the building and is currently completing the fencing aspect of the project which is expected to be complete sometime around the date of tonight's meeting.

5. Harbor Infrastructure Improvement Project : Resulting from the tsunami that took place on January 15, 2022, staff has discovered that the District has sustained damage to piles, docks and navigation channels in the Harbor. Staff and our consultants are currently working with California Office of Emergency Services personnel in an attempt to acquire emergency funding to financially assist the District with repair to the damaged sustained during the incident. Staff requested an update from CalOES recently and was notified that our emergency funding application is still in the review process. Staff has begun having our consultant prepare construction plans for the dock infrastructure, Kirby park launch ramp, and shoreline damage which will be used for permitting of the project once complete. Staff will continue to update the Board and public as we have additional information moving forward in the process. I have included a schedule for this project that was provided by our consulting firm Sea Engineering below for reference.

Here is an update for our work in assisting with the design and permitting of repairs to piles, docks and shoreline area damaged by the 2022 tsunami:

- Design
 - Completed - 30% Drawings and Specifications (to be used for final permit applications)
 - Next steps - Finalize drawings and specifications (65%, 85%, 100%)
 - Schedule - 65% completed by Feb 2023, 85% March 2023, 100% April 2023 (project out to bid in May 2023?)
- Permitting
 - Completed - communications and partial draft permit applications for CCC, USACE, and Regional Water Quality Board
 - Next steps - Submit final permit applications
 - Schedule - Final applications submitted Jan 2023 to meet the expectation of approval by project start of Fall 2023



BOARD OF COMMISSIONERS
 Russ Jeffries
 Tony Leonardini
 Vince Ferrante
 James R. Goulart
 Liz Soto

7881 SANDHOLDT ROAD
 MOSS LANDING, CA 95039

TELEPHONE – 831.633.5417
 FACSIMILE – 831.633.4537



GENERAL MANAGER
 HARBORMASTER
 Tommy Razzeca

STAFF REPORT

ITEM NUMBER 04 – SUMMARY OF PERMITS ISSUED BOARD MEETING OF OCTOBER 26, 2022

Permittee	Issue Date	Status	Permit Type	Exp. Date
Elkhorn Slough Research Foundation	01/01/2022	Current	Facilities Use	01/01/23
Blue Ocean Whale Watch	2/18/2022	Current	Facilities Use	2/18/2023
Whisper Charters	2/28/2022	Current	Facilities Use	2/28/2023
Fast Raft	3/28/2022	Current	Facilities Use	3/28/2023
Monterey Eco Tours	4/16/2022	Current	Facilities Use	4/16/2023
Oceanic Expeditions	4/21/2022	Current	Facilities Use	4/21/2023
Venture Quest Kayaking	6/12/2022	Current	Facilities Use	6/12/2023
Monterey Bay Hydrobikes	6/12/2022	Current	Facilities Use	6/12/2023
Reel Nasty Sportfishing	6/12/2022	Current	Facilities Use	6/12/2023
Kayak Connection	6/30/2022	Current	Facilities Use	6/30/2023
Sanctuary Cruises	6/30/2022	Current	Facilities Use	6/30/2023
Sea Goddess Whale Watching-Tours	6/30/2022	Current	Facilities Use	6/30/2023
MBARI-Slough Test Moorings	6/30/2022	Current	Facilities Use	6/30/2023
Slater Moore Photography	07/07/2022	Current	Facilities Use	07/07/2023
Peninsula Dive Services	09/30/2022	Current	Facilities Use	09/30/2023
Elkhorn Slough Safari - Tours	10/19/2022	Current	Facilities Use	10/19/2023
Blue Water Ventures	10/30/2022	Current	Facilities Use	10/30/2023
Wild Fish-Vicki Crow	11/20/2021	Current	Peddlers	11/20/2022



BOARD OF COMMISSIONERS
Russ Jeffries
Tony Leonardini
Vincent Ferrante
James R. Goulart
Liz Soto

7881 SANDHOLDT ROAD
MOSS LANDING, CA 95039

TELEPHONE – 831.633.5417
FACSIMILE – 831.633.4537



GENERAL MANAGER
HARBORMASTER
Tommy Razzeca

STAFF REPORT

ITEM NUMBER 05 – MEETING ANNOUNCEMENTS
BOARD MEETING OF OCTOBER 26, 2022

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

Moss Landing Chamber of Commerce Meetings – Due to COVID-19 all meetings are done by E-mail until further notice but will eventually resume on the 2nd Thursday of each month in Moss Landing Harbor District Board Room, 4 p.m.

Monterey Bay Sanctuary Advisory Council Meetings – 2022 - <https://montereybay.noaa.gov>

December 9th
Monterey



BOARD OF COMMISSIONERS

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

7881 SANDHOLDT ROAD
MOSS LANDING, CA 95039

TELEPHONE – 831.633.5417
FACSIMILE – 831.633.4537



**GENERAL MANAGER
HARBOR MASTER**

Tom Razzeca

STAFF REPORT

**ITEM NUMBER 06 - LIVEABOARD REPORT
BOARD MEETING OF OCTOBER 26, 2022**

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

<u>Name</u>	<u>Vessel</u>
1. Hartman, Guenter	Taku, CF 7913 KL
2. Jones, L	Intrepid CF 0292 VE
3. Matsunaga, F	Mon Rochelle CF 8424 FB
4. Burns, P.	Trafamadore, CF 9430 GL
5. Byrnes, K.	Grand Slam, CF 4540 FE
6. Doyle, M	Billikon, CF 3946 TM
7. Cayuela, R.	Rachel Angelet, CF 6969 UB
8. Michael, McVay	Gaviota, CF 4863 FP
9. Hughes, S	Sojourn, on 1067078
10. Dunn, J	Knot To Worry, CF 6383 GU
11. Chambers, B.	Pyxis, ON 984193
12. Massat, A	No Name no CF#
13. Clark D.	Seaside Escape CF 4356 HW
14. Degnan, P.	No Name, CF 8344 GT
15. Lopez, M (Pending Revocation)	Bust Loose CF 3450 GL
16. Elwell, G.	Pearl, ON 557575
17. Faneuf, C.	Ghost Ryder ON 1048498
18. Buford, C	No Name, CF 9215 EF
19. Potter, D.	Danu CF 4085 GC
20. Listle, A	Tekin ON 616325
21. Glovin, D	Aint to Shabby CF 7434 SL
22. Laoretti, P/ Laoretti, S	Shaka, ON 699611
23. Johnston, Bill	Heart Of Gold, CF 7590 EP

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947

24. Groom D
25. Jones, H.
26. Jones, T.
27. Kennedy C.
28. Ayres, Lloyd
29. Varier, G
30. Malone, RJ
31. Marsee, E, Lynch, C
32. Burnett, Gary
33. Maris, T.
34. Robinson, D/ Robinson, L
35. Nieman J
36. Niswonger, R.
37. Cain, C
38. Otis, T.
39. Paul, J
40. Schlegelmilch, William
41. Velaquez F
42. Raaphorst, D.
43. Reins, D.
44. Rotger, M.
45. Dyer, B
46. Piro, Daniel
47. Schmidt, L
48. Sopota, M
49. Silveira, P
50. Salisbury, J.
51. Thomas, B.
52. Tufts, M.
53. Syracuse, Mike
54. Wolinski, Peter
55. Morgan, J
56. Samuelson, T.
57. Podolkhov, R
58. Riberal, Y/ Eric Duekerson
59. Schwontes, N/ Mosolov, A
60. Bowler, J

- Phoenix, CF 5084 GJ
- Laetare, CF 5495 YB
- Sanity, CF 5249 SC
- Aztlan, ON 281903
- Gaviota, CF 4656 GG
- Athena CF 1523 FF
- Francis W, CF 2017 UZ
- Tolly Craft CF 9521 HT
- Zinful CF5419 JG
- Nimble, CF 3730 KB
- Damn Baby CF 9442 EX
- Inia, ON 1074183
- Illusion, CF 0836 TA
- Sails Call, CF 7291 TG
- Blue Moon, CF 1886 GT
- La Wanda CF 5014 FR
- Bull Dog ON 1219673
- Lorraine CF 0533 JL
- Spirit, ON 664971
- Second Paradise, ON 912484
- Raven, ON 241650
- Star of Light ON 1056334
- Gulf Star CF 6082 GL
- Lady Monroe CF5007 UM
- Mischief Maker, CF 9666 JK
- Quiet times, CF 2067 GC
- Oceanid, CF 4210 GA
- Coho, CF 9974 KK
- Enchantress, CF 0878 SX
- Sea Star, CF 4213 ES
- Muffin, ON 1148169
- Ripple, ON 1037076
- Moonstone CF 5122 GX
- I'll be seeing you CF 3851 SJ
- Boss Lady, ON 556296
- Luna Sea, ON 1138367
- Myrtle Mae, CF 3187 FN

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



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

7881 SANDHOLDT ROAD
 MOSS LANDING, CA 95039

TELEPHONE – 831.633.2461
 FACSIMILE – 831.633.1201

GENERAL MANAGER/HARBOR MASTER
 Tom Razzeca

STAFF REPORT

ITEM NUMBER 7 - SLIP INCOME REPORT
 BOARD MEETING OF OCTOBER 26, 2022

Slip Rates 2022/2023 per linear foot:

Assigned: \$9.02/ft./month
 Temporary: \$13.45/ft./month
 Transient: \$1.25/ft./day

INCOME

September 2022
Budget
 \$176,762

September 2021
 \$179,884

September 2022
 \$172,694

For the month, slip income is higher than budget by \$4k. The higher than budget amount is attributed to higher assigned berthing revenue offset by lower temporary berthing revenue. Slip income is lower than the prior year by \$3k, mostly due to lower transient berthing revenue.



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

7881 SANDHOLDT ROAD
MOSS LANDING, CA 95039

TELEPHONE – 831.633.2461
FACSIMILE – 831.633.1201

GENERAL MANAGER/HARBOR MASTER
Tom Razzeca

STAFF REPORT

ITEM NUMBER 08 – INCIDENT REPORT
BOARD MEETING OF OCTOBER 26, 2022

09/22/2022 Received a call from the Boat Yard about black smoke coming from the vessel Cecelia B. Staff walked down to investigate and was unable to find anything but could see the smoke. N.C.F.D arrived and found a melted extension cord that had melted under the step on the main deck. Staff called owner of the vessel and informed them of the situation.

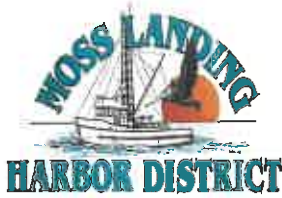
09/30/2022 Staff received a call from a tenant on B-dock that they had found a body floating near their vessel. Staff contacted the Sheriff's department who responded along with, North County Fire, and the EMS. The deceased person was later indentified and his family was notified by the Monterey County Sheriff's Department.

10/13/2022 Sheriffs were called to C-dock for an incident involving a tenant who was being loud and threatening another tenant. No arrests were made.

10/13/2022 Sheriff's were called for a tenant on A-dock who was being loud and causing a disturbance. Sheriff's arrived and calmed down the tenant and left with no arrests made.

10/14/2022 Sheriff's were called for a tenant causing a disturbance in the parking lot by A-dock. Sheriff's Deputies arrived and calmed the subject down with no arrests made. Staff is following up regarding the Tenants behavior while on District property.

No further incidents to report as of October 19, 2022



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

7881 SANDHOLDT ROAD
MOSS LANDING, CA 95039

TELEPHONE – 831.633.2461
FACSIMILE – 831.633.1201

GENERAL MANAGER/HARBOR MASTER
Tom Razzeca

STAFF REPORT

ITEM NUMBER 19 – CONSIDER RESOLUTION 22-14 CANCELING NOVEMBER AND DECEMBER BOARD MEETINGS AND FIXING A DATE FOR COMBINED MEETING IN EARLY DECEMBER
BOARD MEETING OF OCTOBER 26, 2022

Regularly scheduled Board meetings are on the 4th Wednesday of each month. The 4th Wednesday in November falls the day before Thanksgiving Day. The 4th Wednesday in December is just after Christmas Day when several staff members, Commissioners and consultants are on vacation.

Historically the Board has canceled the regular meetings and fixed one day in early December to accomplish the November and December business of the District.

Staff proposes that the Board adopt Resolution No. 22-14 fixing a date in early December as a Special Meeting to accommodate the November and December regular meeting business.

RESOLUTION NO. 22-14

**A RESOLUTION OF THE BOARD OF HARBOR COMMISSIONERS OF THE MOSS
LANDING HARBOR DISTRICT
CANCELING THE NOVEMBER AND DECEMBER 2022 MEETINGS
AND FIXING A SUBSTITUTE DATE THEREFOR**

WHEREAS, the Moss Landing Harbor District Board of Commissioners does not anticipate the need for the regular November 23, 2022 meeting which falls on the day before the Thanksgiving holiday, and

WHEREAS, the next regularly scheduled meeting of the Board would be December 28, 2022, and

WHEREAS, the public would not be served by holding the regular November meeting just before the Thanks Giving Holiday or holding the regular December meeting 3 days after Christmas Day, and

WHEREAS, historically the Commissioners, District Counsel and General Manager have all agreed to a rescheduled meeting sometime early in December.

NOW THEREFORE, BE IT RESOLVED that the Board of Harbor Commissioners of the Moss Landing Harbor District hereby cancels the regularly scheduled meetings of November 23rd and December 28th, 2022 respectively and fixes the date of _____ as the substitute meeting date for both such canceled meetings

* * * * *

CERTIFICATION

Resolution 22-14 was duly adopted by the Board of Harbor Commissioners of the Moss Landing Harbor District at a Regular meeting of the Board held on the 26th day of October, 2022, a quorum present and acting throughout, by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

Russ Jeffries, President
Board of Harbor Commissioners

ATTEST:

Tommy Razzeca, Deputy Secretary
Board of Harbor Commissioner



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

7881 SANDHOLDT ROAD
MOSS LANDING, CA 95039

TELEPHONE – 831.633.2461
FACSIMILE – 831.633.1201

GENERAL MANAGER/HARBOR MASTER
Tom Razzeca

STAFF REPORT

ITEM NUMBER 20 – Consider and Provide Direction on Recommendations of the Monterey County Civil Grand Jury.
BOARD MEETING OF OCTOBER 26, 2022

In August 2022, the Moss Landing Harbor District provided its responses to a series of findings and recommendations made by the Monterey County Civil Grand Jury concerning Harbor operations. Although the District found much to disagree with in the Grand Jury's report, findings and recommendations, many of which seemed to be incorrect or poorly researched, there were several issues that the District agreed should be discussed before the end of the calendar year.

Pursuant to the commitment the Board made in its response to the Grand Jury's report, Staff is bringing relevant recommendations before the Board for consideration and direction.

Recommendation R1 *By December 31, 2022, MLHD contract with a qualified consultant to complete a comprehensive Business/Strategic/Marketing plan.*

Staff believes that a business and marketing plan is unwarranted at this time for what is primarily a working harbor facility. Moss Landing continues to be the number one commercial fishing harbor in the Monterey region. The District's primary mission, as established in the initial grant of lands in trust to the District, is the establishment, improvement, and conduct of a harbor and for the construction, maintenance, and operation of wharves docks, piers, slips, quays and other utilities, structures, facilities, and appliances necessary or convenient to promote and accommodate commerce and navigation. Although the nature of Harbor activities has changed somewhat over the last few decades, with a growing marine recreational business, the addition of marine research facilities and operations, and a variety of amenities such as shops and restaurants meant to serve Harbor visitors, the District's primary focus remains the fishing industry.

Staff is of the opinion that a business and marketing plan is outside the scope of the Harbor's current needs and/or ability to implement. Marketing and business assistance can be obtained from consultants on an incremental basis when needed.

Recommendation R2 *By December 31, 2022 MLHD should complete a plan to implement the district facilities and replacement plan.*

Staff feels that the District's current means of assessing the condition of District facilities and replacing the same when necessary is sufficient. Staff assesses immediate needs in the Harbor on a daily basis when employees circulate through the District's properties performing routine maintenance and patrol responsibilities. Many needs are identified by Staff in this manner and are thereafter addressed by Staff on a regular and ongoing basis. Larger facility needs identified by Staff are addressed and scheduled as part of the annual budget process. (The District currently has \$1.5 million committed to infrastructure improvements in the FY 2022/2023 budget.) Additionally, the District relies on periodic reports, such as the recently solicited Post Tsunami Report from Sea Engineering, Inc, to identify repair work that is subsequently budgeted and implemented. And finally, the District receives verbal reports on facility needs from its tenants and users. Staff believes that this "living" approach to facility assessment and repair/replacement provides a more accurate evaluation and response to District's facility needs than would be provided by a static implementation plan that might be outdated soon after completion.

Recommendation R3 *By December 31, 2022 MLHD contract with qualified consultant to conduct a comprehensive maintenance study and develop a replacement plan.* See the response to Recommendation R2 above. The District's current means of assessing maintenance and replacement needs is sufficient. Additionally, if a study is warranted, there doesn't seem to be a clear need to retain an outside consultant to perform such work- it can be done in-house.

Recommendation R4 *By October 1, 2022, MLHD develop and adopt procedures to track complaints and tenant maintenance requests.* Staff agrees that it does not currently keep a maintenance log or database to track Harbor user and tenant complaints. That being said, the District has an established process for receiving complaints and responding accordingly. Most complaints are maintenance-related and result in a work order and repairs as necessary. The District is able to easily access records, such as work orders, concerning maintenance, and in fact was able to provide the Grand Jury with several years' worth of requested maintenance-related documents. However, Staff recognizes that there may some value to having a log or database of tenant/user complaints and responses and if desired by the Board can look into the establishment of the same.

Recommendation R7 *By December 31, 2022, MLHD implement an ordinance requiring all slip tenants to show proof of valid boat liability insurance, naming MLHD as additionally insured.* This requirement was considered and rejected by the Board several years ago. A proposal to require proof of liability insurance with additional insured components was met with strong opposition by the Harbor's tenants, many of whom indicated they would be unable to obtain or afford such insurance. All slip agreements require tenants to indemnify and hold the District harmless for damages and/or injuries. Staff recognizes that there is value in having a liability insurance requirement and if desired by the Board, is willing to revisit the issue after conducting outreach to slip tenants.