

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

**May 24, 2017 - 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.** 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 legal counsel and General Manager regarding two (2) matters of litigation pursuant to Government Code § 54956.9(a): 1. Catalano vs. MLHD and 2. Deyerle vs. MLH.
2. Confer with real property negotiators regarding two matters pursuant to Government Code §54956.8: (1) Moss Landing Commercial Park and (2) K Dock. Negotiating parties: General Manager and District Counsel.

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

**Roll Call**

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

Linda G. McIntyre – General Manager  
Mike Rodriquez – District Counsel  
Tommy Razzeca – Assistant General Manager  
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 the April 26, 2017 Regular Meeting Minutes.

**F. FINANCIAL REPORT**

2. Financial report month ending April 30, 2017.

**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. Community Relations; Requests/Issues
5. Summary of Permits Issued
6. Meeting Announcements

7. Assigned Liveboard Report
8. Slip Income Report
9. Incident Report

## **H. COMMITTEE REPORTS**

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

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19. ITEM – Update on North Harbor wharf/visitor dock access emergency repair project.
  - a. Staff report
  - b. Public comment
  - c. Board discussion
  - d. Board action
20. ITEM – Update on Maintenance Dock Erosion Emergency Project
  - a. Staff report
  - b. Public comment
  - c. Board discussion
  - d. Board action
21. ITEM – Consider adopting Preliminary Budget for 2017-2018 Fiscal Year.
  - a. Staff report
  - b. Public comment
  - c. Board discussion
  - d. Board action
22. ITEM – Consider entering into a Lease for a portion of K Dock
  - a. Staff report
  - b. Public comment
  - c. Board discussion
  - d. Board action
23. ITEM – Consider approving the District's insurance renewal package
  - a. Staff report
  - b. Public comment
  - c. Board discussion
  - d. Board action
24. ITEM – Consider financing options for payment of annual insurance premiums.
  - a. Staff report
  - b. Public comment
  - c. Board discussion
  - d. Board action

25. ITEM – Consider approving proposal from Ken Israel (Marine Science & Engineering with Sealaska Technical Services) for technical and consulting services related to FEMA dredge projects

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

#### **J. COMMISSIONERS COMMENTS AND CONCERNS**

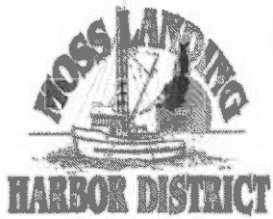
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Commissioners may address items of concern at this time, and may request that items be placed on future agendas in accordance with the By-laws of the Board.

#### **K. ADJOURNMENT**

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The next Meeting of the Board of Harbor Commissioners is scheduled for June 28, 2017 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 calling 831.633.2461 or by emailing [Razzeca@mosslandingharbor.dst.ca.us](mailto:Razzeca@mosslandingharbor.dst.ca.us) 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), by contacting the District at 831.633.5417 or by emailing [mcintyre@mosslandingharbor.dst.ca.us](mailto:mcintyre@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

**April 26, 2017**

**A. CLOSED SESSION**

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

1. Confer with legal counsel and General Manager regarding two (2) matters of litigation pursuant to Government Code § 54956.9(a): 1. Catalano vs. MLHD and 2. Deyerle vs. MLHD.
2. Confer with real property negotiators pursuant to Government Code §54956.8 regarding Moss Landing Commercial Park (formerly National Refractories). Negotiating parties: General Manager and District Counsel.

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

The meeting was called to order at 7:18 pm. After the Pledge of Allegiance, roll was called:

**Commissioners Present:**

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

**Staff Present:**

Linda G. McIntyre – General Manager  
Mike Rodriguez – District Counsel  
Tommy Razzeca – Assistant General Manager  
Shay Shaw – Administrative Assistant

**C. PRESIDENT'S REMARKS**

The President welcomed Shay Shaw, the new Administrative Assistant, on behalf of the Board. The President announced that the Board met in Closed Session and no decisions were made; that direction was given to the General Manager and to District Counsel.

**D. PUBLIC COMMENTS**

Members of the general public were invited to address the Board of Harbor Commissioners regarding any item that is not on the Agenda.

Herrick Andrews: Mr. Andrews is a Liveboard on B dock. He gave a lengthy account of an experience he had with the B dock gate being propped open and an encounter with a member of the District's staff. President Jeffries asked him to wrap up his remarks which he did. President Jeffries thanked him for his remarks.

Lynn Kent: She has a sailboat in North Harbor and wanted to know the District's plans for dredging, stating that "we need to maintain depth." The General Manager requested that Ms. Kent send an email to the GM so the GM can provide her with the process and status of obtaining permits to dredge.

**E. CONSENT CALENDAR**

1. Approval of the February 22, 2017 Regular Meeting Minutes. A motion was made by Commissioner Ferrante, seconded by Commissioner Shirrel, to approve the Minutes. The motion passed unanimously on a roll-call vote.

As President Jeffries proceeded to Item 2, Commissioner Ferrante asked if he could revisit Item 1. President Jeffries asked if he was withdrawing his Motion for approval of Item 1; Commissioner Ferrante replied that he was. President Jeffries asked if the seconder of the motion was willing to withdraw her second; Commissioner Shirrel agreed to do so based on Commissioner Ferrante's request to revisit the Minutes. Commissioner Ferrante stated that he wanted to point out a correction to the Minutes on Page 2, Item E., Public Comments, last line under Andrew Herrick's comments stating that "he likes it here..." Commissioner Ferrante pointed out that the word "here" was spelled "her" and was missing the last "e". Whereupon Commissioner Leonardini made a motion to adopt the February 22, 2017 Minutes as corrected, seconded by Commissioner Ferrante. On another roll call vote, the Motion passed unanimously.

2. Approve Amendment No. 7 to the ML Community Plan EIR Services Contract. GM McIntyre gave the staff report. Commissioner Ferrante wanted to know why the County keeps extending the deadline; the GM replied that the need for a traffic study arose and that will take added time; President Jeffries indicated that there were also many staff changes that interrupt the continuity of the process. A Motion was made by Commissioner Shirrel, seconded by Commissioner Ferrante, to approve the amendment. The motion passed unanimously on a roll-call vote.

## **F. FINANCIAL REPORT**

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3. Financial report month ending March 31, 2017 – GM McIntyre gave the highlights:

- Marina Revenues are higher than budgeted by \$33k. Liveaboard fees are higher than budget by \$11k, temporary berthing is higher than budget by \$46k, and assigned and transient berthing revenues are lower than budget by \$10k and \$18k, respectively.
- Marina Expenses are lower than budgeted by \$32k. The variance is largely due to a combination of repairs and maintenance costs and personnel expenses that came in under budget.
- General & Administrative costs came in above budget by \$83k, which is due primarily to attorney fees related to litigation for which we expect reimbursement.
- Marina operations shows a year to date profit of \$59k, which is higher than budgeted by \$62k.
- Lease and other operating revenues are better than budget by \$24k; mostly due to higher than anticipated property taxes of \$38k.
- Lease and other operating expenses are under budget by \$181k. This is due to the \$175k in election expense, while budgeted, was not incurred.
- Lease and other operations show a year to date profit of \$438k, which is higher than budgeted by \$205k.
- Overall for the year to date, combined operations show a profit of \$497k, higher than budget by \$267k.

There were no questions; Commissioner Leonardini made a motion, seconded by Commissioner Shirrel, to approve the financial report as presented. The motion passed unanimously on a roll-call vote.

#### **G. MANAGER'S REPORTS**

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4. Projects Status/Update – Written report, no questions
5. Community Relations; Requests/Issues – Written report, no questions
6. Summary of Permits Issued – Written report, no questions
7. Meeting Announcements – Commissioner Ferrante asked if the GM knew if a replacement for former Commissioner Frank Gomes had been made on the Monterey County Fish & Game Commission. The GM did not know.
8. Assigned Liveaboard Report – Written report, no questions
9. Slip Income Report – Written report, no questions
10. Incident Report – Written report, no questions

#### **H. COMMITTEE REPORTS**

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11. Finance Committee – Ferrante/Goulart – no meetings
12. Elkhorn Slough Advisory Committee – Leonardini – no meetings
13. Special Districts – Jeffries/Ferrante – President Jeffries stated that he and Commissioner Ferrante attended the SDAMC dinner meeting; CSDA representatives were the guest speakers.
14. Liveaboard Committee – Jeffries/ Goulart – no meetings
15. Harbor Improvement Committee – Shirrel/Goulart – no meetings
16. Real Property Committee I – Jeffries/Leonardini – President Jeffries reported that there had been one meeting with the RPC regarding negotiations; that direction was given to the GM and to District Counsel.
17. Real Property Committee II – Ferrante/Shirrel – no meetings
18. Ad Hoc Budget Committee – Leonardini/Shirrel – Commissioner Leonardini said a budget committee meeting is scheduled in the next couple of weeks.
19. Meetings attended by Commissioners at District expense since the last regular meeting of the Board (AB 1234 requirements). Commissioner Ferrante indicated he was giving a civics lesson to the audience and explained State, County, City, local and Special Districts; he reported on a CSDA Board meeting mentioning the CSDA.net website which provides updates on things within a particular District; there is a mapping feature which requires payment of a small fee to access; that Form 900 must be filled out. President Jeffries stated that he, Commissioner Leonardini, the GM, Assistant GM and Marc Del Piero met with the County staff - Mike Novo and David Mack - regarding Moss Landing Community Plan EIR.

#### **I. NEW BUSINESS**

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20. ITEM – Update on North Harbor wharf/visitor dock access emergency repair project.
  - a. Staff report – GM McIntyre gave the report indicating the emergency conditions still exist but that construction has begun.
  - b. Public comment – Lynn Kent asked how soon it would be done and why it takes so long. The GM again advised Ms. Kent to send her an email or come see her; that she would love to share the process and obstacles with Ms. Kent.
  - c. Board discussion – No discussion
  - d. Board action – By consensus the Board indicated that emergency conditions continue to exist and that the provisions of Resolution No. 16-01 should continue in full force and effect.

21. ITEM – Update on B Dock emergency repair project

- a. Staff report – GM McIntyre gave the staff report, reporting that the project was complete.
- b. Public comment – Herrick Andrews stated that we needed staff to remain on the docks to keep the sea lions away.
- c. Board discussion – General comments were made that the sea lions have been a problem for over 20 years and there are few if any deterrent methods that work for any length of time.
- d. Board action – A motion was made by Commissioner Shirrel, seconded Commissioner Goulart, accepting the staff report on the completion of the project, the amount spent and declaring that the emergency has ended. The motion passed unanimously on a roll-call vote.

22. ITEM – Update on Maintenance Dock Erosion Emergency Project

- a. Staff report – GM McIntyre gave the status of the ACOE and RWQCB permit applications which are still under review.
- b. Public comment - None
- c. Board discussion - None
- d. Board action – the Board, by consensus, indicated that emergency conditions continue to exist and that the provisions of Resolution No. 17-01 should continue in full force and effect.

**J. COMMISSIONERS COMMENTS AND CONCERNS**

Commissioner Shirrel said the CSDA magazine features an article by Commissioner Ferrante. She mentioned that she went to the Elkhorn Yacht Club and they are doing pretty well; some members expressed concern regarding the silting up of North Harbor. Commissioner Ferrante said he forgot to mention that he is on the Board of the CSDA Finance Corporation and they have a good interest rate available. He also wanted to mention that there is a scholarship available to attend the annual conference. General Manager McIntyre wanted to show the Board the North Harbor Building Permit that she had picked up at the County offices the previous day after clearing all the pre-conditions to issuance of the Permit.

**K. ADJOURNMENT**

President Jeffries adjourned the meeting at 8:15 pm.

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 April 30, 2017**

	<u>Apr 30, 17</u>	<u>Apr 30, 16</u>	<u>\$ Change</u>	<u>% Change</u>
<b>ASSETS</b>				
<b>Current Assets</b>				
<b>Checking/Savings</b>				
1018 · Union Bank- Trust Account	63,282	694,445	-631,163	-91%
1002 · Petty Cash	500	500		
1010 · Union - M.M.	3,901,441	3,407,854	493,587	14%
1009 · Union - Operating	39,565	-97,087	136,652	141%
1011 · Union - Payroll	34,472	19,124	15,348	80%
1015 · 1st Capital Bank	1,544,386	1,541,309	3,077	0%
1016 · Pinnacle Bank Interest Account	22,922	22,922		
1020 · Umpqua - Restricted	1,009,356	1,007,719	1,637	0%
<b>Total Checking/Savings</b>	<b>6,615,924</b>	<b>6,596,786</b>	<b>19,138</b>	<b>0%</b>
<b>Accounts Receivable</b>				
<b>11290 · Leases</b>				
1282 · NNN Receivable	36,304	51,875	-15,571	-30%
1294 · Monterey Fish		-6,739	6,739	100%
1299 · Pottery Planet		-3,152	3,152	100%
<b>Total 11290 · Leases</b>	<b>36,304</b>	<b>41,984</b>	<b>-5,680</b>	<b>-14%</b>
1200 · Marina Receivables	82,423	67,150	15,273	23%
1201 · Marina - Allow for Bad Debt	-42,395	-27,302	-15,093	-55%
<b>Total Accounts Receivable</b>	<b>76,332</b>	<b>81,832</b>	<b>-5,500</b>	<b>-7%</b>
<b>Other Current Assets</b>				
<b>1271 · Prepaid Expenses</b>				
1270 · Insurance	10,237	12,113	-1,876	-15%
<b>Total 1271 · Prepaid Expenses</b>	<b>10,237</b>	<b>12,113</b>	<b>-1,876</b>	<b>-15%</b>
<b>Total Other Current Assets</b>	<b>10,237</b>	<b>12,113</b>	<b>-1,876</b>	<b>-15%</b>
<b>Total Current Assets</b>	<b>6,702,493</b>	<b>6,690,731</b>	<b>11,762</b>	<b>0%</b>
<b>Fixed Assets</b>				
1650 · Construction in Progress	366,418	319,505	46,913	15%
1670 · Equipment	779,968	773,609	6,359	1%
<b>1700 · Improvements</b>				
1710 · NH Buildings & Improvements	7,868,580	7,868,580		
1720 · NH Floating Docks	524,675	524,675		
1725 · NH Offsite Improvements	632,218	632,218		
1730 · SH Buildings & Improvements	8,276,755	8,256,228	20,527	0%
1740 · SH Floating Docks	9,369,077	9,135,149	233,928	3%
<b>Total 1700 · Improvements</b>	<b>26,671,305</b>	<b>26,416,850</b>	<b>254,455</b>	<b>1%</b>
1900 · Land	1,642,860	1,642,860		



**Moss Landing Harbor District**  
**Balance Sheet**  
As of April 30, 2017

	<u>Apr 30, 17</u>	<u>Apr 30, 16</u>	<u>\$ Change</u>	<u>% Change</u>
<b>1800 - Less - Depreciation</b>				
<b>1805 - Equipment</b>	-775,690	-767,114	-8,576	-1%
<b>1810 - NH Buildings &amp; Improvements</b>	-3,468,850	-3,211,377	-257,473	-8%
<b>1820 - NH Floating Docks</b>	-495,745	-484,057	-11,688	-2%
<b>1825 - NH Offsite Improvements</b>	-437,820	-418,807	-19,013	-5%
<b>1830 - SH Buildings &amp; Improvements</b>	-5,756,524	-5,544,143	-212,381	-4%
<b>1840 - SH Floating Docks</b>	-5,103,601	-4,692,498	-411,103	-9%
<b>Total 1800 - Less - Depreciation</b>	<u>-16,038,230</u>	<u>-15,117,996</u>	<u>-920,234</u>	<u>-6%</u>
<b>Total Fixed Assets</b>	<u>13,422,321</u>	<u>14,034,828</u>	<u>-612,507</u>	<u>-4%</u>
<b>Other Assets</b>				
<b>1530 - Principal Financial CS</b>	7,389	7,389		
<b>1320 - Workers Comp Deposit</b>	200	200		
<b>Total Other Assets</b>	<u>7,589</u>	<u>7,589</u>		
<b>TOTAL ASSETS</b>	<u><u>20,132,403</u></u>	<u><u>20,733,148</u></u>	<u><u>-600,745</u></u>	<u><u>-3%</u></u>

**Moss Landing Harbor District**  
**Balance Sheet**  
As of April 30, 2017

	<u>Apr 30, 17</u>	<u>Apr 30, 16</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	258	15,139	-14,881	-98%
<b>Total Accounts Payable</b>	258	15,139	-14,881	-98%
<b>Other Current Liabilities</b>				
2082 · MLCP Cost Reimb. Deposit	89,952	58,609	31,343	53%
2020 · Accrued Salaries Payable	13,574		13,574	100%
2021 · Accrued Vacation	76,043	83,982	-7,939	-9%
2023 · Accrued Payroll Taxes	5,425		5,425	100%
2030 · Customer Deposits	295,907	293,554	2,353	1%
2050 · Employee 457 Payable	-109		-109	-100%
2080 · Prepaid Berth Fees	128,520	128,220	300	0%
2087 · Lease Deposits	14,164	14,164		
2086 · Prepaid Leases				
20861 · Duke	65,183		65,183	100%
20862 · MBARI	99	25,936	-25,837	-100%
<b>Total 2086 · Prepaid Leases</b>	65,282	25,936	39,346	152%
2051 · Note Interest Payable				
2062 · Umpqua Accrued Interest	28,833	35,872	-7,039	-20%
<b>Total 2051 · Note Interest Payable</b>	28,833	35,872	-7,039	-20%
<b>Total Other Current Liabilities</b>	717,591	640,337	77,254	12%
<b>Total Current Liabilities</b>	717,849	655,476	62,373	10%
<b>Long Term Liabilities</b>				
2605 · Umpqua Loan	4,046,718	4,406,076	-359,358	-8%
<b>Total Long Term Liabilities</b>	4,046,718	4,406,076	-359,358	-8%
<b>Total Liabilities</b>	4,764,567	5,061,552	-296,985	-6%
<b>Equity</b>				
3050 · Prior Year Earnings	9,417,664	8,822,078	595,586	7%
3020 · Retained Net Assets	6,456,231	6,456,231		
<b>Net Income</b>	-506,059	393,286	-899,345	-229%
<b>Total Equity</b>	15,367,836	15,671,595	-303,759	-2%
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u>20,132,403</u>	<u>20,733,147</u>	<u>-600,744</u>	<u>-3%</u>

**Moss Landing Harbor District**  
**Statement of Cash Flows**  
July 2016 through April 2017

Jul '16 - Apr 17

**OPERATING ACTIVITIES**

Net Income	-506,059
Adjustments to reconcile Net Income	
to net cash provided by operations:	
1200 · Marina Receivables	-6,484
1201 · Marina - Allow for Bad Debt	10,842
11290 · Leases:1262 · Monterey Bay Electronics	872
11290 · Leases:1282 · NNN Receivable	-17,304
1271 · Prepaid Expenses:1270 · Insurance	1,951
1800 · Less - Depreciation:1805 · Equipment	17,001
1800 · Less - Depreciation:1810 · NH Buildings & Improvements	215,828
1800 · Less - Depreciation:1820 · NH Floating Docks	10,031
1800 · Less - Depreciation:1825 · NH Offsite Improvements	24,486
1800 · Less - Depreciation:1830 · SH Buildings & Improvements	173,982
1800 · Less - Depreciation:1840 · SH Floating Docks	345,333
2010 · Accounts Payable	-32,223
2020 · Accrued Salaries Payable	7,202
2021 · Accrued Vacation	-18,956
2023 · Accrued Payroll Taxes	5,425
2030 · Customer Deposits	3,534
2050 · Employee 457 Payable	-109
2080 · Prepaid Berth Fees	-45,108
2086 · Prepaid Leases:20861 · Duke	12,451
2086 · Prepaid Leases:20862 · MBARI	-21,200
2082 · MLCP Cost Reimb. Deposit	-15,772
2051 · Note Interest Payable:2062 · Umpqua Accrued Interest	-23,489
Net cash provided by Operating Activities	<u>142,234</u>

**FINANCING ACTIVITIES**

2605 · Umpqua Loan	-359,358
Net cash provided by Financing Activities	<u>-359,358</u>

Net cash Increase for period -217,124

Cash at beginning of period 6,833,046

Cash at end of period 6,615,922

**Moss Landing Harbor District**  
**Profit & Loss Budget vs. Actual**  
July 2016 through April 2017

	Jul '16 - Apr 17	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	1,305,001	1,313,940	-8,939	99%
4115 · Temporary Berthing	234,008	187,413	46,595	125%
4130 · Transient Berthing	31,494	51,756	-20,262	61%
4112 · Qtrly/Annual Discount	-3,154	-4,330	1,176	73%
4113 · Commercial Vessel Dscnt	-11,097	-12,500	1,403	89%
4114 · Away (1 mnth) Dscnt	-721		-721	100%
4120 · Liveaboard Fees	99,770	87,500	12,270	114%
4260 · Towing - Intra Harbor	300	750	-450	40%
4270 · Pumpouts	1,000	600	400	167%
4220 · Wait List	8,112	6,000	2,112	135%
4282 · Recovered Lien Costs	1,220	500	720	244%
4280 · Late Fees	25,298	25,000	298	101%
<b>Total 4100 · Berthing Income</b>	<b>1,691,231</b>	<b>1,656,629</b>	<b>34,602</b>	<b>102%</b>
<b>4200 · Other Income - Operations</b>				
4225 · Merchandise	1,683	825	858	204%
4285 · Dog Fee	1,225	1,350	-125	91%
4230 · SH Parking	79,498	87,000	-7,502	91%
4290 · Misc	170	1,000	-830	17%
<b>Total 4200 · Other Income - Operations</b>	<b>82,576</b>	<b>90,175</b>	<b>-7,599</b>	<b>92%</b>
<b>4300 · Operating Grant Revenues</b>				
<b>Total 4000 · MARINA REVENUES</b>	<b>1,773,807</b>	<b>1,746,804</b>	<b>27,003</b>	<b>102%</b>

**Moss Landing Harbor District**  
**Profit & Loss Budget vs. Actual**  
July 2016 through April 2017

Expense	Jul '16 - Apr 17	Budget	\$ Over Budget	% of Budget
<b>5200 · General &amp; Administrative</b>				
5100 · Advertising	5,827	4,750	1,077	123%
5921 · Internet Billing Service	1,520	1,706	-186	89%
5210 · Dues & Subscriptions	5,963	5,500	463	108%
5220 · Office Supplies				
5223 · Administration	3,009	2,136	873	141%
5225 · Operations	6,336	5,734	602	110%
<b>Total 5220 · Office Supplies</b>	<b>9,345</b>	<b>7,870</b>	<b>1,475</b>	<b>119%</b>
5230 · Postage & Equip Lease				
5232 · Meter Lease	507	565	-58	90%
5235 · Postage	65	943	-878	7%
<b>Total 5230 · Postage &amp; Equip Lease</b>	<b>572</b>	<b>1,508</b>	<b>-936</b>	<b>38%</b>
5240 · Copier Lease & Supplies				
5242 · Copier Lease	3,182	3,528	-346	90%
5245 · Toner & Supplies				
<b>Total 5240 · Copier Lease &amp; Supplies</b>	<b>3,182</b>	<b>3,528</b>	<b>-346</b>	<b>90%</b>
5250 · Telephone & Communications				
5253 · Administration	9,086	10,293	-1,207	88%
5255 · Operations	706	1,217	-511	58%
<b>Total 5250 · Telephone &amp; Communications</b>	<b>9,792</b>	<b>11,510</b>	<b>-1,718</b>	<b>85%</b>
5260 · Professional Services				
5269 · Payroll Processing	2,854	3,068	-214	93%
5263 · Audit fees	14,500	14,500		100%
5262 · Accounting	32,913	34,000	-1,087	97%
5264 · Peoples Desal Costs				
5265 · Legal	154,554	62,500	92,054	247%
5268 · Computer Consulting	2,986	4,283	-1,297	70%
<b>Total 5260 · Professional Services</b>	<b>207,807</b>	<b>118,351</b>	<b>89,456</b>	<b>176%</b>
5270 · Licenses & Permits	10	349	-339	3%
5281 · Resale Merchandise		1,105	-1,105	
5290 · Credit Card Fees	10,058	9,576	482	105%
<b>Total 5200 · General &amp; Administrative</b>	<b>254,076</b>	<b>165,753</b>	<b>88,323</b>	<b>153%</b>
<b>5300 · Personnel</b>				
5310 · Salaries				
5313 · Administration	214,423	234,970	-20,547	91%
5315 · Operations	108,573	112,940	-4,367	96%
5318 · Maintenance	70,582	78,044	-7,462	90%
<b>Total 5310 · Salaries</b>	<b>393,578</b>	<b>425,954</b>	<b>-32,376</b>	<b>92%</b>
5330 · Payroll Taxes				
5333 · Administration	16,251	17,972	-1,721	90%
5335 · Operations	11,883	12,871	-988	92%
5338 · Maintenance	5,428	6,123	-695	89%
5330 · Payroll Taxes - Other				
<b>Total 5330 · Payroll Taxes</b>	<b>33,562</b>	<b>36,966</b>	<b>-3,404</b>	<b>91%</b>

**Moss Landing Harbor District**  
**Profit & Loss Budget vs. Actual**  
July 2016 through April 2017

	Jul '16 - Apr 17	Budget	\$ Over Budget	% of Budget
<b>5340 · Employee Benefits</b>				
5343 · Administration	62,180	70,080	-7,900	89%
5345 · Operations	19,924	16,178	3,746	123%
5348 · Maintenance	37,277	58,956	-21,679	63%
<b>Total 5340 · Employee Benefits</b>	<b>119,381</b>	<b>145,214</b>	<b>-25,833</b>	<b>82%</b>
<b>5350 · Workers Compensation</b>				
5353 · Administration	3,000	2,670	330	112%
5355 · Operations	5,870	4,490	1,380	131%
5358 · Maintenance	6,670	10,916	-4,246	61%
<b>Total 5350 · Workers Compensation</b>	<b>15,540</b>	<b>18,076</b>	<b>-2,536</b>	<b>86%</b>
<b>5360 · Education &amp; Training</b>				
5363 · Administration	429	2,000	-1,571	21%
5365 · Operations	1,009			
<b>Total 5360 · Education &amp; Training</b>	<b>1,438</b>	<b>2,000</b>	<b>-562</b>	<b>72%</b>
<b>Total 5300 · Personnel</b>	<b>563,499</b>	<b>628,210</b>	<b>-64,711</b>	<b>90%</b>
<b>5400 · Insurance</b>				
5410 · Liability Insurance	104,871	98,933	5,938	106%
<b>Total 5400 · Insurance</b>	<b>104,871</b>	<b>98,933</b>	<b>5,938</b>	<b>106%</b>
<b>5500 · Utilities</b>				
5540 · Sewer	32,167	33,333	-1,166	97%
5510 · Garbage	43,283	44,167	-884	98%
5520 · Gas and Electric	170,000	163,333	6,667	104%
5530 · Water	22,435	26,667	-4,232	84%
<b>Total 5500 · Utilities</b>	<b>267,885</b>	<b>267,500</b>	<b>385</b>	<b>100%</b>
<b>5600 · Operating Supplies</b>				
5610 · Vehicles	5,990	7,083	-1,093	85%
5620 · Vessels		100	-100	
5625 · Operations	14,636	17,833	-3,197	82%
<b>Total 5600 · Operating Supplies</b>	<b>20,626</b>	<b>25,016</b>	<b>-4,390</b>	<b>82%</b>
<b>5700 · Depreciation</b>	<b>393,331</b>	<b>393,750</b>	<b>-420</b>	<b>100%</b>
<b>5800 · Repairs &amp; Maintenance</b>				
5810 · Vehicles	354	4,339	-3,985	8%
5830 · Equip Rental	2,783	4,961	-2,178	56%
5840 · Small Tools		900	-900	
5850 · Repair Materials	28,606	60,632	-32,026	47%
5860 · Outside Service Contracts	66,697	50,000	16,697	133%
5870 · Derelict Disposal	278	22,500	-22,222	1%
<b>Total 5800 · Repairs &amp; Maintenance</b>	<b>98,718</b>	<b>143,332</b>	<b>-44,614</b>	<b>69%</b>
<b>5900 · Financial Expenses</b>				
5920 · Bank Service Charges	3,563	3,333	230	107%
5990 · Bad Debt	17,000	20,833	-3,833	82%
<b>Total 5900 · Financial Expenses</b>	<b>20,563</b>	<b>24,166</b>	<b>-3,603</b>	<b>85%</b>
<b>Total · MARINA EXPENSES</b>	<b>1,723,569</b>	<b>1,746,660</b>	<b>-23,092</b>	<b>99%</b>
<b>Net Ordinary Income - Marina Operations</b>	<b>50,239</b>	<b>144</b>	<b>50,095</b>	<b>34,888%</b>

**Moss Landing Harbor District**  
**Profit & Loss Budget vs. Actual**  
July 2016 through April 2017

	Jul '16 - Apr 17	Budget	\$ Over Budget	% of Budget
<b>4400 · LEASE AND OTHER INCOME</b>				
<b>4050 · Trust Lands Lease Revenue</b>				
4051 · Dynegy Outfall	52,732	52,732	0	100%
4052 · MBARI - MARS Cable		1,280	-1,280	
4053 · MBARI	21,200	21,753	-553	97%
<b>Total 4050 · Trust Lands Lease Revenue</b>	<b>73,932</b>	<b>75,765</b>	<b>-1,833</b>	<b>98%</b>
<b>4500 · Leases</b>				
4501 · K-Pier Lease	5,558	14,037	-8,479	40%
4502 · Cannery Building				
4518 · Suite 5	19,976	19,885	91	100%
4510 · Suite 6	20,865	20,827	38	100%
4504 · Suite 3	70,496	70,397	99	100%
4511 · Suite 1 & 10	14,177	14,328	-151	99%
4515 · Suite 4	67,385	68,083	-698	99%
4517 · Suite 2	25,424	25,463	-39	100%
4523 · Canary NNN	26,823	25,000	1,823	107%
<b>Total 4502 · Cannery Building</b>	<b>245,146</b>	<b>243,983</b>	<b>1,163</b>	<b>100%</b>
4530 · RV Lot	25,833	26,100	-267	99%
4540 · Martin & Mason	22,898	22,504	394	102%
4541 · SH Spare Office	1,772	4,407	-2,635	40%
4560 · North Harbor				
4562 · Sea Harvest	28,716	30,834	-2,118	93%
4568 · Monterey Bay Kayaks	32,318	27,574	4,744	117%
4572 · Pottery Planet	31,518	33,531	-2,013	94%
<b>Total 4560 · North Harbor</b>	<b>92,552</b>	<b>91,939</b>	<b>613</b>	<b>101%</b>
<b>Total 4500 · Leases</b>	<b>393,759</b>	<b>402,970</b>	<b>-9,211</b>	<b>98%</b>
<b>4600 · District Property Taxes</b>	<b>271,489</b>	<b>200,000</b>	<b>71,489</b>	<b>136%</b>
<b>4700 · Other Revenues &amp; Concessions</b>				
4727 · Key Sales	5,141	6,000	-859	86%
4125 · Amenity Fee	235,404	230,463	4,941	102%
4710 · Vending Activities				
4711 · Washer/Dryer	8,572	6,500	2,072	132%
4712 · Soda	493			
<b>Total 4710 · Vending Activities</b>	<b>9,065</b>	<b>6,500</b>	<b>2,565</b>	<b>139%</b>
4720 · Dry Storage	47,333	48,875	-1,542	97%
4725 · North Harbor Use Fee	52,180	51,000	1,180	102%
4730 · NH Washdown	1,119	1,667	-548	67%
4735 · Camp/RV	4,702	3,600	1,102	131%
4740 · Equipment Rental		750	-750	
4751 · Permits	5,542	9,000	-3,458	62%
4765 · Faxes, Copies & Postage	43	667	-624	6%
<b>Total 4700 · Other Revenues &amp; Concessions</b>	<b>360,529</b>	<b>358,522</b>	<b>2,007</b>	<b>101%</b>
<b>4800 · Interest</b>				
4846 · Umpqua Interest	1,260	833	427	151%
4843 · First Capital Bank	2,553	2,500	53	102%

**Moss Landing Harbor District**  
**Profit & Loss Budget vs. Actual**  
July 2016 through April 2017

	Jul '16 - Apr 17	Budget	\$ Over Budget	% of Budget
4841 · Union Bank Interest	105	583	-478	18%
4845 · SBB Interest	162			
Total 4800 · Interest	4,080	3,916	164	104%
Total 4400 · LEASE AND OTHER INCOME	1,103,789	1,041,173	62,616	106%
7000 · LEASE AND OTHER EXPENSES				
7100 · Interest Expense				
7134 · Umpqua Accrued Interest	96,963	100,378	-3,415	97%
Total 7100 · Interest Expense	96,963	100,378	-3,415	97%
7200 · Other Financial Expenses				
7230 · LAFO Administrative Charges	5,589	5,700	-111	98%
7221 · CSDA Dues	6,026	5,700	326	106%
Total 7200 · Other Financial Expenses	11,615	11,400	215	102%
5700 · Depreciation	393,331	393,750	-420	100%
7300 · Commissioner Expenses				
7310 · Election Costs		175,000	-175,000	
7320 · Monthly Stipend	9,356	10,000	-644	94%
7321 · Employer Payroll Taxes	716	900	-184	80%
7330 · Incurred Expenses	1,768	1,500	268	118%
Total 7300 · Commissioner Expenses	11,840	187,400	-175,560	6%
Total 7000 · LEASE AND OTHER EXPENSES	513,749	692,928	-179,180	74%
Net Ordinary Income - Lease & Other Operations	590,041	348,245	241,796	169%
Net Ordinary Income - Combined Operations	640,279	348,389	291,890	184%



**Moss Landing Harbor District**  
**Profit & Loss Budget vs. Actual**  
July 2016 through April 2017

	<u>Jul '16 - Apr 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Other Income/Expense</b>				
<b>Other Income</b>				
<b>8001 · Cost Reimbursements</b>				
8101 · Revenue from reimbursements	151,014	160,000	-8,986	94%
8201 · Reimbursable expenses	-17,746	-160,000	142,254	11%
<b>Total 8001 · Cost Reimbursements</b>	<u>133,268</u>	<u></u>	<u>133,268</u>	<u>100%</u>
<b>Total Other Income</b>	<u>133,268</u>		<u>133,268</u>	<u>100%</u>
<b>Other Expense</b>				
<b>9000 · CAPITAL PROJECT EXPENSES</b>				
9054 · Sea Lion Deterrent Fencing		75,000	-75,000	
9053 · Dock Maintenance		30,000	-30,000	
9052 · NH Wharf Entrance Repair	6,931			
9051 · Sewer Lift Station		25,000	-25,000	
5880 · Dredging	6,392	21,000	-14,608	30%
9302 · Tsunami shoreline repairs	773,125	750,000	23,125	103%
9800 · Dock Replacement	287,381			
9750 · Office Computers		2,500	-2,500	
9309 · New NH Restaurant	205,777	1,750,000	-1,544,223	12%
9250 · Security Camera		2,500	-2,500	
9150 · Cannery		5,500	-5,500	
9470 · NH Visitor Dock		200,000	-200,000	
<b>Total 9000 · CAPITAL PROJECT EXPENSES</b>	<u>1,279,606</u>	<u>2,861,500</u>	<u>-1,581,894</u>	<u>45%</u>
<b>Total Other Expense</b>	<u>1,279,606</u>	<u>2,861,500</u>	<u>-1,581,894</u>	<u>45%</u>
<b>Net Other Income</b>	<u>-1,146,338</u>	<u>-2,861,500</u>	<u>1,715,162</u>	<u>40%</u>
<b>Net Income</b>	<u><u>-506,059</u></u>	<u><u>-2,513,111</u></u>	<u><u>2,007,052</u></u>	<u><u>20%</u></u>

**Moss Landing Harbor District**  
**Profit & Loss YTD Comparison**  
July 2016 through April 2017

	Jul '16 - Apr 17	Jul '15 - Apr 16	\$ Change	% Change
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>4000 · MARINA REVENUES</b>				
<b>4100 · Berthing Income</b>				
4110 · Assigned Berthing	1,305,001	1,277,202	27,799	2%
4115 · Temporary Berthing	234,008	181,123	52,885	29%
4130 · Transient Berthing	31,494	36,958	-5,464	-15%
4112 · Qtrly/Annual Discount	-3,154	-3,799	645	17%
4113 · Commercial Vessel Dscnt	-11,097	-13,273	2,176	16%
4114 · Away (1 mnth) Dscnt	-721	-905	184	20%
4120 · Liveaboard Fees	99,770	90,602	9,168	10%
4260 · Towing - Intra Harbor	300	900	-600	-67%
4270 · Pumpouts	1,000	1,000		
4220 · Wait List	8,112	7,052	1,060	15%
4282 · Recovered Lien Costs	1,220	700	520	74%
4280 · Late Fees	25,298	22,895	2,403	10%
<b>Total 4100 · Berthing Income</b>	<b>1,691,231</b>	<b>1,600,455</b>	<b>90,776</b>	<b>6%</b>
<b>4200 · Other Income - Operations</b>				
4225 · Merchandise	1,683	729	954	131%
4285 · Dog Fee	1,225	1,335	-110	-8%
4230 · SH Parking	79,498	88,144	-8,646	-10%
4290 · Misc	170	1,567	-1,397	-89%
<b>Total 4200 · Other Income - Operations</b>	<b>82,576</b>	<b>91,775</b>	<b>-9,199</b>	<b>-10%</b>
<b>Total 4000 · MARINA REVENUES</b>	<b>1,773,807</b>	<b>1,692,230</b>	<b>81,577</b>	<b>5%</b>

**Moss Landing Harbor District**  
**Profit & Loss YTD Comparison**  
July 2016 through April 2017

Expense	Jul '16 - Apr 17	Jul '15 - Apr 16	\$ Change	% Change
<b>5200 · General &amp; Administrative</b>				
5100 · Advertising	5,827	2,351	3,476	148%
5921 · Internet Billing Service	1,520	1,444	76	5%
5210 · Dues & Subscriptions	5,963	6,018	-55	-1%
5220 · Office Supplies				
5223 · Administration	3,009	2,007	1,002	50%
5225 · Operations	6,336	6,365	-29	-0%
Total 5220 · Office Supplies	9,345	8,372	973	12%
5230 · Postage & Equip Lease				
5232 · Meter Lease	507	369	138	37%
5235 · Postage	65	1,047	-982	-94%
Total 5230 · Postage & Equip Lease	572	1,416	-844	-60%
5240 · Copier Lease & Supplies				
5242 · Copier Lease	3,182	3,135	47	1%
Total 5240 · Copier Lease & Supplies	3,182	3,135	47	1%
5250 · Telephone & Communications				
5253 · Administration	9,086	8,757	329	4%
5255 · Operations	706	1,110	-404	-36%
Total 5250 · Telephone & Communications	9,792	9,867	-75	-1%
5260 · Professional Services				
5269 · Payroll Processing	2,854	2,846	8	0%
5263 · Audit fees	14,500	14,500		
5262 · Accounting	32,913	29,936	2,977	10%
5265 · Legal	154,554	97,165	57,389	59%
5268 · Computer Consulting	2,986	4,754	-1,768	-37%
Total 5260 · Professional Services	207,807	149,201	58,606	39%
5270 · Licenses & Permits	10	387	-377	-97%
5281 · Resale Merchandise		1,226	-1,226	-100%
5290 · Credit Card Fees	10,058	8,333	1,725	21%
Total 5200 · General & Administrative	254,076	191,750	62,326	33%
<b>5300 · Personnel</b>				
5310 · Salaries				
5313 · Administration	214,423	212,113	2,310	1%
5315 · Operations	108,573	96,403	12,170	13%
5318 · Maintenance	70,582	63,844	6,738	11%
Total 5310 · Salaries	393,578	372,360	21,218	6%
5330 · Payroll Taxes				
5333 · Administration	16,251	14,940	1,311	9%
5335 · Operations	11,883	8,004	3,879	48%
5338 · Maintenance	5,428	4,821	607	13%
Total 5330 · Payroll Taxes	33,562	27,765	5,797	21%
5340 · Employee Benefits				
5343 · Administration	62,180	62,498	-318	-1%
5345 · Operations	19,924	30,723	-10,799	-35%

**Moss Landing Harbor District**  
**Profit & Loss YTD Comparison**  
July 2016 through April 2017

	Jul '16 - Apr 17	Jul '15 - Apr 16	\$ Change	% Change
5348 · Maintenance	37,277	30,650	6,627	22%
Total 5340 · Employee Benefits	119,381	123,871	-4,490	-4%
5350 · Workers Compensation				
5353 · Administration	3,000	3,000		
5355 · Operations	5,870	5,870		
5358 · Maintenance	6,670	6,670		
Total 5350 · Workers Compensation	15,540	15,540		
5360 · Education & Training				
5363 · Administration	429	3,470	-3,041	-88%
5365 · Operations	1,009		1,009	100%
Total 5360 · Education & Training	1,438	3,470	-2,032	-59%
Total 5300 · Personnel	563,499	543,006	20,493	4%
5400 · Insurance				
5410 · Liability Insurance	104,871	96,093	8,778	9%
Total 5400 · Insurance	104,871	96,093	8,778	9%
5500 · Utilities				
5540 · Sewer	32,167	29,890	2,277	8%
5510 · Garbage	43,283	42,460	823	2%
5520 · Gas and Electric	170,000	172,077	-2,077	-1%
5530 · Water	22,435	26,938	-4,503	-17%
Total 5500 · Utilities	267,885	271,365	-3,480	-1%
5600 · Operating Supplies				
5610 · Vehicles	5,990	6,563	-573	-9%
5620 · Vessels		58	-58	-100%
5625 · Operations	14,636	16,207	-1,571	-10%
Total 5600 · Operating Supplies	20,626	22,828	-2,202	-10%
5700 · Depreciation	393,331	393,331		
5800 · Repairs & Maintenance				
5810 · Vehicles	354	2,786	-2,432	-87%
5830 · Equip Rental	2,783	2,750	33	1%
5840 · Small Tools		600	-600	-100%
5850 · Repair Materials	28,606	29,873	-1,267	-4%
5860 · Outside Service Contracts	66,697	51,936	14,761	28%
5870 · Derelict Disposal	278	17,020	-16,742	-98%
Total 5800 · Repairs & Maintenance	98,718	104,965	-6,247	-6%
5900 · Financial Expenses				
5920 · Bank Service Charges	3,563	3,692	-129	-3%
5990 · Bad Debt	17,000	21,250	-4,250	-20%
Total 5900 · Financial Expenses	20,563	24,942	-4,379	-18%
Total · MARINA EXPENSES	1,723,569	1,648,280	75,289	5%
Net Ordinary Income - Marina Operations	50,239	43,951	6,288	14%

**Moss Landing Harbor District**  
**Profit & Loss YTD Comparison**  
July 2016 through April 2017

	Jul '16 - Apr 17	Jul '15 - Apr 16	\$ Change	% Change
<b>4400 · LEASE AND OTHER INCOME</b>				
<b>4050 · Trust Lands Lease Revenue</b>				
4051 · Dynegy Outfall	52,732	51,249	1,483	3%
4052 · MBARI - MARS Cable		1,247	-1,247	-100%
4053 · MBARI	21,200	20,660	540	3%
<b>Total 4050 · Trust Lands Lease Revenue</b>	<b>73,932</b>	<b>73,156</b>	<b>776</b>	<b>1%</b>
<b>4500 · Leases</b>				
4501 · K-Pier Lease	5,558	13,719	-8,161	-59%
<b>4502 · Cannery Building</b>				
4518 · Suite 5	19,976	19,430	546	3%
4510 · Suite 6	20,865	22,484	-1,619	-7%
4520 · Suite 9		662	-662	-100%
4504 · Suite 3	70,496	68,614	1,882	3%
4511 · Suite 1 & 10	14,177	13,996	181	1%
4515 · Suite 4	67,385	66,357	1,028	2%
4517 · Suite 2	25,424	24,684	740	3%
4523 · Canary NNN	26,823	14,187	12,636	89%
<b>Total 4502 · Cannery Building</b>	<b>245,146</b>	<b>230,414</b>	<b>14,732</b>	<b>6%</b>
4530 · RV Lot	25,833	25,439	394	2%
4540 · Martin & Mason	22,898	21,932	966	4%
4541 · SH Spare Office	1,772	3,401	-1,629	-48%
4560 · North Harbor				
4562 · Sea Harvest	28,716	28,372	344	1%
4568 · Monterey Bay Kayaks	32,318	33,178	-860	-3%
4572 · Pottery Planet	31,518	30,876	642	2%
<b>Total 4560 · North Harbor</b>	<b>92,552</b>	<b>92,426</b>	<b>126</b>	<b>0%</b>
<b>Total 4500 · Leases</b>	<b>393,759</b>	<b>387,331</b>	<b>6,428</b>	<b>2%</b>
<b>4600 · District Property Taxes</b>	<b>271,489</b>	<b>258,755</b>	<b>12,734</b>	<b>5%</b>
<b>4700 · Other Revenues &amp; Concessions</b>				
4727 · Key Sales	5,141	6,235	-1,094	-18%
4125 · Amenity Fee	235,404	238,494	-3,090	-1%
<b>4710 · Vending Activities</b>				
4711 · Washer/Dryer	8,572	7,319	1,253	17%
4712 · Soda	493		493	100%
<b>Total 4710 · Vending Activities</b>	<b>9,065</b>	<b>7,319</b>	<b>1,746</b>	<b>24%</b>
4720 · Dry Storage	47,333	48,395	-1,062	-2%
4725 · North Harbor Use Fee	52,180	54,720	-2,540	-5%
4730 · NH Washdown	1,119	2,462	-1,343	-55%
4735 · Camp/RV	4,702	3,202	1,500	47%
4740 · Equipment Rental		947	-947	-100%
4751 · Permits	5,542	8,820	-3,278	-37%
4755 · Floating Docks				
4765 · Faxes, Copies & Postage	43	36	7	19%
<b>Total 4700 · Other Revenues &amp; Concessions</b>	<b>360,529</b>	<b>370,630</b>	<b>-10,101</b>	<b>-3%</b>
<b>4800 · Interest</b>				

**Moss Landing Harbor District**  
**Profit & Loss YTD Comparison**  
July 2016 through April 2017

	Jul '16 - Apr 17	Jul '15 - Apr 16	\$ Change	% Change
4846 · Umpqua Interest	1,260	1,138	122	11%
4843 · First Capital Bank	2,553	2,565	-12	-0%
4841 · Union Bank Interest	105	2,264	-2,159	-95%
4845 · SBB Interest	162	349	-187	-54%
<b>Total 4800 · Interest</b>	<b>4,080</b>	<b>6,316</b>	<b>-2,236</b>	<b>-35%</b>
<b>Total 4400 · LEASE AND OTHER INCOME</b>	<b>1,103,789</b>	<b>1,096,188</b>	<b>7,601</b>	<b>1%</b>
<b>7000 · LEASE AND OTHER EXPENSES</b>				
7100 · Interest Expense				
7134 · Umpqua Accrued Interest	96,963	109,952	-12,989	-12%
<b>Total 7100 · Interest Expense</b>	<b>96,963</b>	<b>109,952</b>	<b>-12,989</b>	<b>-12%</b>
7200 · Other Financial Expenses				
7230 · LAFO Administrative Charges	5,589	5,637	-48	-1%
7221 · CSDA Dues	6,026	5,659	367	6%
<b>Total 7200 · Other Financial Expenses</b>	<b>11,615</b>	<b>11,296</b>	<b>319</b>	<b>3%</b>
5700 · Depreciation	393,331	393,331		
7300 · Commissioner Expenses				
7320 · Monthly Stipend	9,356	8,500	856	10%
7321 · Employer Payroll Taxes	716	627	89	14%
7330 · Incurred Expenses	1,768	1,357	411	30%
<b>Total 7300 · Commissioner Expenses</b>	<b>11,840</b>	<b>10,484</b>	<b>1,356</b>	<b>13%</b>
<b>Total 7000 · LEASE AND OTHER EXPENSES</b>	<b>513,749</b>	<b>525,063</b>	<b>-11,314</b>	<b>-2%</b>
<b>Net Ordinary Income - Lease &amp; Other Operations</b>	<b>590,041</b>	<b>571,126</b>	<b>18,915</b>	<b>3%</b>
<b>Net Ordinary Income - Combined Operations</b>	<b>640,279</b>	<b>615,076</b>	<b>25,203</b>	<b>4%</b>
<b>Other Income/Expense</b>				
<b>Other Income</b>				
8001 · Cost Reimbursements				
8101 · Revenue from reimbursements	151,014	115,753	35,261	30%
8201 · Reimbursable expenses	-17,746	-32,280	14,534	45%
<b>Total 8001 · Cost Reimbursements</b>	<b>133,268</b>	<b>83,473</b>	<b>49,795</b>	<b>60%</b>
<b>Total Other Income</b>	<b>133,268</b>	<b>83,473</b>	<b>49,795</b>	<b>60%</b>
<b>Other Expense</b>				
9000 · CAPITAL PROJECT EXPENSES				
9052 · NH Wharf Entrance Repair	6,931		6,931	100%
5880 · Dredging	6,392	73,002	-66,610	-91%
9302 · Tsunami shoreline repairs	773,125	30,742	742,383	2,415%
9800 · Dock Replacement	287,381	135,946	151,435	111%
9309 · New NH Restaurant	205,777	45,044	160,733	357%
9565 · Miscellaneous Capital Projects		9,545	-9,545	-100%
9150 · Cannery		10,982	-10,982	-100%
<b>Total 9000 · CAPITAL PROJECT EXPENSES</b>	<b>1,279,606</b>	<b>305,261</b>	<b>974,345</b>	<b>319%</b>
<b>Total Other Expense</b>	<b>1,279,606</b>	<b>305,261</b>	<b>974,345</b>	<b>319%</b>
<b>Net Other Income</b>	<b>-1,146,338</b>	<b>-221,788</b>	<b>-924,550</b>	<b>-417%</b>
<b>Net Income</b>	<b>-506,059</b>	<b>393,288</b>	<b>-899,347</b>	<b>-229%</b>

**Moss Landing Harbor District**

**A/P Aging Summary**

As of April 30, 2017

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>&gt; 90</u>	<u>TOTAL</u>
Airgas	79.05	0.00	0.00	0.00	0.00	79.05
AT&T	112.44	0.00	0.00	0.00	0.00	112.44
Auto Care Towing	1,512.00	0.00	0.00	0.00	0.00	1,512.00
Bayside Oil, Inc.	0.00	3,410.00	0.00	0.00	0.00	3,410.00
Byte Technology	37.50	0.00	0.00	0.00	0.00	37.50
CalPERS	0.00	-7,346.23	0.00	0.00	0.00	-7,346.23
Carmel Marina Corporation	514.81	0.00	0.00	0.00	0.00	514.81
Carrot-Top Industries, Inc.	122.61	0.00	0.00	0.00	0.00	122.61
Central Coast Systems, Inc.	105.00	0.00	0.00	0.00	0.00	105.00
Cintas	425.07	0.00	0.00	0.00	0.00	425.07
Corralitos Electric	346.20	0.00	0.00	0.00	0.00	346.20
David Auten	869.85	0.00	0.00	0.00	0.00	869.85
Despard Marine Services	150.00	0.00	0.00	0.00	0.00	150.00
Jarvis, Fay, Doporto & Gibson, LLP	0.00	11,020.00	0.00	0.00	0.00	11,020.00
Konica Minolta Premier Finance	241.97	0.00	0.00	0.00	0.00	241.97
Linda G. McIntyre	0.00	-400.00	0.00	0.00	0.00	-400.00
Monterey Regional Waste Management Dist.	4,244.70	0.00	0.00	0.00	0.00	4,244.70
Office Depot	245.63	0.00	0.00	0.00	0.00	245.63
Office Team	669.75	0.00	0.00	0.00	0.00	669.75
Pajaro/Sunny Mesa C.S.D.	2,024.73	0.00	0.00	0.00	0.00	2,024.73
PG&E	0.00	-20,000.00	0.00	0.00	0.00	-20,000.00
Premium Assignment Corporation	0.00	-11,145.48	0.00	0.00	0.00	-11,145.48
Principal Financial	0.00	-265.33	0.00	0.00	0.00	-265.33
Rabobank	680.36	0.00	0.00	0.00	0.00	680.36
Royal Wholesale Electric	0.00	1,941.88	0.00	0.00	0.00	1,941.88
Social Vocational Services, Inc.	0.00	-1,073.57	0.00	0.00	0.00	-1,073.57
U.S. Bank	2,732.64	0.00	0.00	0.00	0.00	2,732.64
United Site Services of Calif., Inc.	43.46	0.00	0.00	0.00	0.00	43.46
VALIC	6,009.50	0.00	0.00	0.00	0.00	6,009.50
Verizon Wireless	140.90	0.00	0.00	0.00	0.00	140.90
Vision Service Plan	0.00	-127.88	0.00	0.00	0.00	-127.88
Wendy L. Cumming, CPA	2,936.25	0.00	0.00	0.00	0.00	2,936.25
<b>TOTAL</b>	<b><u>24,244.42</u></b>	<b><u>-23,986.61</u></b>	<b><u>0.00</u></b>	<b><u>0.00</u></b>	<b><u>0.00</u></b>	<b><u>257.81</u></b>

**Moss Landing Harbor District**  
**Warrant Listing**  
**As of April 30, 2017**

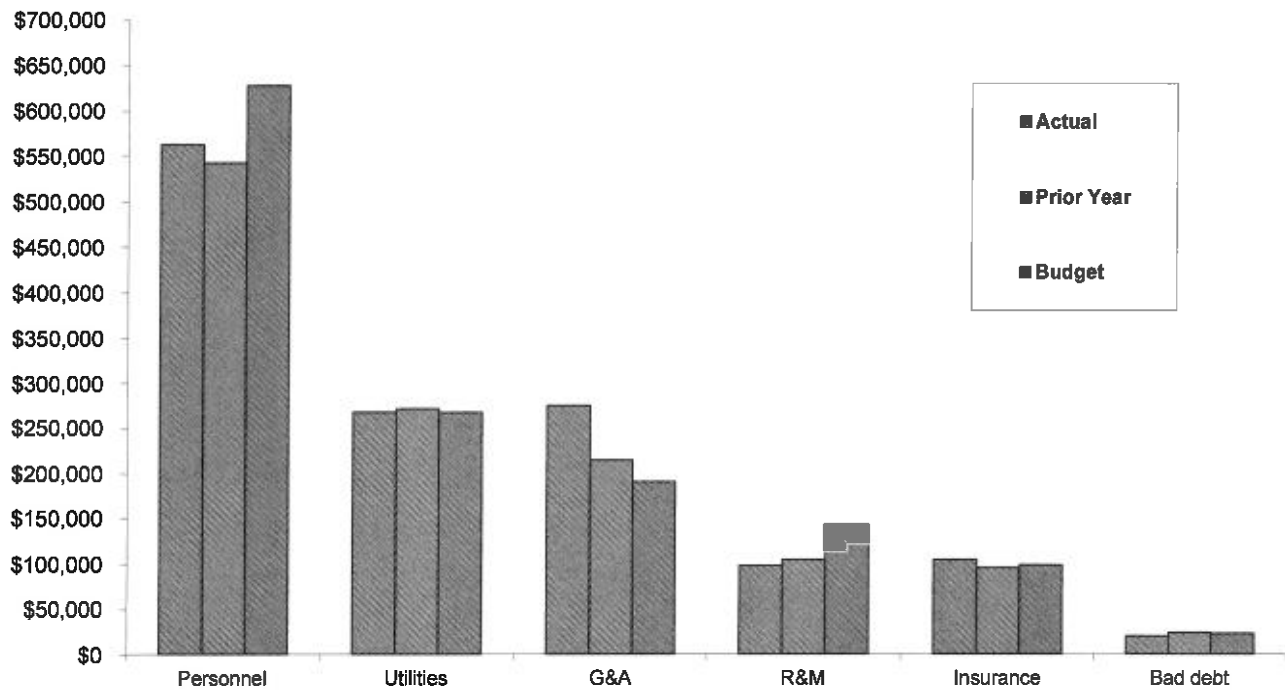
Type	Date	Num	Name	Amount
<b>1009 - Union - Operating</b>				
Bill Pmt -Check	04/10/2017	17190	Adolfo Calanoc	-500.00
Bill Pmt -Check	04/10/2017	17165	AT&T	-112.38
Bill Pmt -Check	04/10/2017	17166	Auto Care Towing	-1,134.00
Bill Pmt -Check	04/10/2017	17167	Carmel Marina Corporation	-4,146.42
Bill Pmt -Check	04/10/2017	17168	Cintas	-418.32
Bill Pmt -Check	04/10/2017	17169	Danny Haux	-207.00
Bill Pmt -Check	04/10/2017	17170	Global Equipment Company	-1,105.06
Bill Pmt -Check	04/10/2017	17171	Harry Brown	-575.00
Bill Pmt -Check	04/10/2017	17172	Monterey Regional Waste Management Dist.	-2,302.40
Bill Pmt -Check	04/10/2017	17173	MRWPCA	-7,105.13
Bill Pmt -Check	04/10/2017	17174	Office Team	-693.25
Bill Pmt -Check	04/10/2017	17175	Pajaro/Sunny Mesa C.S.D.	-1,575.77
Bill Pmt -Check	04/10/2017	17176	Patrick Liby	-525.00
Bill Pmt -Check	04/10/2017	17177	PG&E	-20,000.00
Bill Pmt -Check	04/10/2017	17178	Pitney Bowes Global Financial Svc LLC	-129.30
Bill Pmt -Check	04/10/2017	17179	Principal Financial	-265.33
Bill Pmt -Check	04/10/2017	17180	Rabobank	-451.73
Bill Pmt -Check	04/10/2017	17181	Redshift	-136.85
Bill Pmt -Check	04/10/2017	17182	Social Vocational Services, Inc.	-1,073.57
Bill Pmt -Check	04/10/2017	17183	Sunrise Express	-48.75
Bill Pmt -Check	04/10/2017	17184	ThyssenKrupp Elevator - 042	-591.86
Bill Pmt -Check	04/10/2017	17185	Tri County Landscape	-115.10
Bill Pmt -Check	04/10/2017	17186	VALIC	-4,338.31
Bill Pmt -Check	04/10/2017	17187	Vision Sevice Plan	-127.88
Bill Pmt -Check	04/10/2017	17189	WASH	-202.08
Bill Pmt -Check	04/20/2017	17191	Airgas	-74.40
Bill Pmt -Check	04/20/2017	17192	Aspen Enviommental Group	-1,198.15
Bill Pmt -Check	04/20/2017	17193	AT&T	-227.58
Bill Pmt -Check	04/20/2017	17194	Don Chapin	-41,914.00
Bill Pmt -Check	04/20/2017	17195	Haro, Kasunich and Assoc. Inc.	-617.50
Bill Pmt -Check	04/20/2017	17196	Home Depot	-1,306.35
Bill Pmt -Check	04/20/2017	17197	Kimberly Richardson	-500.00
Bill Pmt -Check	04/20/2017	17198	Linda G. McIntyre	-400.00
Bill Pmt -Check	04/20/2017	17199	MP Express	-2,912.12
Bill Pmt -Check	04/20/2017	17200	Office Team	-1,280.75
Bill Pmt -Check	04/20/2017	17201	Sea Engineering, Inc.	-27,668.54
Bill Pmt -Check	04/20/2017	17202	Sharon & Steven Lark	-525.00
Bill Pmt -Check	04/20/2017	17203	SVS Client Contract Billing	-971.33
Bill Pmt -Check	04/20/2017	17204	United Site Services of Calif., Inc.	-147.23
Bill Pmt -Check	04/20/2017	17205	Valero Marketing and Supply Company	-131.04
Bill Pmt -Check	04/20/2017	17206	Verizon Wireless	-140.90
Bill Pmt -Check	04/20/2017	17207	Wald, Ruhnke & Dost Architects, LP	-1,332.50
Bill Pmt -Check	04/20/2017	17208	AT&T	-488.51
Check	04/25/2017	1133	Linda G. McIntyre	-29,191.77



**Moss Landing Harbor District****Warrant Listing****As of April 30, 2017**

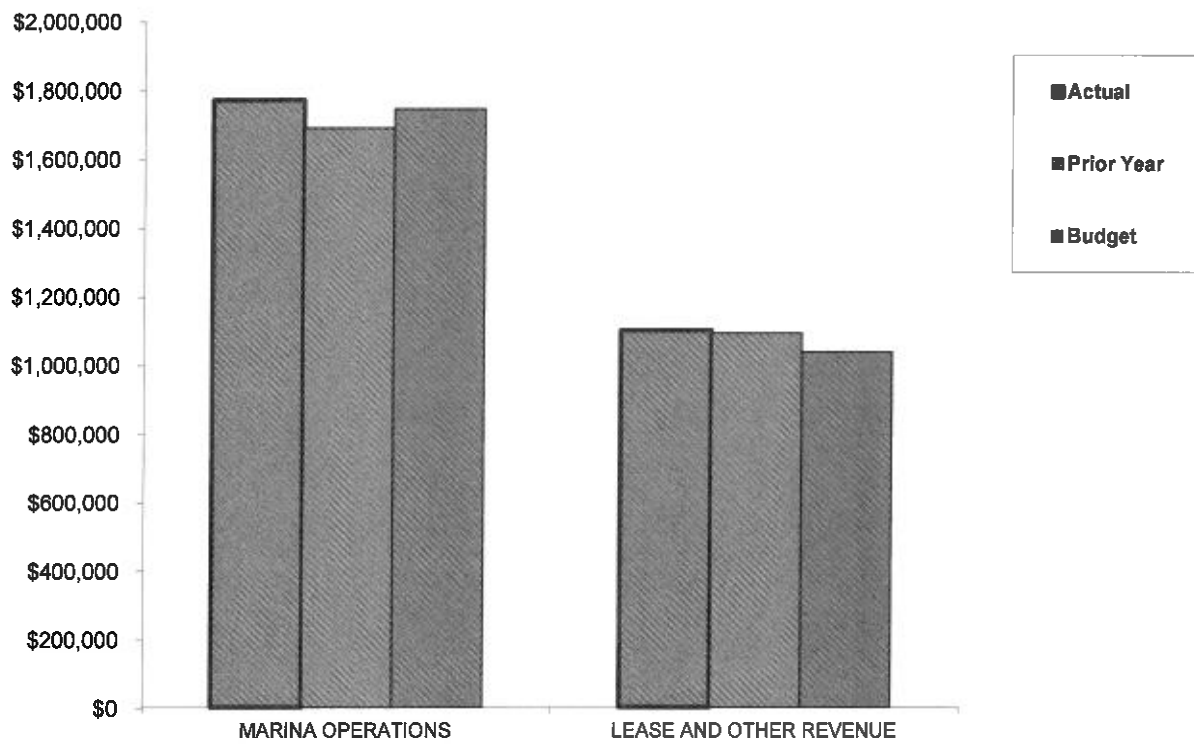
<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>
Bill Pmt -Check	04/27/2017	17209	CalPERS	-7,346.23
Bill Pmt -Check	04/27/2017	17210	Premium Assignment Corporation	-11,145.48
Check	04/30/2017			-124.84
Total 1009 Union - Operating				-177,524.71
<b>TOTAL</b>				<b>-177,524.71</b>

**Operating Expenses  
Year to Date Actuals vs. Budget and Prior Year  
April 30, 2017**

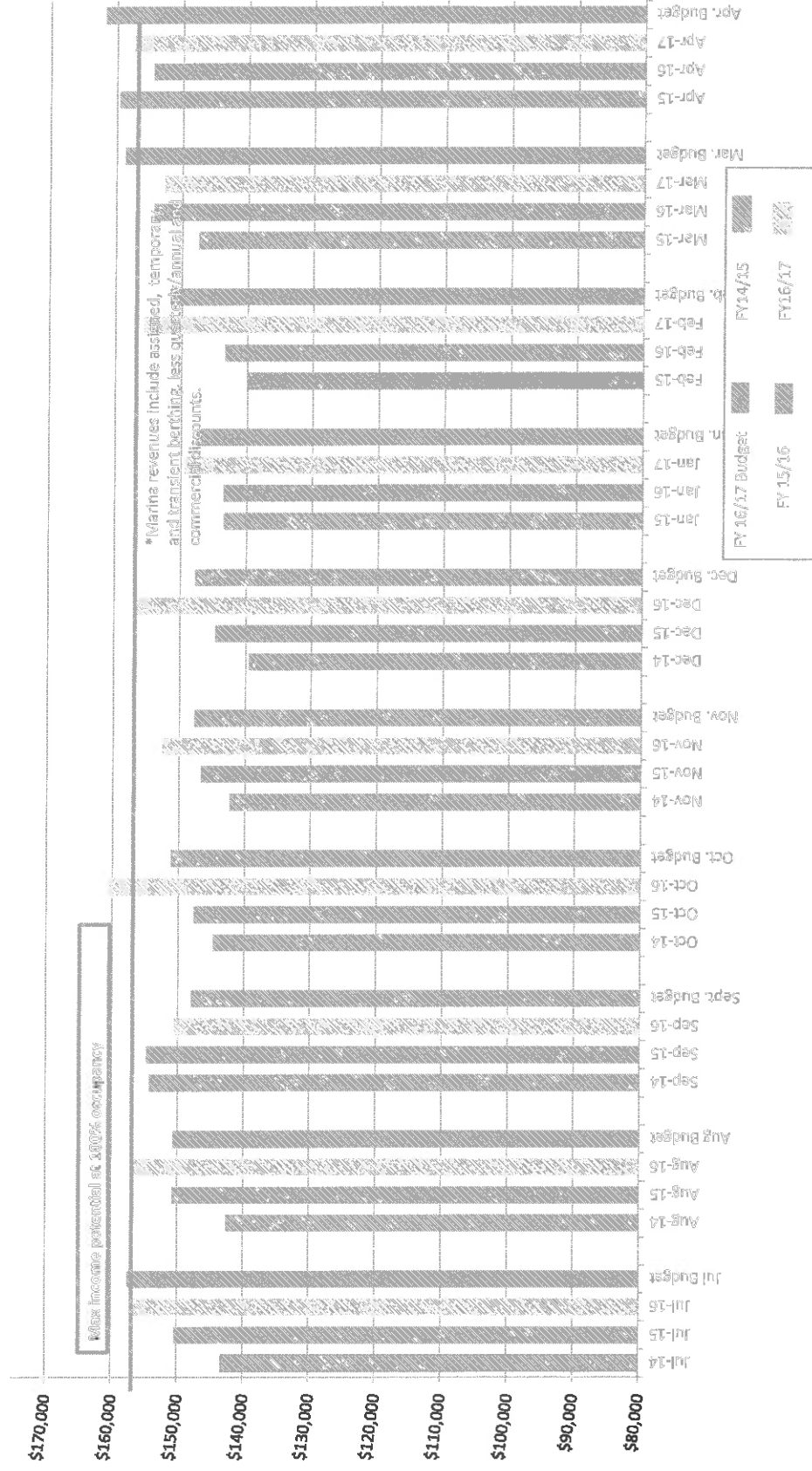


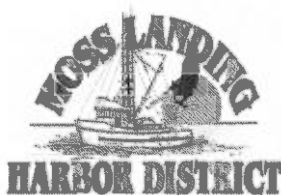
**\*\*Expenses Exclude Dredging, Depreciation and Interest Expenses\*\***

**Marina, Lease and Other Revenue  
Year to Date Actual vs. Budget and Prior Year  
April 30, 2017**



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





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

**7881 SANDHOLDT ROAD  
 MOSS LANDING, CA 95039**

TELEPHONE – 831.633.5417  
 FACSIMILE – 831.633.4537

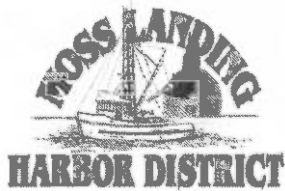


**GENERAL MANAGER**  
**HARBORMASTER**  
 Linda G. McIntyre, Esq

## STAFF REPORT

### ITEM NUMBER 3 – PROJECT STATUS BOARD MEETING OF MAY 24, 2017

WHEN	WHAT	STATUS			COMMENTS
		DONE	ON TARGET	REVISED	
During NH Building Construction	Install electrical lights around the perimeter of NH parking lot as budget permits.			X	Awaiting relocation of electrical box during NH Building project. This will be an ongoing project. We will commence obtaining new permits as appropriate.
After NH Building Construction	Postponed due to budget constraints* Repair Cannery Building unimproved parking lot			X	
After NH Building Construction	Postponed due to budget constraints* Install hardwood in Assistant GM's, Admin Assistant's and the GM's offices			X	Postponed due to budgeting constraints.
2015 - 2018?	Improve area around B dock entrance to a park-like setting			X	Follows undergrounding of electric pole next to B Dock by PG&E.
After NH Building construction	Postponed due to budget constraints* Magnetic Key Card system installation			X	B, C & J Docks completed; Next Docks: G & I dock @ \$3K per gate plus \$2200 if a relay is needed.
Early 2017	Maintenance Dock Emergency Repair		X		Awaiting erosion report, then ACOE Permit; Rec'd CCC, RWQCB and Mo Co Emergency Permits
Completed January 2016	Tsunami Shoreline Erosion Project	X			Revetment repair, park & pathway (permit conditions) completed. completed; Awaiting response from FEMA for increase in reimbursement amount.
Emergency Repairs by early 2017	NH pedestrian wharf and gangway access erosion			X	El Niño storms created emergency; Cal Trans permit process delayed project; La Nina created more damage. Project underway, nearly completed.
Ongoing (started July 2015)	Replacement of three (3) HVAC Units SC Cannery Bldg (one unit replaced in October 2015)		X		One unit that was in immediate need of replacement was replaced October 2015.
FY 2018	Postponed due to budget constraints NH visitor dock replacement			X	Visitor dock at NH destroyed by sea lions; because of 2 El Niño emergency projects, permit conditions & B dock accident will budget in 2018/2019
June 2017	Maintenance Dock shoreline stabilization & repair			X	La Nina storms caused serious emergency damage to Maintenance Dock; 1/25/17 Board declared emergency; awaiting ACOE Permit
2017	NH & SH Dredge projects from 2017 storms		X		Jan & Feb 2017 winter storms deposited silt in SH and extreme in NH. Awaiting FEMA approval.



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FACSIMILE -- 831.633.4537



EXECUTIVE  
GENERAL MANAGER

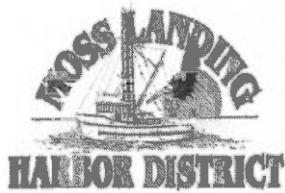
HARBORMASTER  
Linda G. McIntyre, Esq.

## STAFF REPORT

### ITEM NUMBER 4 – COMMUNITY RELATIONS, REQUESTS, ISSUES BOARD MEETING OF MAY 24, 2017

1. The General Manager and Assistant General Manager met with our marine consultant, a representative from Cal OES and 3 representatives from FEMA to discuss the District's dredge needs as a result of the two atmospheric river storms in January and February. The representatives seemed to think the sediment we showed as emanating from the storms, (approximately 13,330 cy) along with the costs of move and demove, could be paid by FEMA. Maintenance dredging beyond the storm-related volumes would of course be at our own expense.
2. The current schedule for sport Salmon season from Pigeon Pt. to Pt. Sur is April 1 through July 15; Pt. Sur to the US Mexico border – April 1 through May 31. The Commercial season from Pigeon Pt. to US Mexico border is May 1 through June 30. It's a much shorter season and not much fish.
3. One of our Liveboards at North Harbor was out surfing last week-end and died; was found floating next to or on his surfboard. Efforts to revive him failed. Our condolences to the family.

*SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947*



**BOARD OF COMMISSIONERS**  
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 FACSIMILE – 831.633.4537



**EXECUTIVE  
 GENERAL MANAGER  
 HARBORMASTER**

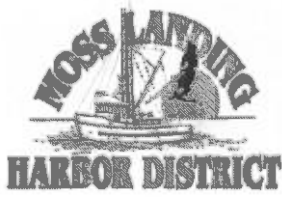
Linda G. McIntyre, Esq.

## STAFF REPORT

### ITEM NUMBER 5 – SUMMARY OF PERMITS ISSUED BOARD MEETING OF MAY 24, 2017

Permittee	Issue Date	Status	Permit Type	Exp. Date
Whisper Charters (Brian Ackerman)	2/22/2016	Expired	Facilities Use	Not Renewed
Monterey Bay Hydrobikes	2/4/2017	Current	Facilities Use	2/4/2018
Blue Ocean Whale Watch	2/8/2017	Current	Facilities Use	2/8/2018
REI Outdoor School	3/9/2017	Current	Facilities Use	3/9/2018
Kahuna Sportfishing	3/17/2017	Current	Facilities Use	3/17/2018
Elkhorn Slough Research Foundation	4/1/2017	Current	Facilities Use	4/1/2018
MBARI-Otter Studies	4/1/2017	Current	Facilities Use	4/1/2018
Stap-Marine Life Studies	4/15/2017	Current	Facilities Use	4/15/2018
Venture Quest Kayaking	5/16/2016	Pending	Facilities Use	5/16/2017
Kayak Connection	5/18/2016	Pending	Facilities Use	5/18/2017
Secret Harbor Charter Tours	5/24/2016	Pending	Facilities Use	5/24/2017
Sanctuary Cruises	6/6/2016	Current	Facilities Use	6/6/2017
Fast Raft	6/8/2016	Current	Facilities Use	6/8/2017
Sea Goddess Whale Watching-Tours	6/10/2016	Current	Facilities Use	6/10/2017
Sea Goddess Whale Watching-Souvenirs	6/10/2016	Current	Peddlers	6/10/2017
MBARI-Slough Test Moorings	6/27/2016	Current	Facilities Use	6/27/2017
Orescanin, NPS Research Buoys	4/3/2017	Current	Facilities Use	7/15/2017
Save Our Shores-Dockwalker Program	9/2/2016	Current	Facilities Use	9/2/2017
Elkhorn Slough - Souvenirs	10/1/2016	Current	Peddlers	10/1/2017
Elkhorn Slough Safari - tours	10/1/2016	Current	Facilities Use	10/1/2017
Blue Water Ventures	10/31/2016	Current	Facilities Use	10/31/2017
Wild Fish-Vicki Crow	11/20/2016	Current	Peddlers	11/20/2017

*SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947*



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7881 SANDHOLDT ROAD  
MOSS LANDING, CA 95039

TELEPHONE – 831.633.5417  
FACSIMILE – 831.633.4537



EXECUTIVE  
GENERAL MANAGER

HARBORMASTER  
Linda G. McIntyre, Esq.

## STAFF REPORT

### ITEM NUMBER 6 – MEETING ANNOUNCEMENTS BOARD MEETING OF MAY 24, 2017

2017 Meeting Schedule Monterey Bay National Marine Sanctuary Advisory Council (SAC).  
For information contact Nichole Rodriguez, [nichole.rodriguez@noaa.gov](mailto:nichole.rodriguez@noaa.gov); 831.647.4206

**June 16<sup>th</sup>**  
Cambria

**October 20<sup>th</sup>**  
Salinas

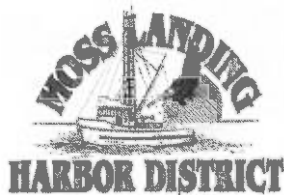
**August 16<sup>th</sup>**  
Half Moon Bay

**December 15<sup>th</sup>**  
Monterey

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>

*SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947*





**BOARD OF HARBOR COMMISSIONERS**

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

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MOSS LANDING, CA 95039

TELEPHONE – 831.633.5417  
FACSIMILE – 831.633.4537



**GENERAL MANAGER**  
**HARBOR MASTER**  
Linda G. McIntyre, Esq.

Assistant General Manager  
Tommy Razzeca

**ITEM NUMBER 7 - ASSIGNED LIVEABOARD REPORT**  
**BOARD MEETING OF MAY 24, 2017**

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

<u><b>Name</b></u>	<u><b>Vessel</b></u>
1. Anderson, T.	<i>Lanikai</i> CF 4134N
2. Bachmanova, A.	<i>Espresso</i> , ON991915
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. Chojnowski, G.	<i>Moon Shadow</i> , CF 2325 SZ
9. Clark, N.	<i>China Cloud</i> , ON 999772
12 Cloer, J./Ajuria M.	<i>Laurie</i> , CF 2688 EX
13 Chambers, B.	<i>Pyxis</i> , ON 984193
14. Comendant, T.	<i>Mariah</i> , CF 9747 GR
15. Crow, F.	<i>Tortuga</i> , ON 1190479
16. Degnan, P.	No Name, CF 8344 GT
17. Powers, P	No Name, CF 0333 EU
18. Elwell, G.	<i>Pearl</i> , ON 557575
19. Faneuf, C.	<i>Sandpiper</i> , CF 6280 EU
20. Felicano, J.	<i>Takara</i> , CF 3767 AS
21. Graham, D.	<i>Shelter Dog</i> , ON 593068
22. Harrington, H.	<i>Isle of View</i> , ON 997142
23. Ho, R.	<i>Carolynn Ann</i> CF 5796 FG
24. Heatley, J.	<i>Darla Jean</i> , CF 2303 UN
25 Jerred, D.	<i>Westwind</i> , CF8564 GM
26. Groom D	<i>Phoenix</i> , CF 5084 GJ
27. Jones, H.	<i>Laetare</i> , CF 5495 YB
28. Jones, T.	<i>Sanity</i> , CF 5249 SC
29. Johnson, J. /LaFever M.	<i>Aztlan</i> , ON 281903
30. Kampas, B.	<i>Tee-Time</i> CF 5670 UY

*SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947*

31. Knudson L./Knudson A.
32. Kurle L.
33. Larke, R.
34. Burnett
35. Maris, T.
36. Markley, S.
37. Nieman J.
38. Niswonger, R.
39. Nunes, D.
40. Otis, T.
41. Pending
42. PhillipsA/FlavinS/FlavinC/FlavinS
43. Velaquez A/ Velaquez R/ Velaquez R
44. Raaphorst, D./Raaphorst M.
45. Reins, D.
46. Rotger, M.
48. Roulet, J.
49. Piro, Daniel
50. Schuber, T.
51. Stegmann, R.
52. Stark, H.
53. Snyder, R.
54. Thomas, B.
55. Tufts, M./ M White/ P Wiseman/R Son
56. Whaley, C/ Whaley C.
57. Wolinski, Peter
58. Waters, J./Waters, M.
59. *Kevin Antos*
60. *Herrick Andrews*

*Spellbound*, ON 082155  
*Sweet Liberty* ON 105217  
*Rhiannon*, CF 8551 CA  
*Zinful* CF5419 JG  
*Nimble*, CF 3730 KB  
*Olivia*, CF 0322 VP.  
*Inia*, ON 1074183  
*Illusion*, CF 0836 TA  
*Auoroa*, ON 676686  
*Blue Moon*, CF 1886 GT  
 Pending  
*Odyle*, ON 559168  
*Lorraine* CF 0533 JL  
*Spirit*, ON 664971  
*Second Paradise*, ON 912484  
*Raven*, ON 241650  
*Double Eagle*, ON 519846  
*Gulf Star* CF 6082 GL  
*Bulldog*, ON 1219673  
*Wild Goose*, ON 589319  
*Outta Here*, CF 8370 EA  
*Jeannie B*, ON 261236  
*Coho*, CF 9974 KK  
*Enchantress*, CF 0878 SX  
*Karuna*, ON 653218  
*Ramona*, ON 1114657  
*No Name* CF 5670 GD  
*Water Billy* CF 8031 SB  
*Sea Free* ON 613387

Total Number Vessels: 58  
 Total Number Persons: 72  
 Pending Applications: -2-



BOARD OF COMMISSIONERS  
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James Goulart

7881 SANDHOLDT ROAD  
MOSS LANDING, CA 95039

TELEPHONE – 831.633.5417  
FACSIMILE – 831.633.4537



EXECUTIVE  
GENERAL MANAGER

HARBORMASTER  
Linda G. McIntyre, Esq.

## STAFF REPORT

### ITEM NUMBER 8 - SLIP INCOME REPORT BOARD MEETING OF MAY 24, 2017

Slip Rates 2016/2017 per linear foot:

Assigned: \$7.35/ft./month  
Temporary: \$11.60/ft./month  
Transient: \$1.25/ft./day

### INCOME

April 2017

\$157,323

April 2016

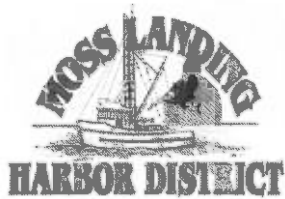
\$153,962

April 2017 Budget

\$161,711

For the month, slip income is below budget by \$4,388 because of lower than anticipated berthing revenue from assigned and transient berthing due to a poor Salmon season. However, slip income is better than last year by \$3,361, due to a combination of higher temporary and transient berthing revenue in the current year.

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FACSIMILE – 831.633.4537



**GENERAL MANAGER**  
**HARBOR MASTER**  
Linda G. McIntyre, Esq.

Assistant General Manager  
Tommy Razzeca

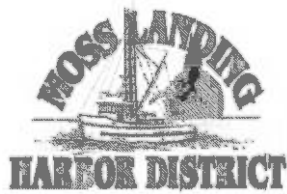
## **STAFF REPORT**

### **ITEM NUMBER 9 – INCIDENT REPORT BOARD MEETING OF MAY 24, 2017**

**4/21/17** Maintenance reported that a fishing vessel collided with a cement piling at slip B-194 while pulling into the slip. Had marine engineer examine the damage and he concluded it was minor damage not requiring further action.

**5/14/17** A live aboard from the North Harbor was found floating in the water next to his surfboard outside the jetty. The individual was brought in by a fisherman and paramedics attempted to resuscitate the man without success.

**No further incidents to report as of the date of this report 5/18/2017**



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James Goulart

7881 SANDHOLDT ROAD  
MOSS LANDING, CA 95039

TELEPHONE – 831.633.2461  
FACSIMILE – 831.633.1201

GENERAL MANAGER/HARBOR MASTER  
Linda G. McIntyre, Esq.

ASSISTANT GM/ASSISTANT HM  
Tom Razzeca

## STAFF REPORT

### ITEM NUMBER 19 – NORTH HARBOR EROSION EMERGENCY - UPDATE BOARD MEETING OF MAY 24, 2017

Resolution 16-01, declaring El Niño-caused erosion at the North Harbor wharf access an emergency, states that Staff and the Board shall review the status of the emergency at every regularly scheduled meeting to determine whether the emergency can be terminated.

Winter storms exacerbated the erosion which continued to deteriorate the wharf access and the electrical panel pad. After a lengthy process the Cal Trans Permit was received followed by receipt of the Monterey County permit.

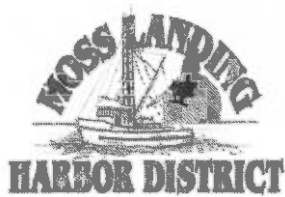
As of this writing, the contractor has completed most of the work which will cost \$88,240.00. The last step is to pour gravel fill next to the seawall and it is possible by the date of the Board meeting the work will be completed.

Especially because higher ocean surges and continuing windy weather, it is evident that the condition of the wharf area continues to be an emergency until work on the project is completed and if not completed, that work should not be terminated.

If staff reports that the project is complete, staff recommends that the Board accept the staff report on the completion of the project, the amount spent and declare that the emergency has ended.

If staff reports that the project is still underway, the Board should indicate on the record by simple consensus that emergency conditions continue to exist and that the provisions of Resolution 16-01 should continue in full force and effect.

*SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947*



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James Goulart

7881 SANDHOLDT ROAD  
MOSS LANDING, CA 95039

TELEPHONE – 831.633.2461  
FACSIMILE – 831.633.1201

GENERAL MANAGER/HARBOR MASTER  
Linda G. McIntyre, Esq.

ASSISTANT GM/ASSISTANT HM  
Tom Razzeca

## STAFF REPORT

### ITEM NUMBER 20 – UPDATE - MAINTENANCE DOCK EROSION EMERGENCY PROJECT BOARD MEETING OF MAY 24, 2017

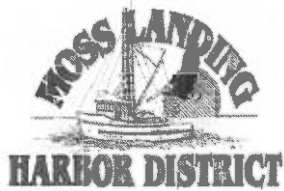
On January 22, 2017 the Board approved Resolution No.17-01 declaring the Maintenance Dock Erosion project an emergency and authorizing the General Manager to proceed with the emergency infill and repairs. The Resolution states that Staff and the Board shall review the status of the emergency at every regularly scheduled meeting to determine whether the emergency can be terminated.

Our marine engineer Paul Roberts has reiterated his original opinion that we need to immediately work on installing bank stabilization and infilling where the bank has eroded away. If we don't act now the bank will further erode, rapidly during the storms, and this is a matter of public safety. It should be noted that one of our whale watch permittees embarks and disembarks his passengers on that dock as well.

The situation is very bad; the last storm caused severe damage to the adjacent bank, and we can't afford to wait much longer to undertake the repairs. At this time the Harbor District staff and our engineer are in the permitting process with the ACOE and are looking to begin work on the project as soon as possible. Monterey County has requested a geotechnical report on erosion control measures during construction; the RWQCB now has the application under review and also requires geotechnical consultant involvement, so both geotechnical elements will be done in one document once we learn the Water Board's requirements.

The Board should indicate on the record by simple consensus that emergency conditions continue to exist and that the provisions of Resolution 17-01 should continue in full force and effect.

*SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947*



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James R. Goulart

7881 SANDHOLDT ROAD  
MOSS LANDING, CA 95039

TELEPHONE – 831.633.5417  
FACSIMILE – 831.633.4537



**GENERAL MANAGER**  
**HARBOR MASTER**  
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**STAFF REPORT**

**ITEM NUMBER 21 – ADOPT 2017-2018 PRELIMINARY BUDGET  
BOARD MEETING OF MAY 24, 2017**

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 2017-2018 budget.

The COLA based on CPI for 2016 was 2.73% so increases in slip and lease fees were based on that percentage, most notably Assigned Slip Fees which are proposed at \$7.55 per foot per month, up from \$7.35 per foot per month. Amenity fees are based on actual costs incurred during the prior year for utilities and due to our efforts to contain and reduce costs, the fee will increase only slightly to \$53.50 per person per month, up from \$52.

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 June 28, 2017 for fixing the final budget.

*SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947*

MOSS LANDING HARBOR DISTRICT	A	B	C	D	E	F	G	H	
BUDGET FYE 6/30/2018									
Revenues	FYE 6/30/12	FYE 6/30/13	FYE 6/30/14	FYE 6/30/15	FYE 6/30/16	Projected FYE 6/30/17	Budget FYE 6/30/17	Budget FYE 6/30/18	
	19.42%	20.18%	20.76%	17.87%	19.05%	19.05%	18.00%	19.00%	CPI = 2.73%
Marina Revenues	6.40/ft	6.60/ft	6.80/ft	6.95/ft	7.15/ft	7.35/ft	7.35/ft	7.55/ft	19.00% Vacancy Rate based on 22070 LF
1 Assigned Berthing	1,361,276	1,391,429	1,427,124	1,528,415	1,532,803	1,568,167	1,576,725	1,619,629	
2 Temporary Berthing	144,229	157,851	177,190	227,629	228,103	240,000	238,413	242,000	11.65/ft no amenity fee (Prior year 11.60/ft)
3 Transient Berthing	52,449	60,500	64,865	65,808	46,460	45,000	64,756	45,000	1.25/ft (Prior year 1.25/ft)
4 Qtrly/Annual Discount	(10,439)	(10,830)	(6,961)	(5,290)	(6,626)	(4,500)	(5,200)	(4,500)	3% annual
5 Commercial Discount	(15,982)	(15,543)	(14,596)	(14,855)	(14,439)	(13,500)	(15,000)	(15,000)	less \$0.50/ft, 41 berth holders avg. 30 ft. boats
6 Liveboard Fees	95,790	92,790	93,265	104,242	109,950	121,400	105,000	114,000	\$140 for each person (Prior year \$130)
7 Intra-Harbor Towing	1,800	1,500	1,800	3,000	900	500	750	750	\$150 each way
8 Pump outs	400	400	950	200	1,000	1,500	800	800	\$200 per occurrence
9 Non-Op Surcharge									\$175 per month
10 Assigned Slip/LA App. Fee	6,867	8,989	10,895	10,115	8,527	9,500	7,000	7,000	\$75 filing fee/\$250 application fee liveboard
11 Recovered Lien Costs	648	1,308	1,358	2,332	700	1,000	1,000	1,000	
12 Late Fees	30,408	25,670	26,681	27,597	28,395	27,000	30,000	30,000	\$30 dollar charge per month (\$25 in 2016), on balances over \$90 past due
13 Total Marina Revenues	1,667,446	1,714,074	1,782,571	1,948,993	1,935,773	1,986,067	2,005,244	2,040,679	
14 Trust Lands Lease Revenue									
15 MBARI - Dock	22,529	22,850	23,930	23,725	25,297	25,440	26,104	26,890	Paid annually w/CPI (Expires 4/39)
16 MBARI-MARS Cable	1,097	1,156	1,182	1,208	1,182	1,247	1,280	1,285	Paid annually w/CPI (Expires 2/31)
17 Dynegy Outfall	55,914	56,418	59,830	60,390	61,795	63,278	63,278	65,183	Paid annually w/CPI (Expires 3/66)
18 Total Trust Lands Lease Revenue	79,540	80,424	84,942	85,323	88,339	89,965	90,661	93,357	
19 Leases									
20 Cannery Suites - (3)	74,680	76,656	78,512	80,361	82,549	84,868	84,696	86,770	\$7,177.43 mo. (ML Seafood Lund's, Prev. Sea Harvest) (Expires 11/31)
21 - (4)	72,394	74,109	75,790	77,717	79,834	82,077	81,914	83,917	\$6,941.33/mo. (Monterey Fish) (Expires 11/31)
22 - (1&10)	15,194	15,459	15,914	16,427	16,832	17,266	17,236	17,651	\$1,460.34/mo. (Jablonski) (Expires 12/22)
23 - (2)	27,087	27,599	28,340	28,993	29,724	30,688	30,635	31,374	\$2,985.54/mo. (Deyerie) (Expires 8/21)
24 - (5A)	-	-	-	2,394	9,722	9,971	9,955	10,192	\$843.48 (Running Stream) (Expires 4/17) w/ (5) 1-yr options
25 - (5B)	-	-	-	7,840	13,645	13,998	13,969	15,274	\$1,183.82 (Local Bounty/Expires 12/17) w/ (1) 1-yr options
26 - (6A, B & D)	21,577	37,375	41,276	23,834	24,545	25,114	25,057	25,679	\$2,123.73 (Biomineral LLC) (Expires 1/22) w/ (1) 1-yr option
27 - (9)	7,285	7,478	7,658	7,857	662	-	-	-	\$644.10/mo. (Gregg Marine) (term. 7/1/2015)
28 - (8)	-	-	-	-	-	-	-	-	Under stairs
30 - K-Pier	14,894	15,220	15,628	16,063	16,498	5,558	16,888	-	\$1,389.54/mo. (Upon Expiration 11/16)
31 Cannery NNN	61,967	64,851	39,611	65,728	13,340	30,000	30,000	30,000	Utility reimbursement per lease
32 Floating Docks	520	-	-	-	-	-	-	-	12 months at \$52/month (Kayak Connec.) (Expired)
33 Sea Harvest Restaurant	34,684	34,496	36,156	39,078	33,996	37,000	37,000	38,000	\$2,736.58 base + % rent (Expires 5/32)
34 Pot Stop	33,708	38,352	35,449	44,500	37,862	38,000	40,000	40,000	\$3,246.63/mo. (Month to month)
35 MB Kayak	28,155	26,350	30,251	45,736	39,195	35,131	30,000	35,000	\$1,495.63/mo. plus percentage rent (Month to month)
36 Martin/Mason	20,886	21,300	22,571	23,045	21,932	22,898	22,504	23,587	\$7,879.65, or 24% of gross, whichever is greater (Exp. 10/24)
37 S.H. Spare Office	4,676	4,396	4,917	5,044	5,148	5,235	5,301	-	\$436.21/mo.
38 RV Lot	27,629	28,358	29,055	29,794	30,605	31,466	31,399	32,171	\$2,661.07/mo. No less than 3% in lease agmt. (Expires 9/31)
39 Total Lease Revenue	445,336	471,999	481,128	514,411	456,087	489,270	476,557	469,615	
40 Revenues - Other									
41 Amenities Fee	245,348	245,878	254,070	263,230	286,334	280,000	276,555	285,150	\$53.50 for all assign. vessels in harbor (prior year \$52)
42 Dry Storage (2)-Gear & Trailer	42,686	42,225	47,831	50,809	58,454	57,350	58,650	60,790	10'X20'/\$80, 10'X30'/\$90, 10'X40'/\$100
43 North Harbor Use Fee	87,328	77,094	66,291	69,040	68,762	65,000	68,000	68,000	Vessels: \$17.00 use/park, \$11.00 use, \$160.00 annual use. Kayaks/PWC:
44 NH Boat Wash	2,182	2,739	2,919	2,855	2,945	1,500	2,000	2,000	\$11.00 use/park, \$6.00 use, \$140.00 annual.
45 SH Parking	44,162	46,348	44,872	67,945	109,592	120,000	120,000	120,000	*\$4 for 5 min
46 Camping/RV	2,632	3,929	4,786	6,509	4,059	6,000	4,000	4,000	Monthly permits \$100, daily \$8, 24 hrs. \$15
47 Equipment Rental	7	1,398	7	803	1,725	-	750	750	\$50.00 per night
48 Facilities Use Permits	2,715	2,575	4,971	6,057	10,827	8,000	11,000	11,000	\$250 application & \$250 issuance fee
49 Vending (Soda/Laundry)	8,701	8,507	7,723	9,107	8,901	11,000	8,000	8,000	\$1.00-\$1.25 per load
50 Merchandise - Clothing, etc.	1,739	522	592	673	1,009	2,500	1,000	1,000	
51 Copies, Key Sales, Bid Packages, etc.	127	113	448	5,592	7,195	7,000	8,000	8,000	\$1.00 pg. .15 pg. thereafter, Gate Keys \$10-25
52 Grant - DBW Derelict Disposal	-	30,000	26,857	30,000	-	-	10,000	10,000	Nader Agha per reimbursement agreement
53 Desal Reimbursement	-	-	-	53,761	131,354	200,000	200,000	200,000	
54 Misc. Charge/Pet fee	9,338	2,259	5,624	11,024	2,884	2,500	3,000	3,000	
55 Surplus Sale & Misc., Insurance reimb.	500	-	-	33,624	-	-	100	100	Excess District equipment
56 Total Other Revenue	448,214	463,587	466,991	611,049	694,041	760,850	771,055	781,790	



MOSS LANDING HARBOR DISTRICT									
	A	B	C	D	E	F	G	H	
BUDGET FYE 6/30/2018									
	FYE 6/30/12	FYE 6/30/13	FYE 6/30/14	FYE 6/30/15	FYE 6/30/16	Projected FYE 6/30/17	Budget FYE 6/30/17	Budget FYE 6/30/18	CPI = 2.73%
57 TOTAL REVENUES	2,640,536	2,730,084	2,795,832	3,159,776	3,174,240	3,316,152	3,343,518	3,385,441	
58 Expenses									
59 Media/Publications/Advertising	11,444	14,911	12,155	3,797	2,663	5,000	5,000	5,000	Newspaper ads, NH Development, TV advertising
60 General & Administrative	50,340	40,350	92,139	66,936	68,426	57,000	60,000	60,000	Telephone, office supplies, postage, etc.
61 Accountant	37,931	38,178	37,922	34,469	34,796	38,000	40,000	40,000	
62 Auditor	14,450	14,950	13,500	14,000	14,500	14,500	14,500	14,500	
63 Attorney	60,546	41,923	43,490	66,010	115,328	105,000	75,000	75,000	
64 CEQA-Desal Expenses reimbursable	-	-	-	20,705	-	200,000	200,000	200,000	
65 Personnel	686,036	694,000	712,287	705,874	687,422	725,000	746,000	738,200	
66 Insurance & Bonding	108,098	109,211	115,019	114,425	115,426	120,000	118,000	120,000	Estimate
67 PG&E	192,358	193,295	162,654	218,251	223,714	190,000	196,000	195,000	CPI
68 Sewer	32,511	31,849	48,227	38,059	35,783	35,000	40,000	40,000	CPI
69 Water	27,163	26,633	30,971	28,722	32,238	30,000	32,000	32,000	CPI
70 Trash	52,045	46,072	49,072	50,241	48,044	52,000	53,000	53,000	CPI
71 Maintenance & Repairs	52,482	57,390	91,668	39,038	46,843	40,000	85,000	90,000	dock/mat/roofing/gangway/rfp-rap
72 Operating Supplies	24,183	27,015	22,371	23,121	28,328	25,000	30,000	30,000	Fuel, paper products, parking envelopes, uniforms/CPI adj
73 Outside Service Contracts	59,010	38,980	63,650	63,368	66,427	70,000	80,000	70,000	CPI (welder, plumber, electric, janitorial, arborist, roofer, SEI, Inc. etc.)
74 Bad Debt	29,204	25,000	16,928	24,355	29,902	25,000	25,000	25,000	
75 Commissioner Expenses	16,631	17,333	13,620	14,967	13,984	14,000	15,000	15,000	
76 Comm Election				161,865			175,000		Only if Incumbent challenged, \$3-\$5 per voter
77 Derelict Disposal	13,769	90,318	113,078	9,790	17,020	200	30,000	30,000	Mandatory membership fee
78 LAFCO	4,846	4,781	4,677	5,303	5,637	5,589	5,700	6,411	Optional membership (required for workers comp policy)
79 CSDA	4,257	4,576	4,919	5,288	5,659	6,026	5,700	6,050	Moss Landing Community planning
80 County EIR	8,288								
81 Dredging	90,405	1,176,600	11,534	31,001	82,602	7,500	25,000	1,000,000	
82 Depreciation	762,708	766,841	949,095	945,417	920,234	945,000	945,000	945,000	Increase due to piling replacement project.
83 Total Expenses	2,336,705	3,460,206	2,808,976	2,684,992	2,594,976	2,709,815	2,980,900	3,790,161	
84 Net Operating Income (Loss)	301,831	(730,122)	186,656	474,784	576,264	606,337	362,618	(404,720)	
85									
86 Interest and Tax Income									
87 Interest - Pinnacle Bank CD's	6,216	4,319	3,750	350	-	-	-	-	Account closed out
88 Interest - First Capital Bank	14,391	5,700	3,085	3,074	3,089	3,050	3,000	1,500	20% on \$1.55M
89 Interest Umpqua				1,825	1,515	1,500	1,000	750	.10% on \$1.0M
90 Interest Union Bank - Trust Account				-	-	-	100	-	.02% on 500k
91 Interest Union Bank	4,014	2,190	6,571	1,938	2,678	200	800	200	.02% on 3.0M
92 Property Taxes	221,319	233,340	255,693	258,407	269,055	275,000	200,000	200,000	
93 Total Other Income	245,940	245,548	269,099	265,394	276,337	279,750	204,700	202,450	
94									
95 Interest Expenses									
96 Interest - UMPQUA (includes refi. Fees)				197,713	126,402	120,453	120,453	110,072	Note Interest 2.85%
97 Interest - CIEDB	142,213	132,500	131,870	45,287	-	-	-	-	Refinanced 2014
98 Interest - DBAW	45,251	38,501	38,888	6,365	-	-	-	-	Refinanced 2014
99 Interest - Union	28,592	25,797	23,723	2,910	-	-	-	-	Refinanced 2014
100 Interest - Trust Funds				-	-	-	2,500	2,500	Borrowed from Trust account, approx. 1M at .25% Interest
101 Interest - Municipal Finance	19,587	16,929	16,032	674	-	-	-	-	Refinanced 2014
102 Interest - Premium Finance	800	800	800	800	800	800	800	800	Insurance policy, financed through AFCO
103 Total Other Expenses	236,443	214,527	211,313	253,749	127,202	121,253	123,753	113,372	
104									
105 NET INCOME (LOSS)	311,328	(699,100)	244,442	486,429	728,399	764,834	443,565	(315,642)	
106									
107 Capital Projects									
108 Electric Panel Cabinets (3 of 6)								100,000	Subject to quote
109 NH Parking lot (N. or EYC)									Grading and base
110 Security Camera				6,938	-	-	5,000	5,000	
111 Keyless Entry		3,002		-	-	-	-	-	
112 Piling replacement project		571,604		-	-	-	-	-	\$11K each

MOSS LANDING HARBOR DISTRICT	A	B	C	D	E	F	G	H	
BUDGET FYE 6/30/2018									
	FYE 6/30/12	FYE 6/30/13	FYE 6/30/14	FYE 6/30/15	FYE 6/30/16	Projected FYE 6/30/17	Budget FYE 6/30/17	Budget FYE 6/30/18	CPI = 2.73%
113 Piling replacement project (FEMA)		1,752,078							Costs to be reimbursed by FEMA
114 Sea Lion Deterrent				25,970	-	-	100,000	25,000	Fencing and other materials
115 Dock maintenance		76,575		10,854	9,545	3,600	40,000	40,000	Lumber, material, electrical and floats
116 Concrete docks replacement					253,943	250,000	-	200,000	Replacement (B174-B178) including fingers
117 Computers (incl software)		-		-	-	-	5,000	25,000	Replace Marina program and system maintenance
118 New NH Building		73,860		62,130	46,913	20,000	3,500,000	3,500,000	New North Harbor Building
119 NH Visitor Dock		-		-	-	-	400,000	400,000	Repair/replacement
120 NH Wharf entrance repair		-		-	9,070	10,000	-	-	Parking lot lighting
121 NH Parking lot lighting		-		-	-	-	-	75,000	
122 Sewer Lift Station		-		-	-	-	50,000	50,000	2 at NH, 1 at SH
123 Tsunami Erosion Repair				31,872	66,332	1,000,000	1,000,000	-	Development plan costs
124 NH Master Plan					-	-	-	-	Roof and drywall
125 Camery - Roof				-	-	-	11,000	40,000	HVAC
126 Cannery Improvements				5,985	10,982	-	-	-	
127 Total Capital Requirements	-	2,477,119	-	143,759	396,785	1,283,600	5,111,000	4,460,000	
128									
129 Capital Project Funding									
130 From: FEMA		1,260,481					750,000	750,000	Reimbursement for erosion repair project (tsunami).
131 General Funds	50,806	966,638	-	143,759	396,785	1,283,600	4,361,000	3,710,000	All other capital projects funded by General funds
132 Total Capital Contributions	50,806	2,227,119	-	143,759	396,785	1,283,600	5,111,000	4,460,000	
133 Capital Projects Budget									
134									
135 Loan Payments									
136 Loan - UMPQUA								(369,147)	Principal Payment (Unpaid balance \$4,046,718 int. rate 2.85%)
137 Total Loan Payments								(369,147)	
138									
139 Cash Flow Reconciliation									
140 Add: Net Income (Loss)								(315,642)	
141 Add: Depreciation								945,000	
142 Plus: Loan Payments								(369,147)	
143 Net Increase (decrease) in Cash								260,211	
144									
145 Reserved Funds Allocation									
146 Capital Projects to be Funded								(3,710,000)	All other capital projects funded by General funds
147 Plus Net increase (decrease) in Cash								260,211	
148									
149 From General Funds								(3,449,789)	Extra funds needed for capital project funds



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

7881 SANDHOLDT ROAD  
MOSS LANDING, CA 95039

TELEPHONE – 831.633.2461  
FACSIMILE – 831.633.1201

GENERAL MANAGER/HARBOR MASTER  
Linda G. McIntyre, Esq.

ASSISTANT GM/ASSISTANT HM  
Tom Razzeca

## STAFF REPORT

### ITEM NUMBER 22 – CONSIDER AUTHORIZING A LEASE FOR A PORTION OF K-DOCK BOARD MEETING OF MAY 24, 2017

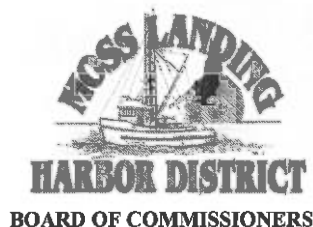
In 2009 a Cannery Building tenant entered into a Lease with the District for the public portion of K-dock. The tenant or their employees were on the premises during normal business hours, knew how to operate the hoist and could monitor general activities and public use on the Dock. They paid rent to the Harbor District, installed an ice machine/shed and were responsible for keeping and maintaining the hoist in good condition and repair. They were allowed to charge a reasonable fee to the public for the use of the dock and hoist. This was a mutually beneficial arrangement as they had a little more room to carry on their commercial fish business and the District was able to delegate the duties otherwise requiring sending staff over whenever a fisherman came in and needed something at K Dock.

This arrangement worked fairly well with a few hiccups along the way that alerted the District to certain issues that needed to be addressed such as posting signage with the tenant's phone number, ensuring other K Dock tenant's had access, and similar issues.

The lease expired in November 2016 and another Cannery Building/K Dock tenant, Lunds Fish, has asked for a similar Lease for the management of the public portion of K Dock. The Real Property Committee met to discuss the matter, asked that other tenants be contacted to ensure any issues they may have had with the previous use could be addressed in the new lease (which has been done), determine whether the District needed to conduct an RFP (it does not) and determine if it would be appropriate to require landing fees in the Lease. We are not quite ready to address the issue of landing fees but the proposed lease will include a provision that the District anticipates charging landing fees and when it does, this Lease will be subject to such fees.

Staff recommends that the Board authorize the General Manager to execute a standard form lease with Lunds Fish for the public portion of K-Dock that includes the above provisions, as well as any additional provisions the Board requests, subject to review and approval by District Counsel.

*SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947*



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Vincent Ferrante  
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James Goulart

7881 SANDHOLDT ROAD  
MOSS LANDING, CA 95039

TELEPHONE – 831.633.5417  
FACSIMILE – 831.633.4537

GENERAL MANAGER  
HARBORMASTER  
Linda G. McIntyre, Esq.

## STAFF REPORT

### ITEM NUMBER 23 - CONSIDER INSURANCE RENEWAL PACKAGE REGULAR BOARD MEETING OF MAY 24, 2017

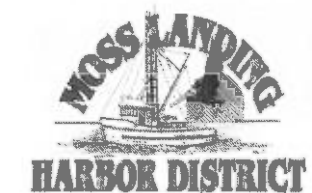
THE QUOTE SHOULD BE RECEIVED NO LATER THAN MONDAY, MAY 22, 2017  
AND UPON RECEIPT WILL BE IMMEDIATELY DISTRIBUTED TO THE BOARD AND  
WILL BE POSTED ON THE DISTRICT'S WEBSITE.

The District's marine liability and other insurance coverage renewal quote for the FY 2017-2018 from Lockton is \$\_\_\_\_\_, a \_\_\_\_\_% or \$\_\_\_\_\_ increase above last year's quote. This includes commercial general liability, the marine package (commercial, business and real property), auto, vessel pollution and excess liability from Great American Underwriters, and director and officers' liability coverage from ACE.

Claims and litigation filed against the District have negatively affected our rates and deductibles. The mere filing of a claim prompts an increase in future premiums.

Staff recommends that the Board accept the insurance proposal from Lockton and authorize the General Manager to convey our acceptance to Lockton.

*SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947*



**BOARD OF COMMISSIONERS**

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James Goulart

7881 SANDHOLDT ROAD  
MOSS LANDING, CA 95039

TELEPHONE – 831.633.5417  
FACSIMILE – 831.633.4537

GENERAL MANAGER  
HARBORMASTER  
Linda G. McIntyre, Esq.

## STAFF REPORT

ITEM NUMBER 24 - CONSIDER INSURANCE PREMIUM FINANCE OPTIONS FOR PAYMENT  
OF ANNUAL INSURANCE PREMIUM  
REGULAR BOARD MEETING OF MAY 24, 2017

THE OPTIONS SHOULD BE RECEIVED NO LATER THAN MONDAY, MAY 22, 2017  
AND UPON RECEIPT WILL BE IMMEDIATELY DISTRIBUTED TO THE BOARD AND  
WILL BE POSTED ON THE DISTRICT'S WEBSITE.

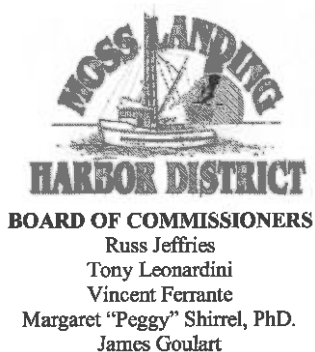
The District's marine liability and other insurance coverage annual premium quote for  
the FY 2017-2018 from Lockton is \$\_\_\_\_\_.

The District can pay the premium in one lump sum, thereby saving finance charges, or  
finance the payment of the premium. The financing options are:

Option	Company	Terms	Down Payment	Monthly Payment	Finance Charge	Rate
#1						
#2						

Staff recommends that the Board approve Option No. \_\_\_\_ proposed by \_\_\_\_\_  
\_\_\_\_\_, authorize the General Manager to execute the agreement for  
same and authorize payment in accordance with the proposal.

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7881 SANDHOLDT ROAD  
MOSS LANDING, CA 95039

TELEPHONE – 831.633.5417  
FACSIMILE – 831.633.4537

EXECUTIVE  
GENERAL MANAGER  
HARBORMASTER  
Linda G. McIntyre, Esq.

## STAFF REPORT

ITEM NUMBER 25 – PROFESSIONAL/CONSULTING SERVICES FOR FEMA DREDGE  
EPISODE  
BOARD MEETING OF MAY 24, 2017

The District is involved in the planning and permitting for the North Harbor and South Harbor dredge episode caused by the 2017 atmospheric river storms. These storms were declared disasters and District staff met with FEMA representatives to seek approval for disaster relief funding. If approved this funding would pay for removal of the sediment deposited as a result of the storms; the cost of removal of the remainder of the sediment would be paid for by the District.

The services of an environmental engineering and project management company are needed to perform testing, assessment, preliminary sampling and analysis, project specifications, bid documents, prepare Notices of Intent, monitor dredge materials, prepare pre- and post-dredge bathymetric surveys and report preparation for regulatory and resource agencies.

Over a period of some 17 years Ken Israel has been involved in providing such services to the District and is intimately familiar with the Harbor District's topography, marine environment, sediment loads and content, and has worked with regulatory agencies in resolving issues for many past dredge episodes. He has provided satisfactory services in connection with previous contracts, and he is now with Sealaska Technical Services, Marine Science & Engineering. Their quote is very reasonable.

Payment for these services is anticipated to initially be paid from the District's general funds as included in the FY 2018 budget, dredge project line item, and ultimately reimbursed by FEMA disaster assistance.

Staff recommends the Board adopt Resolution No. 17-07 approving the proposal for professional services described above and on the attached scope of work by Sealaska Technical Services and authorize the General Manager to execute documents to accept the services, subject to review and approval of District Counsel.

*SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947*

## RESOLUTION NO. 17-07

### **A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE MOSS LANDING HARBOR DISTRICT AUTHORIZING A CONTRACT FOR PROFESSIONAL SERVICES WITH SEALASKA FOR ENVIRONMENTAL PLANNING AND MANAGEMENT IN CONNECTION WITH THE 2017/2018 FEMA DREDGE EPISODE**

\* \* \* \* \*

**WHEREAS**, the District is in the planning phase of the 2017-2018 FEMA dredge episode and due to the technical nature and coordinating for obtaining various permits issued to the District for this project, as well as environmental, engineering and dredge management necessitated by the project it is necessary that the District hire a qualified environmental planning, consulting, reporting and marine engineering firm, and

**WHEREAS**, staff has previously performed due diligence by requesting quotes from qualified environmental engineering firms including Sea Engineering, Caravel Environmental, Integral Consulting and Ken Israel who is now with Sealaska Marine Science & Engineering Technical Services and who has continually provided quotes within a reasonable range, and

**WHEREAS**, Ken Israel has performed under previous contracts with the District for environmental, engineering and as needed consulting services related to obtaining necessary dredge permits, dredged material management planning and disposal, surveying, testing and erosion issues, as well as other projects, is intimately familiar with the Harbor and has provided satisfactory services in connection with those contracts, and

**WHEREAS**, attached as Exhibit A is a proposal by Ken Israel with Sealaska Marine Science & Engineering Technical Services outlining the scope of work for the services necessary to perform the required plan preparation, sampling, analysis, permit acquisition, consulting and reporting needed to conduct the subject FEMA dredge episode, and

**WHEREAS**, payment for these services is anticipated to be paid initially from the District's general funds as included in the FY 2017/2018 budget and from the dredge project line item for those services related to this project and ultimately by reimbursement from FEMA.

**NOW THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Moss Landing Harbor District that the Proposal for services attached hereto as Exhibit A is hereby approved and that the General Manager is authorized to execute documents to effectuate the intent of this Resolution subject to review and approval by District Counsel.

**BE IT FURTHER RESOLVED**, that the General Manager is hereby authorized to expend an amount not to exceed \$238,900 for payment of the services described in Exhibit A (excluding actual dredging costs).

#### **CERTIFICATION**

Resolution 17-07 was duly passed and adopted by the Board of Harbor Commissioners of the Moss Landing Harbor District at a regular meeting of the Board held on the 24th day of May, 2017 a quorum present and acting throughout, by the following vote, to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

\_\_\_\_\_  
Russ Jeffries, President

Board of Harbor Commissioners

\_\_\_\_\_  
Linda G. McIntyre, Deputy Secretary  
Board of Harbor Commissioners

# Sealaska Technical Services

EXHIBIT

A

Reso 17-07

## PROJECT QUOTATION

### Moss Landing Harbor District

**PROJECT:** Moss Landing Harbor District Dredge Support FEMA – Reimbursement Estimates  
**DATE OF QUOTE:** May 17, 2017  
**COMMENTS:** 1. Sediment quality analyses = toxicity and chemistry, but no bioaccumulation which would not be needed unless DDT threshold is exceeded.  
 2. Tasks 1 through 5 may all be performed simultaneously  
 3. Total time to completion calculated with and without Section 408 process (Task 3).

T#	COMPONENT	SCHEDULE				COST		NOTES
		MLHD Only		With USACE Navigation Channel		MLHD	w/USACE	
1	Response to USFWS Comments	5-17-17	6-1-17	NA	NA	\$5,000	TBD	Does not include fish surveys or additional consultant effort
2	Condition Survey	5-17-17	6-1-17	5-17-17	6-1-17	\$8,000	TBD	
3	Section 408 Request (adding Fed. Nav. Channel)	NA	NA	5-17-17	8-10-17	NA	TBD	There may be more expedited means to getting this approval.
4	SAP Preparation & Approval	6-2-17	7-9-17	If sampling/testing of USACE DU occurs during Task 3, schedules will align. If delayed until completion of Task 3, Task 8 will be completed on 12-1-17		\$10,000		TBD
5	Sampling Mobilization	7-12-17	7-16-17			\$13,600		TBD
6	Sample Collection	7-19-17	7-30-17			\$37,500		TBD
7	Sediment Quality Analyses	8-3-17	9-11-17			\$78,300		TBD
8	Report Preparation & Approval	9-11-17	11-6-17			\$16,500		TBD
9	Water Quality Certification	11-9-17	11-20-17	12-4-17	12-15-17	\$3,000	TBD	Application and communication with Water Board
10	Pre-Dredge Survey + Env Monitoring	11-20-17	12-3-17	12-15-17	1-12-18	\$16,000	TBD	
11	Obtain Emergency Permit	5-17-17	11-3-17	4-17-17	1-12-18	\$8,000	TBD	Schedule dependent on agency responsiveness
12	Bld Doc Prep & Contractor Selection	11-12-17	12-8-17	7-10-17	2-16-18	\$15,000	TBD	Includes design plans, contractor selection and contracting support.
13	Contractor Management	11-8-18	4-23-18	2-16-18	5-18-18	\$17,000	TBD	Includes DOP support, construction mgmt. & close-out
14	DOP Preparation & Approval	12-8-17	12-22-17	2-16-18	3-2-18	\$3,000	TBD	
15	Dredging	1-2-18	2-9-18	3-5-18	4-13-18	\$512,627	TBD	Estimate includes move and demove, and 12.20/cu yd
16	Post-Dredge Survey	2-12-18	3-2-18	4-16	4-27-18	\$8,000	TBD	
	TOTAL					\$751,527		

EXHIBIT

A

Reso 17-07