



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

August 30, 2017

A. CLOSED SESSION

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

1. Confer with legal counsel and General Manager pursuant to Gov't Code § 54956.9(a) regarding one matter of litigation: Deyerle vs. MLH, and one matter of potential litigation: Claim of Marsee.
2. Confer with real property negotiators (District Counsel and GM) regarding four (4) matters pursuant to Government Code §54956.8: (1) Moss Landing Commercial Park; (2 and 3) A Portion of APN #413-022-003 (NH) and 4) A portion of APN 413-022-002-000 & 413-022-003-000 (NH).
3. Confer with real property negotiators (District Counsel and GM) regarding one (1) matter pursuant to Government Code §54956.8: Santa Cruz Cannery Building & North Harbor.

B. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE

The Open Meeting was called to order at 7:11 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 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

No public comments were made.

E. CONSENT CALENDAR

1. Approval of the July 26, 2017 Regular Meeting Minutes.
2. Claim of Eugene Marsee

A motion was made to approve the Consent Calendar by Commissioner Ferrante, seconded by Commissioner Shirrel. The motion passed unanimously on a roll-call vote.

F. FINANCIAL REPORT

3. Financial report month ending July 31, 2017. The General Manager gave the highlights. A motion was made by Commissioner Leonardini, seconded by Commissioner Goulart, to accept the Financial Report. The motion passed unanimously on a roll-call vote.

G. MANAGER'S REPORTS

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 – written report, no questions
8. Assigned Liveboard Report – written report, no questions
9. Slip Income Report – written report, no questions
10. Incident Report – written report, no questions

H. COMMITTEE REPORTS

11. Finance Committee – Ferrante/Goulart – no meeting
12. Elkhorn Slough Advisory Committee – Leonardini – no meeting
13. Special Districts – Jeffries/Ferrante – no meeting
14. Liveaboard Committee – Jeffries/ Goulart – scheduled for September 21, 2017 at 6 pm
15. Harbor Improvement Committee – Shirrel/Goulart – no meeting
16. Real Property Committee I – Jeffries/Leonardini – met; matter later on this Agenda
17. Real Property Committee II – Ferrante/Shirrel – no meeting
18. Ad Hoc Budget Committee – Leonardini/Shirrel – no meeting
19. Meetings attended by Commissioners at District expense since the last regular meeting of the Board (AB 1234 requirements). Commissioner Ferrante reported that he attended a CSDA Board meeting; Umpqua Bank will now handle all CSDA finances. Annual conference starts September 25 in Monterey.

I. NEW BUSINESS

20. ITEM – Update on Maintenance Dock Erosion Emergency Project
 - a. Staff report – General Manager McIntyre gave the staff report
 - b. Public comment - none
 - c. Board discussion - none
 - d. Board action – by consensus the Board indicated that emergency conditions continue to exist and that the provisions of Resolution No. 17-01 should continue in full force and effect.
21. ITEM – Consider request for sublease – Sea Harvest Restaurant.
 - a. Staff report
 - b. Public comment
 - c. Board discussion
 - d. Board action – A motion was made by Commissioner Ferrante, seconded by Commissioner Shirrel, to table this item until the Real property Committee can meet with the proposed sublessee. The motion passed unanimously on a roll-call vote.
22. ITEM – Consider awarding North Harbor Building contract.
 - a. Staff report – General Manager McIntyre gave the staff report; then invited the District's architect, Henry Ruhnke, to provide additional information. Mr. Ruhnke gave an overview of the bid opening the previous day and was pleased that there were 4 solid bids.
 - b. Public comment - none
 - c. Board discussion – President Jeffries complimented and thanked Henry Ruhnke for his assistance in getting us to this point.
 - d. Board action – A motion was made by Commissioner Ferrante, second by Commissioner Shirrel, to adopt Resolution No. 17-10 awarding the North Harbor Construction Contract to the lowest qualified bidder, Dilbeck & Sons, Inc. The motion passed unanimously on a roll-call vote.
23. ITEM – Authorize GM to Execute Consent of Landlord regarding RV Park Refinance.
 - a. Staff report - General Manager McIntyre gave the report. All documents were attached.
 - b. Public comment - none
 - c. Board discussion – Commissioner Shirrel questioned Item 3.c. of the Consent form which prohibits the District from placing a lien on the property even if our Ground Lease allows it. Also discussion regarding the total loan is \$11M but document states this lease is worth \$1M only. District Counsel said you can authorize GM to sign subject to obtaining the revisions mentioned.
 - d. Board action - Commissioner Leonardini made a motion, seconded by Commissioner Shirrel to authorize the General Manager to execute the Consent of Landlord subject to revisions satisfactory to District Counsel as requested by Board. The motion passed unanimously on a roll-call vote.

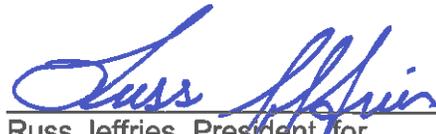
K. COMMISSIONERS COMMENTS AND CONCERNS

Commissioner Ferrante asked if we planned to have a ground-breaking ceremony for the North Harbor Building Project. The GM responded that she had many deadlines and critical projects pending so hadn't even thought about it. Commissioner Leonardini said he thought Dilbeck would make those arrangements for us.

L. ADJOURNMENT

President Jeffries adjourned the meeting at 7:40 pm.

Respectfully submitted,



Russ Jeffries, President, for
Vince Ferrante, Secretary
Board of Harbor Commissioners

ATTEST:



Linda G. McIntyre, Deputy Secretary
Board of Harbor Commissioners