



AGENDA  
REGULAR MEETING  
OF THE BOARD OF HARBOR COMMISSIONERS  
MOSS LANDING HARBOR DISTRICT  
7881 Sandholdt Road  
MOSS LANDING, CA 95039  
April 23, 2014, 7:00 p.m.

**A. CLOSED SESSION**

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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 at the Closed Session will be reported out at that time.

1. 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.
2. Confer with real property negotiators pursuant to Government Code §54956.8 regarding APN 413.022.003 (NH Restaurant Pad). Negotiating parties: General Manager and District Counsel.
3. Confer with legal counsel and General Manager regarding one matter of litigation pursuant to Government Code § 54956.9(a): Cramer vs. MLHD, et al.
4. Confer with real property negotiators pursuant to Government Code §54956.8 regarding parcel(s) currently used for E & F Dock access easements (MBARI). Negotiating parties: General Manager and District Counsel.
5. Confer with Labor negotiators pursuant to Government Code §54857.6 re Carpenters 46 No. California Conference – Chief Negotiator General Manager Linda G. McIntyre.
6. Consider personnel matters pursuant to Government Code §54957 – General Manager annual performance evaluation.

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

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**Roll Call**

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|---------------------------------|--|
| Russ Jeffries – President       | Linda G. McIntyre – General Manager        |
| Yohn Gideon – Vice President    | Mike Rodriguez – District Counsel          |
| Vince Ferrante – Secretary      | Marie Della Maggiore – Executive Assistant |
| Frank Gomes, Jr. – Commissioner | Wendy Cumming, CPA                         |
| Tony Leonardini - Commissioner  |  |

**C. PRESIDENT'S REMARKS**

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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**

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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. MANAGER'S REPORTS**

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The General Manager will make oral or written presentations on the below listed 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.

1. Projects Status/Update
2. Community Relations; Requests/Issues
3. Summary of Permits Issued
4. Meeting Announcements
5. Assigned Liveboard Report
6. Assigned Slip Income Report
7. Incident Report

## **F. CONSENT CALENDAR**

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All matters listed on the Consent Calendar are considered to be routine by the Board of Harbor Commissioners and will be enacted by one motion at the appropriate time. There will be no separate discussion on these items. If discussion is desired, that item will be removed from the Consent Calendar and will be considered separately.

8. Approval of the March 26 Regular Meeting Minutes.
9. Approval of the April 3, 2014 Special Meeting Minutes.

## **G. TREASURER'S REPORT**

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10. Financial Reports – Month ending March 31, 2014

## **H. COMMITTEE REPORTS**

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11. Finance Committee – Ferrante/Gideon
12. Elkhorn Slough Advisory Committee – Leonardini/Alternate - Gomes
13. Special Districts/LAFCO – Jeffries/Ferrante
14. Liveboard Committee – Gideon/Jeffries
15. Harbor Improvement Committee – Gideon/Gomes
16. Real Property Committee I – Jeffries/Leonardini
17. Real Property Committee II – Gomes/Gideon
18. Ad Hoc Budget Committee – Gomes/Leonardini
19. Meetings attended by Commissioners at District expense since the last regular meeting of the Board (Per AB 1234 requirements). Such reports may be made orally or in writing.

## **I. NEW BUSINESS**

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20. ITEM – Consider adopting the preliminary budget for FY 2014-2015.
  - a. Staff report
  - b. Public comment
  - c. Board discussion
  - d. Board action

21. ITEM – Consider whether to support a proposed amendment to LAFCO cost sharing formula; authorize Board President to mark LAFCO ballot accordingly.

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

22. ITEM – Consider Adopting Resolution 14-02 Calling for general election in November 2014.

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

23. ITEM – Consider adopting Resolution 14-03 nominating Commissioner Vince Ferrante to Region Five, Seat C CSDA Board.

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

24. ITEM – Commence negotiations and/or take attendant actions on proposed draft Project Development Agreement/Reimbursement Agreement between MLHD and Moss Landing Commercial Park, LLC.

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

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

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Members of the Board of Harbor 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 Regular Meeting of the Board of Harbor Commissioners is scheduled for May 28, 2014 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 Executive Assistant to the General Manager by calling 831.633.5417 or by emailing [dellamaggiore@mosslandingharbor.dst.ca.us](mailto:dellamaggiore@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 the meeting and may be obtained by contacting the District at (831) 633-5417. All meetings are noticed and conducted in accordance with the Ralph M. Brown Act.