



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

June 19, 2019 - 7:00 P.M.

A. CLOSED SESSION

A Closed session will be held immediately prior to the public open meeting, and will begin at **6:00 p.m.** to consider the following items. The public open meeting will begin at **7:00 p.m.**, or **as soon thereafter as the Closed Session is concluded**, and any action taken during the Closed Session will be reported out at that time.

1. Confer with real property negotiators (District Counsel and GM) pursuant to Government Code §54956.8 regarding: a. The Moss Landing Commercial Park; b. Sea Harvest Restaurant; c. North Harbor Restaurant negotiations with various parties; d. DWD Oil Pipeline; e. Moss Landing Storage.
2. Confer with District counsel regarding one matter of exposure to litigation pursuant to Government Code §54956.9 (a)(e)(1).
3. Confer with District Counsel regarding one matter of potential litigation pursuant to Government Code §54956.9D2.

B. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE – ROLL CALL

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

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 24, 2019 Regular Meeting Minutes.
2. Adopt Resolution 19-05 Designating Thomas Razzeca Bank Contracting Officer
3. Adopt Resolution 19-06 Appointing Thomas Razzeca Deputy Secretary
4. Adopt Resolution 19-07 Amending the District's Personnel Policies

F. FINANCIAL REPORT

5. Financial report month ending May 31, 2019.

G. MANAGER'S REPORTS

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

6. Projects Status/Update
7. Summary of Permits Issued
8. Meeting Announcements
9. Assigned Liveboard Report
10. Slip Income Report
11. Incident Report

H. COMMITTEE REPORTS

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

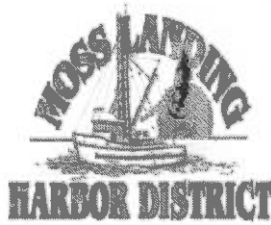
21. ITEM – Public Hearing: Consider a Special Activity Use permit for a Hobie Cat Regatta.
 - a. Staff report
 - b. Open Public Hearing
 - c. Close Public Hearing
 - d. Board discussion
 - e. Board action
22. ITEM – Consider Adopting Resolution 19-08 Awarding a Dredge Contract.
 - a. Staff report
 - b. Public comment
 - c. Board discussion
 - d. Board action
23. ITEM – Consider Adopting Resolution No. 19-09 Approving a Lease with Local Bounty, Inc.
 - a. Staff report
 - b. Public comment
 - c. Board discussion
 - d. Board action
24. ITEM – Consider Accepting the District's policies for property, liability and public official insurance and accepting the premium finance proposal.
 - a. Staff report
 - b. Public comment
 - c. Board discussion
 - d. Board action

J. COMMISSIONERS COMMENTS AND CONCERNS

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

K. ADJOURNMENT

The next Meeting of the Board of Harbor Commissioners is scheduled for July 24, 2019 at 7:00 PM at the offices of the Moss Landing Harbor District, 7881 Sandholdt Road, Moss Landing, CA 95039. Individuals who require special accommodations are requested to contact the Assistant General Manager by emailing razzeca@mosslandingharbor.dst.ca.us or by calling 831.633.2461 no less than 72 hours prior to the meeting or in the case of a Special Meeting, as soon as possible after the Agenda is posted. Copies of the agenda will be available 72 hours prior to Regular Meetings and 24 hours prior to Special Meetings and may be obtained by logging onto the District's website at www.mosslandingharbor.dst.ca.us or by contacting the District at 831.633.5417. 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 24, 2019

A. CLOSED SESSION

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

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

B. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE – ROLL CALL

The open Session was called to order at 7:34pm. 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
Tom 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 District Counsel.

D. PUBLIC COMMENTS

None.

E. CONSENT CALENDAR

1. Approval of the March 27, 2019 Regular Meeting Minutes. A motion was made by Commissioner Shirrel, seconded by Commissioner Goulart, to approve the March 27, 2019 Regular Meeting Minutes. The motion passed unanimously on a roll call vote.
2. Approval of the April 9, 2019 Special Meeting Minutes. A motion was made by Commissioner Shirrel, seconded by Commissioner Goulart, to approve the April 9, 2019 Special Meeting Minutes. The motion passed unanimously on a roll call vote.

F. FINANCIAL REPORT

3. Financial report month ending March 31, 2019. GM McIntyre gave the report. A motion was made by Commissioner Ferrante, seconded by Commissioner Shirrel to accept the Financial Report. The motion passed unanimously on a roll call vote.

G. MANAGER'S REPORTS

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

4. Projects Status/Update – written report/ no questions
5. Summary of Permits Issued – written report/ no questions
6. Meeting Announcements – written report/ no questions
7. Assigned Liveboard Report – written report/ no questions
8. Slip Income Report – written report/ no questions
9. Incident Report – written report/ no questions

H. COMMITTEE REPORTS

10. Elkhorn Slough Advisory Committee – Leonardini/Goulart – nothing to report
11. Liveboard Committee – Goulart/Jeffries – nothing to report
12. Harbor Improvement Committee – Shirrel/ Goulart – nothing to report
13. Real Property Committee I – Jeffries/Leonardini – nothing to report
14. Real Property Committee II – Ferrante/Shirrel – nothing to report
15. Special Districts/CSDA – Jeffries/Ferrante – Commissioner Ferrante reported Salinas Valley Memorial is considering building an Agriculture Processing Plant site for the hospital.
16. Personnel Committee – Ferrante/Jeffries – nothing to report
17. Finance Committee – Ferrante/Goulart – nothing to report
18. Ad Hoc Budget Committee – Leonardini/Shirrel – nothing to report
19. Meetings attended by Commissioners at District expense since the last regular meeting of the Board (AB 1234 requirements). Commissioner Ferrante reported that at the CSDA Finance Corporation meeting in Sacramento the Board passed a policy that they will pay the fees for the registration to attend their conference and Legislative days.

I. NEW BUSINESS

20. ITEM – Public Hearing and Fixing of the Final Budget of the Moss Landing Harbor District for the Fiscal Year 2019-2020. Recommendation: Hold Public Hearing, receive comments and make adjustments as necessary. Fix Final Budget.
 - a. Staff report – GM McIntyre gave the report
 - b. Open Public Hearing – None
 - c. Close Public Hearing – None
 - d. Board discussion – None
 - e. Board action – A Motion was made by Commissioner Shirrel, seconded by Commissioner Leonardini to approve the Fixing of the Final Budget of the Moss Landing Harbor District for the Fiscal Year 2019-2020. The Motion passed unanimously on a roll-call vote.
21. ITEM – Consider Adopting Ordinance No. 205 Amending “District Fee Schedule”.
 - a. Staff report – GM gave the report
 - b. Public comment – None
 - c. Board discussion – None
 - d. Board action – A Motion was made by Commissioner Ferrante, seconded by Commissioner Goulart Adopting Ordinance No. 205 Amending the District Fee Schedule. The Motion passed unanimously on a roll-call vote.

22. ITEM – Consider Adopting Resolution No. 19-03 canceling the May Regular Board Meeting and rescheduling same to June 19, 2019.
- a. Staff report – GM McIntyre gave the report
 - b. Public comment – None
 - c. Board discussion – None
 - d. Board action – A Motion was made by Commissioner Leonardini, seconded by Commissioner Shirrel to Adopt Resolution 19-03 canceling the May Regular Board meeting and rescheduling for June 19, 2019. The Motion passed unanimously on a roll-call vote.
23. ITEM – Consider approval of At-Will Employment Agreement for General Manager/Harbor Master with an effective date of July 1, 2019.
- a. Staff report – GM McIntyre gave the report
 - b. Public comment – Rick Andrews mentioned that people in the Marina are in support of Tommy becoming the General Manager.
 - c. Board discussion – None
 - d. Board action – A Motion was made by Commissioner Shirrel, seconded by Commissioner Ferrante to approve the At-Will Employment Agreement for General Manager/Harbor Master with an effective date of July 1, 2019. The Motion passed unanimously. Commissioner Leonardini Abstained.

J. COMMISSIONERS COMMENTS AND CONCERNS

Commissioner Ferrante made a suggestion to staff that the Dry storage could use some beautification and recommended using lattice slats in the fence. GM McIntyre responded the reason we do not place lattice along the fence line is for security purposes and to ensure the safety of our staff and Dry storage tenants.

K. ADJOURNMENT

The meeting adjourned at 8:05pm

Respectfully submitted,

Vince Ferrante, Secretary
Board of Harbor Commissioners

ATTEST:

Linda G. McIntyre, Deputy Secretary
Board of Harbor Commissioners

RESOLUTION NO. 19-05

**A RESOLUTION OF THE BOARD OF HARBOR COMMISSIONERS OF THE MOSS
LANDING HARBOR DISTRICT
DESIGNATING A BANK CONTRACTING OFFICER**

WHEREAS, the Moss Landing Harbor District's ("District") operating funds are currently held in MUFG Union Bank, Umpqua Bank and 1st Capital Bank, and

WHEREAS, banks require that a Bank Contracting Officer is designated by the Board to transact business on behalf of the District, and

WHEREAS, the current Bank Contracting Officer for the District is Linda G. McIntyre, General Manager, who will be retiring June 30, 2019, and

WHEREAS, the Board has appointed Thomas M. Razzeca as the District's General Manager effective July 1, 2019, and

WHEREAS, in order to facilitate the day to day management and the smooth operation of the District it is necessary and convenient that the General Manager is designated the Bank Contracting Officer for the District.

NOW THEREFORE, BE IT RESOLVED that the Board of Harbor Commissioners of the Moss Landing Harbor District hereby designates Thomas M. Razzeca as the District's Bank Contracting Officer effective July 1, 2019 and further resolves that he is authorized to enter into deposit account, funds transfer, or treasury management services agreements with the Bank, and to authorize individuals to withdraw funds, initiate payment orders and wire transfers, execute service agreements, and otherwise give instructions on behalf of the Moss Landing Harbor District with respect to its deposit accounts and treasury management services.

* * * * *

CERTIFICATION

Resolution 19-05 was duly adopted by the Board of Harbor Commissioners of the Moss Landing Harbor District at a Special meeting of the Board held on the 19th day of June, 2019, a quorum present and acting throughout, by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

Russ Jeffries, President
Board of Harbor Commissioners

Linda G. McIntyre, Deputy Secretary
Board of Harbor Commissioner

RESOLUTION 19-06

A RESOLUTION OF THE BOARD OF HARBOR COMMISSIONERS OF THE MOSS LANDING HARBOR DISTRICT AUTHORIZING AND APPOINTING THE POSITION OF DEPUTY SECRETARY.

* * * * *

WHEREAS, corporate and other official documents frequently require an additional signature in addition to that of the President or General Manager, and

WHEREAS, the additional required signature is frequently required to be that of the Secretary or Deputy Secretary, and

WHEREAS, Deputy Secretary is an appointed office.

THEREFORE, BE IT RESOLVED THAT the Board of Harbor Commissioners hereby authorizes the office of Deputy Secretary and appoints Thomas Razzeca to this office effective July 1, 2019 to serve at the will of the Board. However this appointment is only in effect while Thomas Razzeca is employed by the District.

BE IT FURTHER RESOLVED THAT the Deputy Secretary shall perform such ministerial duties for the District that require or allow the signature of a Deputy Secretary.

BE IT FURTHER RESOLVED THAT this Resolution rescinds the appointment of Linda G. McIntyre to the position of Deputy Secretary effective midnight June 30, 2019.

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CERTIFICATION

Resolution 19-06 was duly adopted by the Board of Harbor Commissioners of the Moss Landing Harbor District at a special meeting of the Board held on the 19th day of June 2019, a quorum present and acting throughout, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Russ Jeffries
Board of Harbor Commissioners

ATTESTED:

Linda G. McIntyre, Deputy Secretary
Board of Harbor Commissioners

RESOLUTION 19-07

A RESOLUTION OF THE BOARD OF HARBOR COMMISSIONERS OF THE MOSS LANDING HARBOR DISTRICT AMENDING THE DISTRICT'S PERSONNEL ADMINISTRATION PLAN

WHEREAS, by way of Resolution 98-12, the Moss Landing Harbor District ("District") established salary, wages, hours and other guidelines relating to conditions of employment applicable to the District's non-represented employees in the District's Personnel Administration Salary and Benefits Plan (the "Plan"); and

WHEREAS, on December 11, 2003, the Plan was amended by Resolution 03-34 to clarify the hours of Part-time employees, and

WHEREAS, on October 28, 2004 the Plan was amended by Resolution 04-15 to modify employee benefits.

WHEREAS, on November 29, 2012 the Plan was amended by Resolution 12-07 to modify employee benefits to address employment attraction and retention issues while remaining fiscally responsible was to provide health benefits for one Management employee and immediate family, and

WHEREAS, the Management employee has entered into an At-Will Employment Contract with the District, the terms of which address the health benefit issues set out in Resolution 12-07 rendering Resolution 12-07 moot.

NOW THEREFORE, BE IT RESOLVED THAT the Board of Harbor Commissioners hereby approves and enacts the following amendment to Section XIX. Eligibility for Benefits of the Moss Landing Harbor District's Personnel Administration Salary and Benefits Plan by eliminating the provisions relating to benefits.(shown in strikethrough):

"Benefits for EMPLOYEES hired, appointed or elected between November 1, 2004 and January 1, 2013:

Regular, Introductory and Provisional EMPLOYEES- Fulltime Regular, fulltime Introductory, and fulltime Provisional EMPLOYEES hired on or after November 1, 2004 shall be entitled to medical, dental and vision coverage for the employee. The EMPLOYEE may add dependent coverage at the EMPLOYEE's expense, provided the plan allows for such added coverage. The EMPLOYEE will execute an authorization to withhold from the EMPLOYEE's pay an amount necessary to reimburse the District for the costs of any such dependent coverage. ~~A MANAGEMENT EMPLOYEE, regardless of the date of hire, who is hired to manage two (2) or more departments within the District shall be entitled to medical, dental and vision coverage for the employee and the employee's spouse and dependent children at 2012 premium rates so long as the MANAGEMENT EMPLOYEE continues to manage two (2) or more departments. Any increase in premiums after 2012 shall be borne by the MANAGEMENT EMPLOYEE~~ Cash in lieu of benefits is not permitted.

BE IT FURTHER RESOLVED THAT the provisions of Resolution 13-03 setting out vacation and sick time, and eliminating medical, dental and vision benefits effective January 1, 2013 remains in effect.

BE IT FURTHER RESOLVED THAT this resolution shall be effective July 1, 2019.

* * * * *

CERTIFICATION

Resolution 19-07 was duly adopted by the Board of Harbor Commissioners of the Moss Landing Harbor District at a special meeting of the Board held on the 19th day of June, 2019, a quorum present and acting throughout, by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

Russ Jeffries, President
Board of Harbor Commissioners

ATTEST:

Linda G. McIntyre, Deputy Secretary
Board of Harbor Commissioners

Moss Landing Harbor District
Balance Sheet
As of May 31, 2019

	<u>May 31, 19</u>	<u>May 31, 18</u>	<u>\$ Change</u>	<u>% Change</u>
ASSETS				
Current Assets				
Checking/Savings				
1002 · Petty Cash	500	500		
1009 · Union - Operating	573,219	66,222	506,997	766%
1010 · Union - M.M.	2,891,042	4,371,812	-1,480,770	-34%
1011 · Union - Payroll	31,743	36,663	-4,920	-13%
1015 · 1st Capital Bank	1,550,321	1,546,978	3,343	0%
1018 · Union Bank- Trust Account	606,544	602,200	4,344	1%
1020 · Umpqua - Restricted	1,013,294	1,010,617	2,677	0%
Total Checking/Savings	<u>6,666,663</u>	<u>7,634,992</u>	<u>-968,329</u>	<u>-13%</u>
Accounts Receivable				
11290 · Leases				
1282 · NNN Receivable	78,892	66,961	11,931	18%
1284 · Local Bounty		1,222	-1,222	-100%
1291 · Monterey Bay Kayak		-1,496	1,496	100%
1294 · Monterey Fish		-7,165	7,165	100%
Total 11290 · Leases	<u>78,892</u>	<u>59,522</u>	<u>19,370</u>	<u>33%</u>
1200 · Marina Receivables	170,693	104,852	65,841	63%
1201 · Marina - Allow for Bad Debt	-44,125	-50,173	6,048	12%
Total Accounts Receivable	<u>205,460</u>	<u>114,201</u>	<u>91,259</u>	<u>80%</u>
Other Current Assets				
1271 · Prepaid Expenses				
1270 · Insurance	30,758	17,766	12,992	73%
Total 1271 · Prepaid Expenses	<u>30,758</u>	<u>17,766</u>	<u>12,992</u>	<u>73%</u>
Total Other Current Assets	<u>30,758</u>	<u>17,766</u>	<u>12,992</u>	<u>73%</u>
Total Current Assets	<u>6,902,881</u>	<u>7,766,959</u>	<u>-864,078</u>	<u>-11%</u>
Fixed Assets				
1650 · Construction in Progress	2,350,423	765,451	1,584,972	207%
1670 · Equipment	823,611	784,287	39,324	5%
1700 · Improvements				
1710 · NH Buildings & Improvements	7,871,280	7,871,280		
1720 · NH Floating Docks	524,675	524,675		
1725 · NH Offsite Improvements	632,218	632,218		
1730 · SH Buildings & Improvements	8,281,705	8,281,705		
1740 · SH Floating Docks	9,369,077	9,369,077		
Total 1700 · Improvements	<u>26,678,955</u>	<u>26,678,955</u>		

Moss Landing Harbor District
Balance Sheet
As of May 31, 2019

	<u>May 31, 19</u>	<u>May 31, 18</u>	<u>\$ Change</u>	<u>% Change</u>
1800 · Less - Depreciation				
1805 · Equipment	-788,499	-783,566	-4,933	-1%
1810 · NH Buildings & Improvements	-3,999,843	-3,745,278	-254,565	-7%
1820 · NH Floating Docks	-520,125	-508,436	-11,689	-2%
1825 · NH Offsite Improvements	-477,849	-459,059	-18,790	-4%
1830 · SH Buildings & Improvements	-6,184,567	-5,985,477	-199,090	-3%
1840 · SH Floating Docks	-5,980,305	-5,559,893	-420,412	-8%
Total 1800 · Less - Depreciation	<u>-17,951,188</u>	<u>-17,041,709</u>	<u>-909,479</u>	<u>-5%</u>
1900 · Land	1,642,860	1,642,860		
Total Fixed Assets	<u>13,544,661</u>	<u>12,829,844</u>	<u>714,817</u>	<u>6%</u>
Other Assets				
1320 · Workers Comp Deposit	200	200		
1530 · Principal Financial CS	7,389	7,389		
Total Other Assets	<u>7,589</u>	<u>7,589</u>		
TOTAL ASSETS	<u><u>20,455,131</u></u>	<u><u>20,604,392</u></u>	<u><u>-149,261</u></u>	<u><u>-1%</u></u>

Moss Landing Harbor District
Balance Sheet
As of May 31, 2019

	<u>May 31, 19</u>	<u>May 31, 18</u>	<u>\$ Change</u>	<u>% Change</u>
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
2010 · Accounts Payable	-24,557	299,757	-324,314	-108%
Total Accounts Payable	-24,557	299,757	-324,314	-108%
Other Current Liabilities				
2013 · Accrued Expenses	254,940	33,811	221,129	654%
2020 · Accrued Salaries Payable	7,150	5,156	1,994	39%
2021 · Accrued Vacation	90,718	88,372	2,346	3%
2023 · Accrued Payroll Taxes	561	605	-44	-7%
2030 · Customer Deposits	313,065	304,151	8,914	3%
2051 · Note Interest Payable				
2062 · Umpqua Accrued Interest	35,386	38,883	-3,497	-9%
Total 2051 · Note Interest Payable	35,386	38,883	-3,497	-9%
2080 · Prepaid Berth Fees	130,555	119,022	11,533	10%
2082 · MLCP Cost Relmb. Deposit	1,379	6,470	-5,091	-79%
2086 · Prepaid Leases				
20861 · Duke	64,291	61,850	2,441	4%
20862 · MBARI	-6,546	22,956	-29,502	-129%
Total 2086 · Prepaid Leases	57,745	84,806	-27,061	-32%
2087 · Lease Deposits	17,047	14,797	2,250	15%
Total Other Current Liabilities	908,546	696,073	212,473	31%
Total Current Liabilities	883,989	995,830	-111,841	-11%
Long Term Liabilities				
2605 · Umpqua Loan	3,298,374	3,677,571	-379,197	-10%
Total Long Term Liabilities	3,298,374	3,677,571	-379,197	-10%
Total Liabilities	4,182,363	4,673,401	-491,038	-11%
Equity				
3020 · Retained Net Assets	6,456,231	6,456,231		
3050 · Prior Year Earnings	10,752,657	9,986,555	766,102	8%
Net Income	-936,120	-511,794	-424,326	-83%
Total Equity	16,272,768	15,930,992	341,776	2%
TOTAL LIABILITIES & EQUITY	20,455,131	20,604,393	-149,262	-1%

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

Jul '18 - May 19

OPERATING ACTIVITIES	
Net Income	-936,120
Adjustments to reconcile Net Income to net cash provided by operations:	
11290 · Leases:1291 · Monterey Bay Kayak	13,381
1200 · Marina Receivables	-79,570
1201 · Marina - Allow for Bad Debt	19,125
11290 · Leases:BioMineral Lease	2,192
11290 · Leases:1262 · Running Stream	871
11290 · Leases:1282 · NNN Receivable	-12,544
1271 · Prepaid Expenses:1270 · Insurance	-30,758
1800 · Less - Depreciation:1805 · Equipment	18,701
1800 · Less - Depreciation:1810 · NH Buildings & Improvements	237,411
1800 · Less - Depreciation:1820 · NH Floating Docks	11,034
1800 · Less - Depreciation:1825 · NH Offsite Improvements	26,934
1800 · Less - Depreciation:1830 · SH Buildings & Improvements	191,380
1800 · Less - Depreciation:1840 · SH Floating Docks	379,867
2010 · Accounts Payable	-327,312
2023 · Accrued Payroll Taxes	-44
2030 · Customer Deposits	6,377
2080 · Prepaid Berth Fees	-18,618
2086 · Prepaid Leases:20861 · Duke	8,222
2086 · Prepaid Leases:20862 · MBARI	-25,436
2087 · Lease Deposits	2,250
2013 · Accrued Expenses	137,604
2051 · Note Interest Payable:2062 · Umpqua Accrued Interest	-8,284
2082 · MLCP Cost Reimb. Deposit	25,801
Net cash provided by Operating Activities	-357,536
INVESTING ACTIVITIES	
1670 · Equipment	-33,000
Net cash provided by Investing Activities	-33,000
FINANCING ACTIVITIES	
2605 · Umpqua Loan	-379,197
Net cash provided by Financing Activities	-379,197
Net cash increase for period	-769,733
Cash at beginning of period	7,436,394
Cash at end of period	6,666,661

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

	<u>Jul '18 - May 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
4000 · MARINA REVENUES				
4100 · Berthing Income				
4110 · Assigned Berthing	1,493,403	1,553,485	-60,082	96%
4112 · Qtrly/Annual Discount	-1,099	-2,764	1,665	40%
4113 · Commercial Vessel Dscnt	-12,537	-11,000	-1,537	114%
4114 · Away (1 mnth) Dscnt	-1,162	-1,361	199	85%
4115 · Temporary Berthing	253,992	224,695	29,297	113%
4120 · Liveaboard Fees	109,475	107,250	2,225	102%
4130 · Transient Berthing	48,130	33,917	14,213	142%
4140 · Non Operable Surcharge		600	-600	
4220 · Wait List	9,825	8,250	1,575	119%
4260 · Towing - Intra Harbor	450		450	100%
4270 · Pumpouts	400	800	-400	50%
4280 · Late Fees	38,542	27,500	11,042	140%
4282 · Recovered Lien Costs	2,985	750	2,235	398%
Total 4100 · Berthing Income	<u>1,942,404</u>	<u>1,942,122</u>	<u>282</u>	<u>100%</u>
4200 · Other Income - Operations				
4225 · Merchandise	108	450	-342	24%
4230 · SH Parking	92,043	109,000	-16,957	84%
4285 · Dog Fee	1,163	1,375	-212	85%
4290 · Misc	1,542	1,375	167	112%
Total 4200 · Other Income - Operations	<u>94,856</u>	<u>112,200</u>	<u>-17,344</u>	<u>85%</u>
4300 · Operating Grant Revenues		10,000	-10,000	
Total 4000 · MARINA REVENUES	<u>2,037,260</u>	<u>2,064,322</u>	<u>-27,062</u>	<u>99%</u>

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

Expense	Jul '18 - May 19	Budget	\$ Over Budget	% of Budget
5200 · General & Administrative				
5100 · Advertising	4,114	5,400	-1,286	76%
5210 · Dues & Subscriptions	3,201	8,244	-5,043	39%
5220 · Office Supplies				
5223 · Administration	3,452	4,935	-1,483	70%
5225 · Operations	11,364	8,445	2,919	135%
Total 5220 · Office Supplies	14,816	13,380	1,436	111%
5230 · Postage & Equip Lease				
5232 · Meter Lease	517	485	32	107%
5235 · Postage	575	1,180	-605	49%
Total 5230 · Postage & Equip Lease	1,092	1,665	-573	66%
5240 · Copier Lease & Supplies				
5242 · Copier Lease	3,491	2,890	601	121%
Total 5240 · Copier Lease & Supplies	3,491	2,890	601	121%
5250 · Telephone & Communications				
5253 · Administration	11,654	8,746	2,908	133%
5255 · Operations	828	929	-101	89%
Total 5250 · Telephone & Communications	12,482	9,675	2,807	129%
5260 · Professional Services				
5262 · Accounting	32,531	37,306	-4,775	87%
5263 · Audit fees	15,500	9,000	6,500	172%
5265 · Legal	57,633	91,667	-34,034	63%
5268 · Computer Consulting	170	1,185	-1,015	14%
5269 · Payroll Processing	3,421	2,698	723	127%
Total 5260 · Professional Services	109,255	141,856	-32,601	77%
5290 · Credit Card Fees	14,328	14,333	-5	100%
5921 · Internet Billing Service	2,389	1,607	782	149%
Total 5200 · General & Administrative	165,168	199,050	-33,882	83%
5300 · Personnel				
5310 · Salaries				
5313 · Administration	252,126	287,426	-35,300	88%
5315 · Operations	128,005	136,731	-8,726	94%
5318 · Maintenance	116,492	119,758	-3,266	97%
Total 5310 · Salaries	496,623	543,915	-47,292	91%
5330 · Payroll Taxes				
5333 · Administration	17,266	21,988	-4,722	79%
5335 · Operations	9,792	10,460	-668	94%
5338 · Maintenance	8,912	9,161	-249	97%
Total 5330 · Payroll Taxes	35,970	41,609	-5,639	86%

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

	Jul '18 - May 19	Budget	\$ Over Budget	% of Budget
5340 · Employee Benefits				
5342 · Vehicle Allowance	2,800	4,400	-1,600	64%
5343 · Administration	56,165	78,590	-22,425	71%
5345 · Operations	3,928		3,928	100%
5348 · Maintenance	38,947	54,063	-15,116	72%
Total 5340 · Employee Benefits	101,840	137,053	-35,213	74%
5350 · Workers Compensation				
5353 · Administration	3,200	3,320	-120	96%
5355 · Operations	6,270	7,708	-1,438	81%
5358 · Maintenance	7,659	9,167	-1,508	84%
Total 5350 · Workers Compensation	17,129	20,195	-3,066	85%
5360 · Education & Training				
5363 · Administration	1,755	2,000	-245	88%
5365 · Operations	1,680	500	1,180	336%
5368 · Maintenance	840			
Total 5360 · Education & Training	4,275	2,500	1,775	171%
Total 5300 · Personnel	655,837	745,272	-89,435	88%
5400 · Insurance				
5410 · Liability Insurance	115,605	115,317	288	100%
Total 5400 · Insurance	115,605	115,317	288	100%
5500 · Utilities				
5510 · Garbage	54,860	48,583	6,277	113%
5520 · Gas and Electric	188,685	192,500	-3,815	98%
5530 · Water	28,572	29,333	-761	97%
5540 · Sewer	77,107	36,667	40,440	210%
Total 5500 · Utilities	349,224	307,083	42,141	114%
5600 · Operating Supplies				
5610 · Vehicles	7,886	8,525	-639	93%
5625 · Operations	16,894	18,975	-2,081	89%
Total 5600 · Operating Supplies	24,780	27,500	-2,720	90%
5700 · Depreciation	432,664	433,125	-462	100%
5800 · Repairs & Maintenance				
5810 · Vehicles	294	550	-256	53%
5830 · Equip Rental	3,612	6,839	-3,227	53%
5850 · Repair Materials	51,037	75,110	-24,073	68%
5860 · Outside Service Contracts	50,739	64,167	-13,428	79%
5870 · Derelict Disposal	18,684	30,000	-11,316	62%
Total 5800 · Repairs & Maintenance	124,366	176,666	-52,300	70%
5900 · Financial Expenses				
5920 · Bank Service Charges	6,510	4,583	1,927	142%
5990 · Bad Debt	19,125	18,333	792	104%
Total 5900 · Financial Expenses	25,635	22,916	2,719	112%
Total · MARINA EXPENSES	1,893,279	2,026,929	-133,651	93%
Net Ordinary Income - Marina Operations	143,982	37,393	106,589	385%

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

	<u>Jul '18 - May 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
4400 · LEASE AND OTHER INCOME				
4050 · Trust Lands Lease Revenue				
4051 · Dynegy Outfall	61,663	61,663		100%
4052 · MBARI - MARS Cable		1,326	-1,326	
4053 · MBARI	25,436	25,436		100%
Total 4050 · Trust Lands Lease Revenue	<u>87,099</u>	<u>88,425</u>	<u>-1,326</u>	<u>99%</u>
4500 · Leases				
4502 · Cannery Building				
4517 · Suite 2	29,885	29,683	202	101%
4504 · Suite 3	82,521	82,092	429	101%
4511 · Suite 1 & 10	16,581	16,698	-117	99%
4515 · Suite 4	80,978	79,388	1,590	102%
4518 · Suite 5	23,179	22,781	398	102%
4510 · Suite 6	24,401	24,287	114	100%
4503 · Suite 8	11,318	8,250	3,068	137%
4520 · Suite 9	7,703		7,703	100%
4523 · Canary NNN	27,943	27,500	443	102%
Total 4502 · Cannery Building	<u>304,509</u>	<u>290,679</u>	<u>13,830</u>	<u>105%</u>
4530 · RV Lot	30,746	30,437	309	101%
4540 · Martin & Mason	26,355	25,335	1,020	104%
4560 · North Harbor				
4562 · Sea Harvest	31,728	29,672	2,056	107%
4568 · Monterey Bay Kayaks	39,016	38,504	512	101%
Total 4560 · North Harbor	<u>70,744</u>	<u>68,176</u>	<u>2,568</u>	<u>104%</u>
Total 4500 · Leases	<u>432,354</u>	<u>414,627</u>	<u>17,727</u>	<u>104%</u>
4600 · District Property Taxes	305,449	200,000	105,449	153%
4700 · Other Revenues & Concessions				
4125 · Amenity Fee	257,316	252,083	5,233	102%
4126 · Passenger Vessel Fees	9,360	15,000	-5,640	62%
4710 · Vending Activities				
4711 · Washer/Dryer	8,604	8,250	354	104%
4712 · Soda	237	750	-513	32%
Total 4710 · Vending Activities	<u>8,841</u>	<u>9,000</u>	<u>-159</u>	<u>98%</u>
4720 · Dry Storage	53,233	58,667	-5,434	91%
4725 · North Harbor Use Fee	105,765	70,250	35,515	151%
4727 · Key Sales	5,600	7,150	-1,550	78%
4730 · NH Washdown	1,419	2,292	-873	62%
4735 · Camp/RV	200	3,950	-3,750	5%
4740 · Equipment Rental		250	-250	
4751 · Permits	7,885	9,167	-1,282	86%
4765 · Faxes, Copies & Postage	35	180	-145	19%
4770 · Surplus Auction/Sales		100	-100	
Total 4700 · Other Revenues & Concessions	<u>449,654</u>	<u>428,089</u>	<u>21,565</u>	<u>105%</u>

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

	Jul '18 - May 19	Budget	\$ Over Budget	% of Budget
4800 · Interest				
4841 · Union Bank Interest	247	229	18	108%
4843 · First Capital Bank	2,317	1,375	942	169%
4846 · Umpqua Interest	2,170	1,375	795	158%
Total 4800 · Interest	4,734	2,979	1,755	159%
Total 4400 · LEASE AND OTHER INCOME	1,279,290	1,134,120	145,170	113%
7000 · LEASE AND OTHER EXPENSES				
7100 · Interest Expense				
7134 · Umpqua Accrued Interest	91,123	91,123	0	100%
Total 7100 · Interest Expense	91,123	91,123	0	100%
7200 · Other Financial Expenses				
7221 · CSDA Dues	6,740	6,358	382	106%
7230 · LAFO Administrative Charges	6,160	6,411	-251	96%
Total 7200 · Other Financial Expenses	12,900	12,769	131	101%
5700 · Depreciation	432,664	433,125	-462	100%
7300 · Commissioner Expenses				
7310 · Election Costs		200,000	-200,000	
7320 · Monthly Stipend	13,500	11,917	1,583	113%
7321 · Employer Payroll Taxes	1,033	911	122	113%
7330 · Incurred Expenses	946	922	24	103%
Total 7300 · Commissioner Expenses	15,479	213,750	-198,271	7%
Total 7000 · LEASE AND OTHER EXPENSES	552,166	750,767	-198,602	74%
Net Ordinary Income - Marina & Other Operations	727,125	383,353	343,772	190%
Net Ordinary Income - Combined Operations	871,106	420,746	450,360	207%
Other Income/Expense				
Other Income				
8001 · Cost Reimbursements				
8101 · Revenue from reimbursements	132,467	165,000	-32,533	80%
8201 · Reimbursable expenses	-5,331	-165,000	159,669	3%
Total 8001 · Cost Reimbursements	127,136	0	127,136	100%
Total Other Income	127,136	0	127,136	100%
Other Expense				
9000 · CAPITAL PROJECT EXPENSES				
5880 · Dredging	193,233	90,000	103,233	215%
9053 · Dock Maintenance	12,706		12,706	100%
9054 · Sea Lion Deterrent Fencing				
9309 · New NH Building	1,441,596	3,000,000	-1,558,404	48%
9310 · NH Hotel	72,683	330,000	-257,317	22%
9440 · NH Shoreline (North)	122,494			
9470 · NH Visitor Dock		400,000	-400,000	
9800 · Dock Replacement	91,650	200,000	-108,350	46%
Total 9000 · CAPITAL PROJECT EXPENSES	1,934,362	4,020,000	-2,085,638	48%
Total Other Expense	1,934,362	4,020,000	-2,085,638	48%
Net Other Income	-1,807,226	-4,020,000	2,212,774	45%
Net Income	-936,120	-3,599,254	2,663,134	26%

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

Ordinary Income/Expense	Jul '18 - May 19	Jul '17 - May 18	\$ Change	% Change
Income				
4000 · MARINA REVENUES				
4100 · Berthing Income				
4110 · Assigned Berthing	1,493,403	1,499,315	-5,912	-0%
4112 · Qtrly/Annual Discount	-1,099	-1,751	652	37%
4113 · Commercial Vessel Dscnt	-12,537	-11,899	-638	-5%
4114 · Away (1 mnth) Dscnt	-1,162	-1,161	-1	-0%
4115 · Temporary Berthing	253,992	254,002	-10	
4120 · Liveaboard Fees	109,475	106,335	3,140	3%
4130 · Transient Berthing	48,130	23,044	25,086	109%
4220 · Wait List	9,825	7,450	2,375	32%
4260 · Towing - Intra Harbor	450	300	150	50%
4270 · Pumpouts	400	600	-200	-33%
4280 · Late Fees	38,542	35,390	3,152	9%
4282 · Recovered Lien Costs	2,985	560	2,425	433%
Total 4100 · Berthing Income	1,942,404	1,912,185	30,219	2%
4200 · Other Income - Operations				
4225 · Merchandise	108	366	-258	-70%
4230 · SH Parking	92,043	108,286	-16,243	-15%
4285 · Dog Fee	1,163	1,250	-87	-7%
4290 · Misc	1,542	9,616	-8,074	-84%
Total 4200 · Other Income - Operations	94,856	119,518	-24,662	-21%
Total 4000 · MARINA REVENUES	2,037,260	2,031,703	5,557	0%

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

	Jul '18 - May 19	Jul '17 - May 18	\$ Change	% Change
Expense				
5200 · General & Administrative				
5100 · Advertising	4,114	2,538	1,576	62%
5210 · Dues & Subscriptions	3,201	10,033	-6,832	-68%
5220 · Office Supplies				
5223 · Administration	3,452	6,101	-2,649	-43%
5225 · Operations	11,364	11,266	98	1%
Total 5220 · Office Supplies	14,816	17,367	-2,551	-15%
5230 · Postage & Equip Lease				
5232 · Meter Lease	517	647	-130	-20%
5235 · Postage	575	1,274	-699	-55%
Total 5230 · Postage & Equip Lease	1,092	1,921	-829	-43%
5240 · Copier Lease & Supplies				
5242 · Copier Lease	3,491	3,422	69	2%
Total 5240 · Copier Lease & Supplies	3,491	3,422	69	2%
5250 · Telephone & Communications				
5253 · Administration	11,654	10,700	954	9%
5255 · Operations	828	1,168	-340	-29%
Total 5250 · Telephone & Communications	12,482	11,868	614	5%
5260 · Professional Services				
5262 · Accounting	32,531	38,289	-5,758	-15%
5263 · Audit fees	15,500	15,000	500	3%
5265 · Legal	57,633	65,418	-7,785	-12%
5268 · Computer Consulting	170	1,581	-1,411	-89%
5269 · Payroll Processing	3,421	3,365	56	2%
Total 5260 · Professional Services	109,255	123,653	-14,398	-12%
5290 · Credit Card Fees	14,328	18,041	-3,713	-21%
5921 · Internet Billing Service	2,389	1,935	454	23%
Total 5200 · General & Administrative	165,168	190,778	-25,610	-13%
5300 · Personnel				
5310 · Salaries				
5313 · Administration	252,126	222,993	29,133	13%
5315 · Operations	128,005	122,823	5,182	4%
5318 · Maintenance	116,492	83,436	33,056	40%
Total 5310 · Salaries	496,623	429,252	67,371	16%
5330 · Payroll Taxes				
5333 · Administration	17,266	14,600	2,666	18%
5335 · Operations	9,792	9,794	-2	
5338 · Maintenance	8,912	6,305	2,607	41%
Total 5330 · Payroll Taxes	35,970	30,699	5,271	17%

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

	Jul '18 - May 19	Jul '17 - May 18	\$ Change	% Change
5340 · Employee Benefits				
5342 · Vehicle Allowance	2,800		2,800	100%
5343 · Administration	56,165	59,788	-3,623	-6%
5345 · Operations	3,928	6,817	-2,889	-42%
5348 · Maintenance	38,947	36,472	2,475	7%
Total 5340 · Employee Benefits	101,840	103,077	-1,237	-1%
5350 · Workers Compensation				
5353 · Administration	3,200	2,636	564	21%
5355 · Operations	6,270	5,870	400	7%
5358 · Maintenance	7,659	6,670	989	15%
Total 5350 · Workers Compensation	17,129	15,176	1,953	13%
5360 · Education & Training				
5363 · Administration	1,755	699	1,056	151%
5365 · Operations	1,680	1,200	480	40%
5368 · Maintenance	840	800	40	5%
Total 5360 · Education & Training	4,275	2,699	1,576	58%
Total 5300 · Personnel	655,837	580,903	74,934	13%
5400 · Insurance				
5410 · Liability Insurance	115,605	111,408	4,197	4%
Total 5400 · Insurance	115,605	111,408	4,197	4%
5500 · Utilities				
5510 · Garbage	54,860	46,932	7,928	17%
5520 · Gas and Electric	188,685	180,000	8,685	5%
5530 · Water	28,572	27,074	1,498	6%
5540 · Sewer	77,107	56,259	20,848	37%
Total 5500 · Utilities	349,224	310,265	38,959	13%
5600 · Operating Supplies				
5610 · Vehicles	7,886	7,219	667	9%
5625 · Operations	16,894	17,181	-287	-2%
Total 5600 · Operating Supplies	24,780	24,400	380	2%
5700 · Depreciation	432,664	432,664		
5800 · Repairs & Maintenance				
5810 · Vehicles	294	490	-196	-40%
5830 · Equip Rental	3,612	5,350	-1,738	-32%
5850 · Repair Materials	51,037	60,887	-9,850	-16%
5860 · Outside Service Contracts	50,739	49,353	1,386	3%
5870 · Derelict Disposal	18,684	100	18,584	18,584%
Total 5800 · Repairs & Maintenance	124,366	116,180	8,186	7%
5900 · Financial Expenses				
5920 · Bank Service Charges	6,510	6,631	-121	-2%
5990 · Bad Debt	19,125	21,250	-2,125	-10%
Total 5900 · Financial Expenses	25,635	27,881	-2,246	-8%
Total · MARINA EXPENSES	1,893,279	1,794,479	98,800	6%
Net Ordinary Income - Marina Operations	143,982	237,225	-93,243	-39%

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

	Jul '18 - May 19	Jul '17 - May 18	\$ Change	% Change
4400 · LEASE AND OTHER INCOME				
4050 · Trust Lands Lease Revenue				
4051 · Dynegy Outfall	61,663	59,751	1,912	3%
4052 · MBARI - MARS Cable		1,326	-1,326	-100%
4053 · MBARI	25,436	24,647	789	3%
Total 4050 · Trust Lands Lease Revenue	87,099	85,724	1,375	2%
4500 · Leases				
4502 · Cannery Building				
4517 · Suite 2	29,885	28,802	1,083	4%
4504 · Suite 3	82,521	81,263	1,258	2%
4511 · Suite 1 & 10	16,581	16,346	235	1%
4515 · Suite 4	80,978	77,248	3,730	5%
4518 · Suite 5	23,179	22,292	887	4%
4510 · Suite 6	24,401	23,771	630	3%
4503 · Suite 8	11,318		11,318	100%
4520 · Suite 9	7,703	685	7,018	1,025%
4523 · Canary NNN	27,943	29,678	-1,735	-6%
Total 4502 · Cannery Building	304,509	280,085	24,424	9%
4530 · RV Lot	30,746	29,700	1,046	4%
4540 · Martin & Mason	26,355	25,335	1,020	4%
4560 · North Harbor				
4562 · Sea Harvest	31,728	33,106	-1,378	-4%
4566 · Monterey Bay Kayaks	39,016	16,452	22,564	137%
4572 · Pottery Planet		9,740	-9,740	-100%
Total 4560 · North Harbor	70,744	59,298	11,446	19%
Total 4500 · Leases	432,354	394,418	37,936	10%
4600 · District Property Taxes	305,449	285,839	19,610	7%
4700 · Other Revenues & Concessions				
4125 · Amenity Fee	257,316	266,696	-9,380	-4%
4126 · Passenger Vessel Fees	9,360		9,360	100%
4710 · Vending Activities				
4711 · Washer/Dryer	8,604	10,750	-2,146	-20%
4712 · Soda	237	163	74	45%
Total 4710 · Vending Activities	8,841	10,913	-2,072	-19%
4720 · Dry Storage	53,233	55,095	-1,862	-3%
4725 · North Harbor Use Fee	105,765	86,011	19,754	23%
4727 · Key Sales	5,600	6,053	-453	-7%
4730 · NH Washdown	1,419	1,860	-441	-24%
4735 · Camp/RV	200	1,857	-1,657	-89%
4740 · Equipment Rental				
4751 · Permits	7,885	7,764	121	2%
4765 · Faxes, Copies & Postage	35	19	16	84%
Total 4700 · Other Revenues & Concessions	449,654	436,268	13,386	3%

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

	Jul '18 - May 19	Jul '17 - May 18	\$ Change	% Change
4800 · Interest				
4841 · Union Bank Interest	247	477	-230	-48%
4843 · First Capital Bank	2,317	2,058	259	13%
4845 · SBB Interest		79	-79	-100%
4846 · Umpqua Interest	2,170	1,009	1,161	115%
Total 4800 · Interest	4,734	3,623	1,111	31%
Total 4400 · LEASE AND OTHER INCOME	1,279,290	1,205,872	73,418	6%
7000 · LEASE AND OTHER EXPENSES				
7100 · Interest Expense				
7134 · Umpqua Accrued Interest	91,123	100,899	-9,776	-10%
Total 7100 · Interest Expense	91,123	100,899	-9,776	-10%
7200 · Other Financial Expenses				
7221 · CSDA Dues	6,740	6,358	382	6%
7230 · LAFO Administrative Charges	6,160	6,411	-251	-4%
Total 7200 · Other Financial Expenses	12,900	12,769	131	1%
5700 · Depreciation	432,664	432,664		
7300 · Commissioner Expenses				
7320 · Monthly Stipend	13,500	11,400	2,100	18%
7321 · Employer Payroll Taxes	1,033	872	161	18%
7330 · Incurred Expenses	946	1,229	-283	-23%
Total 7300 · Commissioner Expenses	15,479	13,501	1,978	15%
Total 7000 · LEASE AND OTHER EXPENSES	552,166	559,833	-7,667	-1%
Net Ordinary Income - Lease & Other Income	727,125	646,040	81,085	13%
Net Ordinary Income - Combined Income	871,106	883,264	-12,158	-1%

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

	Jul '18 - May 19	Jul '17 - May 18	\$ Change	% Change
Other Income/Expense				
Other Income				
8001 · Cost Reimbursements				
8101 · Revenue from reimbursements	132,467	366,099	-233,632	-64%
8201 · Reimbursable expenses	-5,331	-212,957	207,626	97%
Total 8001 · Cost Reimbursements	<u>127,136</u>	<u>153,142</u>	<u>-26,006</u>	<u>-17%</u>
Total Other Income	127,136	153,142	-26,006	-17%
Other Expense				
9000 · CAPITAL PROJECT EXPENSES				
5880 · Dredging	193,233	129,654	63,579	49%
9053 · Dock Maintenance	12,706	2,448	10,258	419%
9305 · Piling Replacement Proj. - Dist		6,593	-6,593	-100%
9309 · New NH Building	1,441,596	1,115,404	326,192	29%
9310 · NH Hotel	72,683	120,276	-47,593	-40%
9430 · NH Restoration		143,609	-143,609	-100%
9440 · NH Shoreline (North)	122,494		122,494	100%
9750 · Office Computers		1,157	-1,157	-100%
9800 · Dock Replacement	91,650	29,058	62,592	215%
Total 9000 · CAPITAL PROJECT EXPENSES	<u>1,934,362</u>	<u>1,548,199</u>	<u>386,163</u>	<u>25%</u>
Total Other Expense	<u>1,934,362</u>	<u>1,548,199</u>	<u>386,163</u>	<u>25%</u>
Net Other Income	<u>-1,807,226</u>	<u>-1,395,057</u>	<u>-412,169</u>	<u>-30%</u>
Net Income	<u><u>-936,120</u></u>	<u><u>-511,793</u></u>	<u><u>-424,327</u></u>	<u><u>-83%</u></u>

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

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
Airgas	111.52	0.00	0.00	0.00	0.00	111.52
Allied Administrators for Delta Dental	0.00	-402.14	0.00	0.00	0.00	-402.14
AT&T	193.68	0.00	0.00	0.00	0.00	193.68
Bay Area News Group	36.98	0.00	0.00	0.00	0.00	36.98
Blue Shield of California	0.00	-357.20	0.00	0.00	0.00	-357.20
CalPERS	0.00	-5,074.46	0.00	0.00	0.00	-5,074.46
Cintas	661.75	0.00	0.00	0.00	0.00	661.75
Corralitos Electric	217.50	0.00	0.00	0.00	0.00	217.50
Dan O'Keefe	0.00	657.00	0.00	0.00	0.00	657.00
Dilbeck & Sons, Inc.	885.34	0.00	0.00	0.00	0.00	885.34
Donald Harris	0.00	560.00	0.00	0.00	0.00	560.00
Edward Cefala	525.00	0.00	0.00	0.00	0.00	525.00
Linda G. McIntyre	0.00	-400.00	0.00	0.00	0.00	-400.00
Moss Landing Boat Works	0.00	214.71	0.00	0.00	0.00	214.71
Pajaro/Sunny Mesa C.S.D.	2,482.79	0.00	0.00	0.00	0.00	2,482.79
PG&E	0.00	-20,000.00	0.00	0.00	0.00	-20,000.00
Rabobank	997.22	0.00	0.00	0.00	0.00	997.22
Redshift	0.00	-136.85	0.00	0.00	0.00	-136.85
SDRMA	0.00	-15,639.58	0.00	0.00	0.00	-15,639.58
Sea Engineering, Inc.	6,156.15	0.00	0.00	0.00	0.00	6,156.15
Social Vocational Services, Inc.	0.00	-1,073.57	0.00	0.00	0.00	-1,073.57
Stephone Parson	0.00	202.70	0.00	0.00	0.00	202.70
Valero Marketing and Supply Company	517.28	0.00	0.00	0.00	0.00	517.28
VALIC	2,996.17	0.00	0.00	0.00	0.00	2,996.17
Vertiv Operating Company	1,136.77	0.00	0.00	0.00	0.00	1,136.77
Verizon Wireless	117.38	0.00	0.00	0.00	0.00	117.38
Vision Sevice Plan	0.00	-142.95	0.00	0.00	0.00	-142.95
TOTAL	<u><u>17,035.53</u></u>	<u><u>-41,592.34</u></u>	<u><u>0.00</u></u>	<u><u>0.00</u></u>	<u><u>0.00</u></u>	<u><u>-24,556.81</u></u>

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

Type	Date	Num	Name	Amount
1009 - Union - Operating				
Bill Pmt -Check	04/08/2019	20220	A&B Fire Protection and Safety, Inc.	-800.00
Bill Pmt -Check	04/08/2019	20221	Airgas	-89.93
Bill Pmt -Check	04/08/2019	20222	Allied Administrators for Delta Dental	-402.14
Bill Pmt -Check	04/08/2019	20223	Anthony Dann	-553.50
Bill Pmt -Check	04/08/2019	20224	AT&T	-193.70
Bill Pmt -Check	04/08/2019	20225	Bayside Oil, Inc.	-2,375.00
Bill Pmt -Check	04/08/2019	20226	Big Creek Lumber	-1,347.80
Bill Pmt -Check	04/08/2019	20227	Blue Shield of California	-162.45
Bill Pmt -Check	04/08/2019	20228	Byte Technology	-150.00
Bill Pmt -Check	04/08/2019	20229	CalPERS	-5,074.46
Bill Pmt -Check	04/08/2019	20230	Carmel Marina Corporation	-1,161.00
Bill Pmt -Check	04/08/2019	20231	Cintas	-566.88
Bill Pmt -Check	04/08/2019	20232	Damm Good Water	-66.95
Bill Pmt -Check	04/08/2019	20233	Daniel Poncabare	-25.00
Bill Pmt -Check	04/08/2019	20234	Garth Chojnowski	-520.00
Bill Pmt -Check	04/08/2019	20235	IPFS Corporation	-12,820.13
Bill Pmt -Check	04/08/2019	20236	Kelly Morgan	-500.00
Bill Pmt -Check	04/08/2019	20237	Konica Minolta Premier Finance	-266.73
Bill Pmt -Check	04/08/2019	20238	Linda G. McIntyre	-400.00
Bill Pmt -Check	04/08/2019	20239	Mark Erickson	-655.80
Bill Pmt -Check	04/08/2019	20240	MBS Business Systems	-152.25
Bill Pmt -Check	04/08/2019	20241	Monterey One Water	-10,868.64
Bill Pmt -Check	04/08/2019	20242	Moss Landing Boat Works	-449.27
Bill Pmt -Check	04/08/2019	20243	Office Team	-1,526.54
Bill Pmt -Check	04/08/2019	20244	Pajaro Valley Lock Shop	-189.82
Bill Pmt -Check	04/08/2019	20245	Pajaro/Sunny Mesa C.S.D.	-2,808.97
Bill Pmt -Check	04/08/2019	20246	PG&E	-20,000.00
Bill Pmt -Check	04/08/2019	20247	Pitney Bowes Global Financial Svc LLC	-129.30
Bill Pmt -Check	04/08/2019	20248	Rabobank	-251.14
Bill Pmt -Check	04/08/2019	20249	Redshift	-136.85
Bill Pmt -Check	04/08/2019	20250	Royal Wholesale Electric	-87.45
Bill Pmt -Check	04/08/2019	20251	Sea Engineering, Inc.	-3,835.00
Bill Pmt -Check	04/08/2019	20252	Social Vocational Services, Inc.	-1,073.57
Bill Pmt -Check	04/08/2019	20253	Sunrise Express	-51.19
Bill Pmt -Check	04/08/2019	20254	ThyssenKrupp Elevator - 042	-631.36
Bill Pmt -Check	04/08/2019	20255	Valero Marketing and Supply Company	-345.74
Bill Pmt -Check	04/08/2019	20256	VALIC	-2,996.17
Bill Pmt -Check	04/08/2019	20257	Vision Sevice Plan	-121.47
Bill Pmt -Check	04/08/2019	20258	William Tomlinson	-810.67
Bill Pmt -Check	04/08/2019	20259	Carmel Marina Corporation	-806.64
Bill Pmt -Check	04/08/2019	20260	Monterey One Water	-4,917.20
Bill Pmt -Check	04/08/2019	20261	Rabobank	-279.04
Bill Pmt -Check	04/08/2019	20262	Carmel Marina Corporation	-483.09
Bill Pmt -Check	04/08/2019	20263	Rabobank	-479.60

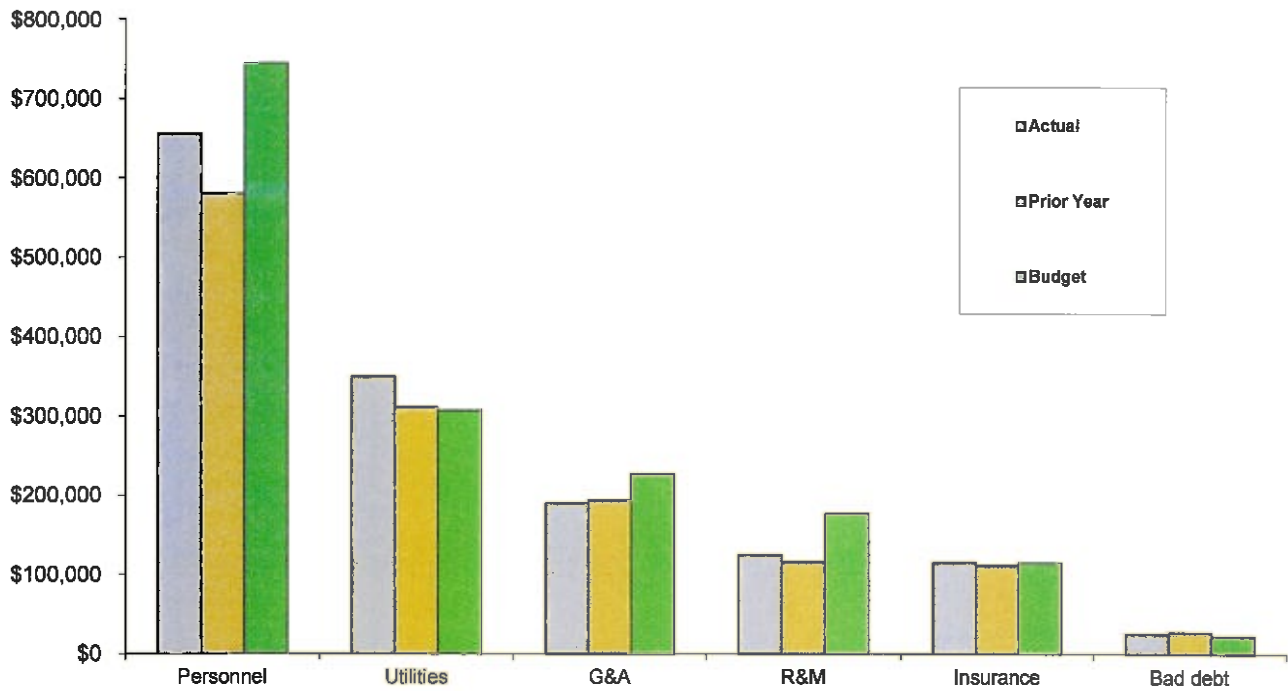
**Moss Landing Harbor District
Warrant Listing
As of May 31, 2019**

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>
Bill Pmt -Check	04/09/2019	20264	U.S. Bank	-1,767.22
Bill Pmt -Check	04/11/2019	20265	Blue Shield of California	-194.75
Bill Pmt -Check	04/23/2019	20266	AT&T	-537.97
Bill Pmt -Check	04/23/2019	20267	Dilbeck & Sons, Inc.	-63,699.83
Bill Pmt -Check	04/23/2019	20268	Jarvis, Fay, Doport & Gibson, LLP	-8,180.00
Bill Pmt -Check	04/23/2019	20269	Jodi Busick	-500.00
Bill Pmt -Check	04/23/2019	20270	Mark Erickson	0.00
Bill Pmt -Check	04/23/2019	20271	MBS Business Systems	-156.18
Bill Pmt -Check	04/23/2019	20272	Pettigrew & Foletta	-261.00
Bill Pmt -Check	04/23/2019	20273	Sea Engineering, Inc.	-1,615.00
Bill Pmt -Check	04/23/2019	20274	Taylor Anderson	-550.00
Bill Pmt -Check	04/23/2019	20275	Veritiv Operating Company	-1,367.60
Bill Pmt -Check	04/23/2019	20276	Verizon Wireless	-143.44
Bill Pmt -Check	04/23/2019	20277	Wald, Ruhnke & Dost Architects, LP	-2,100.00
Bill Pmt -Check	04/23/2019	20278	WASH	-202.08
Bill Pmt -Check	04/23/2019	20279	Wayne McMillen	-535.00
Bill Pmt -Check	04/23/2019	20280	Wendy L. Cumming, CPA	-2,465.00
Bill Pmt -Check	04/23/2019	20281	AT&T	-324.67
Check	04/24/2019	1146	MCS Inc.	-3,900.00
Bill Pmt -Check	04/26/2019	20282	Vision Sevice Plan	-21.48
Bill Pmt -Check	05/13/2019	20283	A&C Engraving & Signs	-15.84
Bill Pmt -Check	05/13/2019	20284	Airgas	-389.19
Bill Pmt -Check	05/13/2019	20285	Allied Administrators for Delta Dental	-402.14
Bill Pmt -Check	05/13/2019	20286	AT&T	-193.64
Bill Pmt -Check	05/13/2019	20287	Big Creek Lumber	-574.20
Bill Pmt -Check	05/13/2019	20288	Blue Shield of California	-357.20
Bill Pmt -Check	05/13/2019	20289	Byte Technology	-150.00
Bill Pmt -Check	05/13/2019	20290	CalPERS	-5,074.46
Bill Pmt -Check	05/13/2019	20291	Carmel Marina Corporation	-831.33
Bill Pmt -Check	05/13/2019	20292	Central Coast Systems, Inc.	-105.00
Bill Pmt -Check	05/13/2019	20293	Cintas	-707.88
Bill Pmt -Check	05/13/2019	20294	Cooper Sonden	-236.00
Bill Pmt -Check	05/13/2019	20295	Damm Good Water	-83.00
Bill Pmt -Check	05/13/2019	20296	Dilbeck & Sons, Inc.	-1,940.00
Bill Pmt -Check	05/13/2019	20297	Doctors on Duty	-122.50
Bill Pmt -Check	05/13/2019	20298	Eugene Marsee	-500.00
Bill Pmt -Check	05/13/2019	20299	Jarvis, Fay, Doport & Gibson, LLP	-7,520.00
Bill Pmt -Check	05/13/2019	20300	Jym Gritzfeld	-354.00
Bill Pmt -Check	05/13/2019	20301	Konica Minolta Premier Finance	-50.00
Bill Pmt -Check	05/13/2019	20302	Larsson Fish Company	-475.00
Bill Pmt -Check	05/13/2019	20303	Linda G. McIntyre	-400.00
Bill Pmt -Check	05/13/2019	20304	MBS Business Systems	-3.93
Bill Pmt -Check	05/13/2019	20305	Pajaro/Sunny Mesa C.S.D.	-2,579.63
Bill Pmt -Check	05/13/2019	20306	PG&E	-20,000.00
Bill Pmt -Check	05/13/2019	20307	Pitney Bowes Reserve Account	-500.00

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

Type	Date	Num	Name	Amount
Bill Pmt -Check	05/13/2019	20308	Rabobank	-403.21
Bill Pmt -Check	05/13/2019	20309	Redshift	-136.85
Bill Pmt -Check	05/13/2019	20310	Royal Wholesale Electric	-64.65
Bill Pmt -Check	05/13/2019	20311	Sealaska Engineering & Applied Sciences	-20,136.45
Bill Pmt -Check	05/13/2019	20312	Social Vocational Services, Inc.	-1,073.57
Bill Pmt -Check	05/13/2019	20313	Sunrise Express	-51.19
Bill Pmt -Check	05/13/2019	20314	Tom's Septic Construction	-524.00
Bill Pmt -Check	05/13/2019	20315	Tri County Fire Protection	-833.24
Bill Pmt -Check	05/13/2019	20316	U.S. Bank	-758.16
Bill Pmt -Check	05/13/2019	20317	Valero Marketing and Supply Company	-221.30
Bill Pmt -Check	05/13/2019	20318	VALIC	-4,494.25
Bill Pmt -Check	05/13/2019	20319	Veritiv Operating Company	-1,710.90
Bill Pmt -Check	05/13/2019	20320	Verizon Wireless	-260.50
Bill Pmt -Check	05/13/2019	20321	Vision Sevice Plan	-142.95
Bill Pmt -Check	05/13/2019	20322	West Marine Pro	-912.27
Bill Pmt -Check	05/13/2019	20323	Carmel Marina Corporation	-5,667.54
Bill Pmt -Check	05/13/2019	20324	Rabobank	-719.40
Bill Pmt -Check	05/13/2019	20325	Carmel Marina Corporation	-1,022.04
Bill Pmt -Check	05/13/2019	20326	Rabobank	-418.56
Check	05/19/2019	1148	Monterey County Herald	-1,415.22
Bill Pmt -Check	05/30/2019	20327	Ali Alian	-212.40
Bill Pmt -Check	05/30/2019	20328	AT&T	-324.69
Bill Pmt -Check	05/30/2019	20329	Auto Care LifeSaver Towing	-252.00
Bill Pmt -Check	05/30/2019	20330	Big Creek Lumber	-1,040.51
Bill Pmt -Check	05/30/2019	20331	Castroville "ACE" Hardware	-29.00
Bill Pmt -Check	05/30/2019	20332	Dilbeck & Sons, Inc.	-284,588.54
Bill Pmt -Check	05/30/2019	20333	Home Depot	-650.61
Bill Pmt -Check	05/30/2019	20334	Lowell Jones	-500.00
Bill Pmt -Check	05/30/2019	20335	Michael Arujo	-247.80
Bill Pmt -Check	05/30/2019	20336	Ron Rogers	-519.20
Bill Pmt -Check	05/30/2019	20337	SDRMA	-15,639.58
Bill Pmt -Check	05/30/2019	20338	Steve Stiles	-525.00
Bill Pmt -Check	05/30/2019	20339	U.S. Bank	-2,068.43
Bill Pmt -Check	05/30/2019	20340	United Site Services of Calif., Inc.	-279.85
Bill Pmt -Check	05/30/2019	20341	Wald, Ruhnke & Dost Architects, LP	-3,841.67
Bill Pmt -Check	05/30/2019	20342	WASH	-202.08
Bill Pmt -Check	05/30/2019	20343	Wendy L. Cumming, CPA	-2,066.25
Bill Pmt -Check	05/30/2019	20344	Airgas	-103.36
Bill Pmt -Check	05/30/2019	20345	AT&T	-537.66
Bill Pmt -Check	05/30/2019	20346	MP Express	-4,019.16
Bill Pmt -Check	05/30/2019	20347	Royal Wholesale Electric	-310.75
Total 1009 · Union - Operating				-572,573.39
TOTAL				-572,573.39

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



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



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

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HARBORMASTER
Linda G. McIntyre, Esq
ASSISTANT GENERAL MANAGER
Tommy Razzeca

STAFF REPORT

ITEM NUMBER 6 – PROJECT STATUS BOARD MEETING OF JUNE 19, 2019

- 1. Dredge Project:** The project is currently out to public bid. We will be having a bid opening on Tuesday June 18th at 2pm where we expect to receive bids from contractors interested in the project. Assuming that we do receive bids from qualified contractors we are hopeful that the Board will be selecting a contractor at the June 19th MLHD board meeting. Once a contractor has been selected and a contract is in place we will only be awaiting mobilization of the selected contractor before dredging operations begin.
- 2. North Harbor Building Project:** The project is in the final stages and the building is looking great; our contractor is finishing up the remaining roofing, windows, site work, electrical finishes and painting. We are hopeful that the project will be complete by the end of this month or in early July.
- 3. North Harbor Inn Project:** Because the building plan shows the Inn on 3 separate District owned parcels, Monterey County has required that the District submit a General Development Plan and complete a lot line adjustment. The District has received a title report from Chicago Title and Monterey County Surveyors will be completing the survey necessary to meet the county requirements.
- 4. B178 Damaged Pile replacement Project:** After a storm with strong wind gusts staff discovered the pile located at B178 had been damaged and was in need of replacement. After having our engineer inspect the pile staff contacted our insurance company and filed a claim to have the pile replaced. Our insurance company's adjuster inspected the pile and has since approved our claim. Our emergency permit application is in process and we currently await concurrence from USFWS before the Army Corps of Engineers will issue the permit, this process may take a few more months.
- 5. North Harbor Erosion Repair Project:** During a heavy rain storm staff found a large section of the bank just north of our old launch ramp had eroded away. Staff and our engineer inspected the location and determined that if no action was immediately taken the bank would continue eroding into the Districts parking lot causing extensive damage. In an attempt to mitigate our damages Staff had 70 ton of ¼ ton rip rap delivered and placed in the area which armored the shore line in question and stopped the erosion. Our engineer has filed emergency permit applications with the CCC and USACOE as required. Staff is hopeful that the 70 tons of rip rap placed will be a sufficient long term solution that will satisfy the permitting agencies however until we receive the permits we cannot be sure that additional work will not be required.
- 6. Moss Landing Community Plan/General Plan Update:** Our GM has sent a few letters to County staff during the process while our AGM and the chair of our Real Property Committee along with our consultant have been attending all meetings and workshops' regarding the MLCP to monitor progress and protect the Districts interest. The next MLCP workshop is scheduled for July 10 2019.
- 7. Sea Level Rise Report:** The legislature approved and the Governor signed AB 691 a few years ago which requires trustees of granted lands to prepare and submit to the State Lands Commission, no later than July 1, 2019 an assessment of how it proposes to address sea level rise. Staff has been working with the Central Coast Wetlands Group to finalize MLHD's assessment in order to file it by July 1. The Assessment report cost the District \$7500 and will be made available on the State Lands Commission website. Copies will be available if Commissioners wish to have a copy. One benefit of the report is that it will provide the basis for taking advantage of future grant opportunities related to sea level rise mitigation.



BOARD OF COMMISSIONERS

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GENERAL MANAGER

HARBORMASTER

Linda G. McIntyre, Esq.

ASSISTANT GENERAL MANAGER

Tommy Razzeca

STAFF REPORT

ITEM NUMBER 7 – SUMMARY OF PERMITS ISSUED BOARD MEETING OF JUNE 19, 2019

Permittee	Issue Date	Status	Permit Type	Exp. Date
Elkhorn Slough Research Foundation	01/01/2019	Current	Facilities Use	01/01/20
Monterey Bay Hydrobikes	2/4/2018	Current	Facilities Use	
Blue Ocean Whale Watch	2/18/2019	Current	Facilities Use	2/18/2020
Whisper Charters	2/28/2019	Current	Facilities Use	2/28/2020
Kahuna Sportfishing	3/17/2019	Current	Facilities Use	3/17/2020
REI Outdoor School	3/24/2019	Current	Facilities Use	3/24/2020
Fast Raft	3/28/2019	Current	Facilities Use	3/28/2020
MBARI-Otter Studies	4/1/2019	Current	Facilities Use	4/1/2020
Stap-Marine Life Studies	4/15/2018	Expired	Non-Renewed	4/15/2019
Venture Quest Kayaking	5/16/2019	Current	Facilities Use	6/30/19
Kayak Connection	5/18/2019	Pending	Facilities Use	6/30/19
Secret Harbor Charters	5/24/2019	Pending	Facilities Use	6/30/19
Sanctuary Cruises	6/7/2019	Pending	Facilities Use	6/30/19
Sea Goddess Whale Watching-Tours	6/10/2019	Pending	Facilities Use	6/30/19
Sea Goddess Whale Watching-Souvenirs	6/10/2019	Pending	Peddlers	6/30/19
MBARI-Slough Test Moorings	6/27/2018	Pending	Facilities Use	6/27/2019
Elkhorn Slough Safari - Souvenirs	10/19/2018	Current	Facilities Use	10/19/2019
Elkhorn Slough Safari - Tours	10/19/2018	Current	Peddlers	10/19/2019
Blue Water Ventures	10/31/2018	Current	Facilities Use	10/31/2019
Wild Fish-Vicki Crow	11/20/2017	Pending	Peddlers	11/20/2018

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1948



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Assistant General Manager
Tommy Razzeca

STAFF REPORT

ITEM NUMBER 8 – MEETING ANNOUNCEMENTS BOARD MEETING OF APRIL 24, 2019

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

Moss Landing Chamber of Commerce Meetings – Second Wednesday of each month, Moss Landing Harbor District Board Room, 4 p.m.

Monterey Bay Sanctuary Advisory Council Meetings – 2019 - <https://montereybay.noaa.gov>

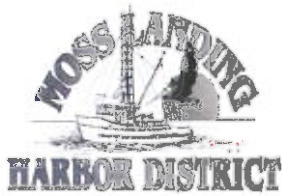
June 21st
Cambria

August 15th
Half Moon Bay

October 18th
Marina

December 13th
Monterey

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947



BOARD OF COMMISSIONERS
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Assistant General Manager
Tommy Razzeca

STAFF REPORT

ITEM NUMBER 09 - LIVEBOARD REPORT BOARD MEETING OF JUNE 19, 2019

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

<u>Name</u>	<u>Vessel</u>
1. Slaymaker P.	<i>Steppin Stone CF 1101 TY</i>
2. Brenta T.	<i>Teri Leigh 936915</i>
3. Bohigian, D.	<i>Finesse, CF 3764 ET</i>
4. Burns, P.	<i>Tralfamadore, CF 9430 GL</i>
5. Byrnes, K.	<i>Grand Slam, CF 4540 FE</i>
6. Callahan, T.	<i>Deb on Air, CF 3174 HA</i>
7. Cayuela, R.	<i>Rachel Angelet, CF 6969 UB</i>
8. Michael, McVay	<i>Gaviota, CF 4863 FP</i>
9. Clark, N.	<i>China Cloud, ON 999772</i>
10. Cloer, J./Ajuria M.	<i>Laurie, CF 2688 EX</i>
11. Chambers, B.	<i>Pyxis, ON 984193</i>
12. Comendant, T.	<i>Mariah, CF 9747 GR</i>
13. Clark D.	<i>Seaside Escape CF 4356 HW</i>
14. Degnan, P.	<i>No Name, CF 8344 GT</i>
15. Powers, P	<i>No Name, CF 0333 EU</i>
16. Elwell, G.	<i>Pearl, ON 557575</i>
17. Faneuf, C.	<i>Ghost Ryder ON 1048498</i>
18. Felicano, J.	<i>Takara, CF 3767 AS</i>
19. Potter, D.	<i>Danu CF 4085 GC</i>
20. Harrington,H.	<i>Isle of View, ON 997142</i>
21. Sanchez, F	<i>Valkryia ON97418</i>
22. Clifford, Lance	<i>Sandpiper, CF 6280 EU</i>
23. Jerred, D.	<i>Westwind, CF8564 GM</i>
24. Groom D	<i>Phoenix, CF 5084 GJ</i>
25. Jones, H.	<i>Laetare, CF 5495 YB</i>
26. Jones, T.	<i>Sanity, CF 5249 SC</i>
27. Kennedy C. Lahman D.	<i>Aztlan, ON 281903</i>
28. Ayres, Lloyd	<i>Gabiota, CF 4656 GG</i>

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947

29. Knudson L/Knudson A.
30. Malone, RJ
31. Marsee, E, Lynch, C
32. Burnett
33. Maris, T.
34. Robinson, D.
35. Nieman J. E Duerusen
36. Niswonger, R.
37. Nunes, D.
38. Otis, T.
39. Paul, J
40. Schlegelmilch, William
41. Velaquez F
42. Raaphorst, D./Raaphorst M.
43. Reins, D.
44. Rotger, M.
45. Roulet, J.
46. Piro, Daniel
47. Derouin, E
48. Stegmann, R.
49. Stark, H.
50. Baugh, R.
51. Thomas, B.
52. Tufts, M.
53. Sumne, Aaron
54. Wolinski, Peter
55. Waters, J./Waters, M.
56. Samuelson, T.
57. Herrick Andrews,
58. Kim Richardson
59. Cook, B
60. Bowler, J

Spellbound, ON 082155
Francis w, CF 2017 UZ
Tolly Craft CF 9521 HT
Zinful CF5419 JG
Nimble, CF 3730 KB
Damn Baby CF 9442 EX
Inia, ON 1074183
Illusion, CF 0836 TA
Aurooa, ON 676686
Blue Moon, CF 1886 GT
La Wanda CF 5014 FR
Bull Dog ON 1219673
Lorraine CF 0533 JL
Spirit, ON 664971
Second Paradise, ON 912484
Raven, ON 241650
Double Eagle, ON 519846
Gulf Star CF 6082 GL
Sweet Liberty ON 1052175
Wild Goose, ON 589319
Outta Here, CF 8370 EA
Yada Yada, CF 7881 GZ
Coho, CF 9974 KK
Enchantress, CF 0878 SX
Bellisima CF 4668 FV
Ramona, ON 1114657
No Name CF 5670 GD
Moonstone CF 5122 GX
Sea Free ON 613387
Sophie CF 0533 JL
Outrageous CF 8917 TB
Myrtle Mae, CF 3187 FN

Total Number Vessels: 60
 Total Number Persons: 65
 Pending Applications -0-



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 Andrew Amaral
 Margaret "Peggy" Shirrel, Ph.D.

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 MOSS LANDING, CA 95039

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EXECUTIVE
 GENERAL MANAGER

HARBORMASTER
 Linda G. McIntyre, Esq.

STAFF REPORT

ITEM NUMBER 10 - SLIP INCOME REPORT
 BOARD MEETING OF JUNE 19, 2019

Slip Rates 2018/2019 per linear foot:

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

INCOME

<u>May 2019</u>	<u>May 2018</u>	<u>May 2019 Budget</u>
\$165,015	\$164,784	\$163,361

For the month, slip income is above budget by \$1,654, due a combination of lower than anticipated assigned berthing revenue*, offset by higher than anticipated transient and temporary berthing income. Slip income is higher than prior year by \$382.

* With the broken pile at B178 we are losing assigned berthing for use of two 60' slips. All 30' slips are assigned and higher paying temporaries are in some 40' slips.

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Assistant General Manager
Tommy Razzeca

STAFF REPORT

ITEM 11 - INCIDENT REPORT BOARD MEETING OF JUNE 19, 2019

4/21/19 A vessel on H dock was noticed by staff taking on water and was in danger of sinking. Staff contacted the vessel owner and pumped water from the vessel. The owner showed up at the Harbor a few hours later and inspected the vessel making a repair fixing the problem.

4/29/19 An ongoing dispute between two neighboring vessel owners was reported to Harbor staff. Staff contacted both vessel owners and ultimately decided to relocate one of the vessels in an attempt to keep the peace. No further problems to report.

5/2/19 Staff received a report of a tenant inciting verbal altercations with other vessel owners on the dock. MCSO was contacted but no arrests were made. Staff spoke to all the involved parties and ultimately decided to relocate one of the tenants to another location in the Harbor. Since relocating the tenant there has been no further incidents.

5/10/19 A small vessel was left at the North Harbor Launch Ramp and was taking on water. Staff responded to the area and ultimately decided to remove it from the water to keep it from sinking.

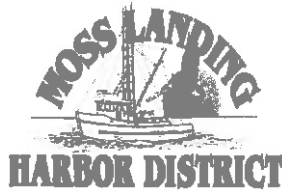
5/11/19 A Harbor tenant's vessel lost power while out in the Bay. USCG, Vessel Assist and a Good Samaritan all attempted to help however the vessel operator had no anchor and was unable to keep the vessel from surf before help could arrive. The vessel was beached but luckily no injuries occurred. The vessel was ultimately salvaged and taken to the boat yard where repairs were being made.

5/21/19 A theft was reported from the North Harbor construction site by the Harbor Districts contractor. It seems that the theft occurred sometime during the late night or early morning hours. Staff recommended that the contractor file a report with MCSO.

6/10/19 a Sheriff's Department Work Alternative person was completing community service hours here at the Harbor District and was visibly upset for unknown reasons. A staff member asked the man if he was okay and the man responded that he was not and told the staff member he intended to harm himself, the man then got into his vehicle and drove out of the parking lot. Staff notified 911 and the Work Alternative program which are both following up.

Nothing further to report as of 6/13/19

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STAFF REPORT

ITEM NUMBER 21 – PUBLIC HEARING: CONSIDER ISSUING SPECIAL ACTIVITY USE PERMIT FOR A HOBIE CAT REGATTA BOARD MEETING OF JUNE 19, 2019

An application for a Special Activity Use Permit was submitted by Dafna Brown on behalf of Hobie Division 3 (non-profit sailing group) to conduct a Hobie Cat sailing regatta on August 24 and 25th. Attached is a outline describing the event and Ms. Brown will also be present at this meeting.

Section 26.200 of the Moss Landing Harbor District Ordinance Code lists the types of activities that must apply for Special Activity use permits and organized boating races, competitions, and regattas are specified. The Code further requires that all such applications be reviewed by the Board at a public hearing. The Board may issue the permit upon a finding that:

- 1) The conduct of the activity will not interrupt the safe and orderly movement of vessels in Harbor waters.
- 2) The conduct of the activity is not reasonably likely to cause injury to persons or property, provoke disorderly conduct, or create a disturbance.
- 3) The conduct of the activity will not prevent the normal activities of District employees.
- 4) If the activity is one which shall move from place to place within the Harbor, it will do so expeditiously and without unreasonable delays en route.
- 5) The activity is not to be held for the principal purpose of advertising any product, goods, or event, and is not designed to be held principally for private profit.

In addition, a Special Activities Use Permit issued as provided by this section shall include conditions of approval covering the following, where applicable:

- 6) The starting time of the activity.
- 7) The minimum and maximum speeds to be maintained by vessels, if any.
- 8) The maximum length of components of the activity in miles or fractions of miles.
- 9) The safe and appropriate separation distance to be maintained between people or vessels participating in the activity.
- 10) The specific areas of the Harbor that may be utilized or occupied by the activity.
- 11) Any other restrictions, conditions or limitations that the General Manager may find necessary.

Staff recommends the Board conduct the public hearing, receive any additional information from the applicant, make findings in favor of the applicant on items 1 through 5 above, and accept the applicant's representations regarding 6 through 10 above, request the General manager to add any conditions the Board feels are necessary and authorize issuance of the Permit.



Moss Landing Harbor District
 7881 Sandholdt Road
 Moss Landing, CA 95039-0010
 (831) 633-5417, Fax (831) 633-4537

SPECIAL ACTIVITIES USE PERMIT

No application will be processed until payment of the Application Fee
If Permit qualifies for issuance, no Permit will be issued until payment of the Permit Fee
NOTE: All Special Activity Permits Must be Approved by the MLHD Board

Section I - Applicant Information

Name	Dafna Brown
Mailing Address	122 Seabright Ave
City, State, Zip Code	Santa Cruz, Ca, 95062
Telephone Number	650.996.5855
E-Mail Address	Dafnabrown@gmail.com

Section II - Permittee Information

Name of Individual or Organization	Hobie Division 3 (Non Profit Sailing group)
Mailing Address	719 Oranewood Dr
City, State, Zip Code	Fremont, CA, 94536
Telephone Number	Kim Zimmer 510.771.4771 (Secretary)
Fax	none
E-Mail Address	scudigirl@me.com

Section III - Activity Information

Date(s) of Activity	August 24 – August 25, 2019
Specific Description of Activity (Attach additional pages if necessary)	<p>Fun sailing regatta on Hobie Catamarans for youth and young adults. Estimate: 10 -15 boats (Two person sail boats) total: 30 people. One committee boat and one safety boat. 10-15 small boat trailers and 10-15 cars.</p> <p>Saturday: Racing from Santa Cruz to Moss Landing arriving at the boat ramp around 3pm.</p> <p>Sunday: Buoy races from 12:00 – 4pm</p>

Specific Location of Activity	Moss Landing Harbor/ North Harbor
Number of Persons, Vessels, Vehicles	30 People One committee boat One safety boat 10-15 boats (two person sail boats) 10 Small boat trailers 10 -- 15 cars
Starting and Ending Time	Sat: arrive at Moss Landing around 3pm to boat ramp Sun: 12pm - 4pm (sail in shore)
Location of Assembly Areas (If Any)	North Harbor Parking Lot
Other Information	See attached *Requesting reduced launch fee

Section IV - Fee

Special Activities Permit Application Fee (§ 20.100)	\$250.00 – PAID CK#2393
CEQA Review (§20.240)	Not required
Special Activity Permit Fee	\$250.00

I hereby certify that the information contained in this application is true and accurate to the best of my knowledge. I further certify that I will faithfully comply with all Conditions of Permit that are required by the District and that I will assure that the permitted Activity is carried out in full compliance with all statutes, regulations, rules and ordinances of the District, and any other entity that may have jurisdiction over the Activity or the site.

APPLICANT

Signature on File *You may qualify for a fee discount. Please refer to the District Ordinance Code and/or contact the Harbor at 831.633.2461.

Permit

Date of Permit -

RESOLUTION 19-08

A RESOLUTION OF THE BOARD OF HARBOR COMMISSIONERS OF THE MOSS LANDING HARBOR DISTRICT ACCEPTING THE BID AND AWARDING THE CONTRACT FOR THE 2019 MAINTENANCE DREDGING PROJECT

* * * * *

WHEREAS, Moss Landing Harbor District advertised a Notice Inviting Bids on the 2019 Dredging project in the Herald newspaper on May 5, 2019 and May 20, 2019, provided the Notice Inviting Bids to various Builders Exchanges and emailed the Notice Inviting Bids to a list of dredgers in existing District files; and

WHEREAS, _____ (#) companies responded by the bid deadline of June 18, 2019, with _____ coming in as the lowest qualified bidder with a bid in the amount of \$_____.

NOW THEREFORE, BE IT RESOLVED THAT, the Board of Harbor Commissioners has reviewed the bids and accepts the bid of \$_____ based on _____ cubic yards at \$_____ per cubic yard and \$_____ mobilization/demobilization; and specifically rejects all other bids; and

BE IT FURTHER RESOLVED THAT the Board of Harbor Commissioners hereby directs the General Manager to enter into a contractual agreement for dredging services, subject to review and approval by District Counsel, as described in the Notice Inviting Bids with _____ in an amount not to exceed \$_____, and directs the Manager to provide written notice to all bidders of such award and notice that all other bids are rejected; and

BE IT FURTHER RESOLVED THAT the Board of Harbor Commissioners hereby authorizes the General Manager to apply for FEMA reimbursement for portions of the project and to expend general funds for the amount not covered by FEMA.

* * * * *

CERTIFICATION

Resolution 19-082 was duly adopted by the Board of Harbor Commissioners of the Moss Landing Harbor District at a special meeting of the Board held on the 19th day of June, 2019, a quorum present and acting throughout, by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

Russ Jeffries, President
Board of Harbor Commissioners

Linda G. McIntyre, Deputy Secretary
Board of Harbor Commissioners

RESOLUTION 19-09

**A RESOLUTION OF THE BOARD OF HARBOR COMMISSIONERS
OF THE MOSS LANDING HARBOR DISTRICT
APPROVING A NEW LEASE AGREEMENT
WITH LOCAL BOUNTY, INC**

* * * * *

WHEREAS, it is the goal of the District to offer for lease available space that has a potential for appropriate use compatible with the Moss Landing Community Plan and County zoning regulations and to attract and obtain suitable tenants for each available space, and

WHEREAS, Local Bounty, Inc is a seafood marketing company handling distribution logistics with many ties to commercial fishing in Moss Landing, the Central Coast and San Francisco Bay area, and

WHEREAS, Mr. Mark Alan Lovewell, Director of Local Bounty, Inc who has leased space in the Cannery Building for the past 5 years wishes to continue to lease a portion of APN 133-241-018-000 located on the second floor at 7532 Sandholdt Road, Moss Landing from the District for use as general office space after his existing lease expired, and

WHEREAS, lessee wishes to continue leasing approximately 800 sf of office space, and

WHEREAS, lessee wishes to enter into a new lease at \$1.587 psf resulting in a monthly rent of \$1,269.93 for a period of two years commencing July 1, 2019 with options to renew, and

WHEREAS, Mr. Lovewell has also indicated that Local Bounty, Inc. is continually growing and in may ask to expand the leased space in the Cannery Building under an Amendment to the Lease.

NOW THEREFORE, BE IT RESOLVED THAT the Board of Harbor Commissioners of the Moss Landing Harbor District hereby authorizes the General Manager to prepare and execute documents necessary to enter into a new lease between the Moss Landing Harbor District as Lessor and Local Bounty, Inc. as Lessee, for a term of two years as described above with options to renew subject to review and approval of District Counsel.

* * * * *

CERTIFICATION

Resolution 19-09 was duly adopted by the Board of Harbor Commissioners of the Moss Landing Harbor District at a special meeting of the Board held on the 19TH day of June, 2019 a quorum present and acting throughout, by the following vote, to wit:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

Russ Jeffries, President
Board of Harbor Commissioners

ATTEST:

Linda G. McIntyre, Deputy Secretary
Board of Harbor Commissioners

Basic Lease Provisions

The words and figures set forth in Paragraphs A through O, inclusive, are part of the Lease wherever appropriate references if made thereto, unless they are expressly modified elsewhere in this Lease. Certain of the following Paragraphs A through O, are intended only to summarize matters which are addressed more completely in other provisions of this Lease; therefore, in the event of any conflict between the following Paragraphs A through O and any provision of this Lease, the latter shall govern and control.

- A. **Effective Date:** July 1, 2019
- B. **Lessor:** Moss Landing Harbor District, a political subdivision of the State of California
- C. **Lessee:** Local Bounty Inc, a California Corporation and Alan Lovewell, an individual
- D. **Premises:** The Premises which Lessee leases under this Lease are the following: A portion of the Santa Cruz Cannery Building located at 7532 Sandholdt Road in Moss Landing Harbor, Moss Landing, California, on the upper level of the building located adjacent to Bass Way consisting of office space of approximately 800 square feet, mol known as Suite 5B as depicted in Exhibit A.
- E. **Use of Premises:** General office functions, Seafood Marketing and Distribution Logistics
- F. **Parking:** Non-exclusive parking spaces as available in adjacent lot; street parking
- G. **Term:** Two (2) years commencing July 1, 2019
- H. **Option to Renew:** Option to Renew shall be exercised by written notice delivered by Lessee to Lessor not later than six (6) months prior to the end of the term.
- I. **Option to Renew Term:** Two (2) [One (1) year] Options subject to reappraisal, payment of new rent plus CPI increases.
- J. **Minimum Rent:** Annual rent of \$15,239.16 payable monthly at \$1,269.93 per month based on \$1.587 per square foot per month, adjusted annually based on the CPI. First CPI will be based on 2019 CPI increase payable commencing January 1, 2020 after notice per terms of lease. This is a triple net lease.
- K. **Security Deposit:** One month rent, increased annually by CPI
- L. **Prepaid Rent:** None
- M. **Late Fee:** Equal to prime plus two percent (2%) of the amount past-due, in addition to an administrative surcharge per the tariff of the District
- N. **Lessor's Address for Notices:** Moss Landing Harbor District
7881 Sandholdt Road
Moss Landing, CA 95039
- O. **Lessee's Address and Phone Number for Notices:** 7532 Sandholdt Road, Ste 5B
Moss Landing CA 95039
831.345.5153



7881 SANDHOLDT ROAD
MOSS LANDING, CA 95039

TELEPHONE – 831.633.5417
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BOARD OF HARBOR COMMISSIONERS
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HARBOR MASTER
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STAFF REPORT

ITEM NUMBER 24 – CONSIDER INSURANCE RENEWAL PROPOSAL AND PREMIUM FINANCING PROPOSAL
BOARD MEETING OF JUNE 19, 2019

The District's marine liability and other insurance coverage annual premium quote for the FY 2019-2020 from Lockton is **\$168,153.59** plus Public Officials Liability of **\$16,548.92** for a combined total quote of **\$184,702.54**. This is \$45,139.12 higher and represents an increase of close to 25% over last year. Lockton explained that 3.93% increase from Great American is in line with COLA based on CPI and is very reasonable; the remainder of the increase is due to increased Exposure because revenues are greater than last year and our claim history, which is quite good, still created some additional exposure, and auto coverage increased due to underwriter's overall industry claim experience.

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

Company	Terms	Down Payment	Monthly Payment	Finance Charge	Rate
Premium Assignment	10 payments	\$52,553.89	\$11,896.93	\$3,369.60	6.31%

The Board should consider whether it wishes to procure additional insurance such as earthquake, Errors and Omissions, or terrorism coverage and direct staff accordingly.

I have discussed with Lockton ways in which our premium can be reduced. As a result I was sent alternative options for the Public Official Liability that would reduce the premiums by increasing the retention (deductible) as follows:

	Option 1 (Per Expiring)	Option 2	Option 3
Limit	\$1,000,000	\$1,000,000	\$1,000,000
Retention	\$35,000	\$50,000	\$75,000
Premium	\$15,789 (+taxes/ fees)	\$13,405 (+taxes/ fees)	\$11,749 (+taxes/fees)

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Lockton is also “remarketing” the Excess Coverages and believes by placing it with another underwriter the premium can be reduced by \$10,000 to \$12,000. Because our current policies expire July 1, unless they get the Finance Agreement and the alternative underwriter’s proposal to me before June 19, this will have to be resolved by modification to our coverage after July 1. I also asked if reducing the \$30M excess limits to a lower number would significantly reduce the premiums. The Board can consider reducing the limits when the lower quote comes in and include any such reduction in the modification.

Staff recommends that the Board choose an option for Public Official Liability from the above graph, accept the Insurance Renewal Proposal (as modified with additional coverages, if any) and approve the financing option above, authorize the General Manager to execute the agreement for same and authorize payment in accordance with the proposal.

Moss Landing Harbor District Exposure Premium Comparison



Coverage	Expiring Term 2018-2019		Renewal Term 2019-2020		% Change	
	Exposure	Premium	Exposure	Premium	Exposure	Premium
Marine Package		\$54,750		\$98,110	*See Note 1	79.2%
Receipts	\$2,118,733		\$2,184,630		3.1%	
Vessel Schedule	\$148,825		\$148,825		0.0%	
Piers & Docks	\$5,000,000		\$5,000,000		0.0%	
Commercial Package		\$31,763		\$7,524	*See Note 1	-76.3%
Property	\$3,233,405		\$3,233,405		0.0%	
Equipment	\$7,000		\$7,000		0.0%	
Vessel Pollution		\$2,100		\$2,100		0.0%
Automobile	3	\$4,733.00	2	\$3,622.50	-33.3%	-23.5%
Bumbershoot	\$2,118,733	\$27,250	\$2,184,630	\$40,250	3.1%	47.7%
TOTAL PREMIUM		\$120,596.00		\$151,606.50		25.7%

Notes:

1. General Liability Coverage moved from the Commercial Package Policy to the Marine Package Policy.
2. New Restaurant Property Coverage - AP \$5,650 to be added upon completion. Estimated Completion 7/1
3. Effective 7/1/19, Lessors Risk for the new restaurant can be added subject to receipt of lessors risk receipts adjusted at the current rate. The restaurant tenants must carry commercial insurance equal to or greater than the Insured and must included liquor liability if serving alcohol. Tenant must add the Insured as an Additional Insured and Waiver of Subrogation will be required.