

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

September 27, 2017 - 7:00 P.M.

A. CLOSED SESSION

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

1. Confer with real property negotiators (District Counsel and GM) regarding four (2) matters pursuant to Government Code §54956.8: (1) A Portion of APN #413-022-003 (NH) and 2) A portion of APN 133.241.015.000 (MLML/San Jose State U. Foundation, formerly Del Mar Seafood).
2. 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

Roll Call

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

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

C. PRESIDENT'S REMARKS

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

D. PUBLIC COMMENTS

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

E. CONSENT CALENDAR

1. Approval of the August 30, 2017 Regular Meeting Minutes.
2. Approval of the September 13, 2017 Special meeting Minutes

F. FINANCIAL REPORT

3. Financial report month ending August 31, 2017.

G. MANAGER'S REPORTS

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

4. Projects Status/Update
5. Community Relations; Requests/Issues
6. Summary of Permits Issued
7. Meeting Announcements
8. Assigned Liveaboard Report
9. Slip Income Report
10. Incident Report

H. COMMITTEE REPORTS

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

20. ITEM – Update on Maintenance Dock Erosion Emergency Project

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

21. ITEM – Consider Adopting Resolution 17-12 Rescinding Resolution 17-07 and approving proposal from Ken Israel/Sealaska Technical Services for technical and consulting services related to FEMA dredge projects

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

22. ITEM – Consider issuing a Construction Permit to the Moss Landing Marine Laboratories/San Jose State University Research Foundation for demolition of a portion of existing infrastructure.

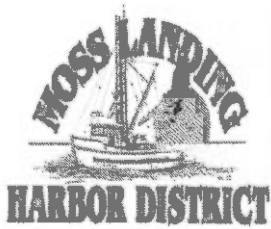
- a. Staff report
- b. Public comment
- c. Board discussion
- d. Board action

K. 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.

L. ADJOURNMENT

The next Meeting of the Board of Harbor Commissioners is scheduled for October 25, 2017 at 7:00 PM at the offices of the Moss Landing Harbor District, 7881 Sandholdt Road, Moss Landing, CA. 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, by contacting the District at 831.633.5417 or by emailing Mcintyre@mosslandingharbor.dst.ca.us. All meetings are noticed and conducted in accordance with the Ralph M. Brown Act.



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 Liveaboard 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

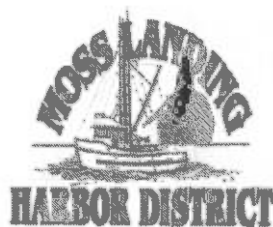
President Jeffries adjourned the meeting at 7:40 pm.

Respectfully submitted,

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

ATTEST:

Linda G. McIntyre, Deputy Secretary
Board of Harbor Commissioners



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

September 13, 2017

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) regarding two (2) matters pursuant to Government Code §54956.8: (1) A Portion of APN #413-022-002-000 and 413-022-003 (NH) and 2) A portion of APN 413-022-003-000 (NH).

B. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE

President Jeffries called the meeting to order at 6:52 pm. After the Pledge of Allegiance, roll was called.

Commissioners present:

Russ Jeffries – President
Tony Leonardini – Vice President
Peggy Shirrel – Commissioner
James R. Goulart – Commissioner

Commissioners absent:

Vince Ferrante – Secretary

Staff present:

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

Staff absent:

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. NEW BUSINESS

1. ITEM – Consider adopting Resolution No. 17-11 Terminating a Rental Agreement.
 - a. Staff report - General Manager McIntyre gave the staff report.
 - b. Public comment - none
 - c. Board discussion - none
 - d. Board action – A motion was made by Commissioner Shirrel, seconded by Commissioner Goulart, to adopt Resolution 17-11 Terminating the month-to-month rental agreement of Pottery Planet/Pot Stop. The motion passed 4-0-1; Commissioners Jeffries, Leonardini, Shirrel and Goulart voting aye; Commissioner Ferrante absent.
2. ITEM – Consider request for sublease – Sea Harvest Restaurant.
 - a. Staff report – General Manager McIntyre gave the staff report.
 - b. Public comment – Lynn Crab asked if the subtenant can pay the Harbor District directly. District Counsel Rodriguez responded that the subtenant has no direct contract with the Harbor District so probably not. Lynn said whatever it takes to make it work.

c. Board discussion – President Jeffries said the Real Property Committee met the Pirls, had a discussion and questions and the Committee is satisfied. There is still a question regarding 1) percentage rent and 2) the District would like copies of the quarterly BOE reports. Counsel Rodriguez said he will work with the Deyerle's attorney to include/resolve those items.

d. Board action – Commissioner Leonardini made a motion, seconded by Commissioner Shirrel, to authorize the General Manager to execute a consent of Landlord on the condition there is resolution of items 1) and 2) above. The motion passed 4-0-1; Commissioners Jeffries, Leonardini, Shirrel and Goulart voting aye; Commissioner Ferrante absent.

F. COMMISSIONERS COMMENTS AND CONCERNS

Commissioner Shirrel thanked the Real Property Committee, District Counsel and staff for their hard work on these Real property Committee issues.

G. ADJOURNMENT

President Jeffries adjourned the meeting at 7:10 pm.

Respectfully submitted,

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

ATTEST:

Linda G. McIntyre, Deputy Secretary
Board of Harbor Commissioners

Moss Landing Harbor District
Balance Sheet
As of August 31, 2017

	Aug 31, 17	Aug 31, 16	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
1018 · Union Bank- Trust Account	242,407	289,236	-46,829	-16%
1002 · Petty Cash	500	500		
1010 · Union - M.M.	3,910,846	3,694,176	216,670	6%
1009 · Union - Operating	79,283	117,430	-38,147	-32%
1011 · Union - Payroll	35,832	11,778	24,054	204%
1015 · 1st Capital Bank	1,545,444	1,542,078	3,366	0%
1016 · Pinnacle Bank Interest Account	22,922	22,922		
1020 · Umpqua - Restricted	1,009,866	1,008,352	1,514	0%
Total Checking/Savings	6,847,100	6,686,472	160,628	2%
Accounts Receivable				
11290 · Leases				
1282 · NNN Receivable	43,804	11,304	32,500	288%
1291 · Monterey Bay Kayak	1,496		1,496	100%
1293 · Lunds	7,177		7,177	100%
Total 11290 · Leases	52,477	11,304	41,173	364%
1200 · Marina Receivables	86,600	76,883	9,717	13%
1201 · Marina - Allow for Bad Debt	-50,895	-35,802	-15,093	-42%
Total Accounts Receivable	88,182	52,385	35,797	68%
Other Current Assets				
1271 · Prepaid Expenses				
1270 · Insurance	17,530	15,929	1,601	10%
Total 1271 · Prepaid Expenses	17,530	15,929	1,601	10%
Total Other Current Assets	17,530	15,929	1,601	10%
Total Current Assets	6,952,812	6,754,786	198,026	3%
Fixed Assets				
1650 · Construction In Progress	366,418	366,418		
1670 · Equipment	779,968	779,968		
1700 · Improvements				
1710 · NH Buildings & Improvements	7,868,580	7,868,580		
1720 · NH Floating Docks	524,675	524,675		
1725 · NH Offsite Improvements	632,218	632,218		
1730 · SH Buildings & Improvements	8,276,755	8,276,755		
1740 · SH Floating Docks	9,369,077	9,369,077		
Total 1700 · Improvements	26,671,305	26,671,305		
1900 · Land	1,642,860	1,642,860		

Moss Landing Harbor District
Balance Sheet
As of August 31, 2017

	<u>Aug 31, 17</u>	<u>Aug 31, 16</u>	<u>\$ Change</u>	<u>% Change</u>
1800 - Less - Depreciation				
1805 - Equipment	-782,490	-762,089	-20,401	-3%
1810 - NH Buildings & Improvements	-3,555,181	-3,296,187	-258,994	-8%
1820 - NH Floating Docks	-499,757	-487,721	-12,036	-2%
1825 - NH Offsite Improvements	-447,615	-418,232	-29,383	-7%
1830 - SH Buildings & Improvements	-5,826,116	-5,617,338	-208,778	-4%
1840 - SH Floating Docks	-5,241,734	-4,827,334	-414,400	-9%
Total 1800 - Less - Depreciation	<u>-16,352,893</u>	<u>-15,408,901</u>	<u>-943,992</u>	<u>-6%</u>
Total Fixed Assets	<u>13,107,658</u>	<u>14,051,650</u>	<u>-943,992</u>	<u>-7%</u>
Other Assets				
1530 - Principal Financial CS	7,389	7,389		
1320 - Workers Comp Deposit	<u>200</u>	<u>200</u>		
Total Other Assets	<u>7,589</u>	<u>7,589</u>		
TOTAL ASSETS	<u><u>20,068,059</u></u>	<u><u>20,814,025</u></u>	<u><u>-745,966</u></u>	<u><u>-4%</u></u>

Moss Landing Harbor District
Balance Sheet
As of August 31, 2017

	Aug 31, 17	Aug 31, 16	\$ Change	% Change
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
2010 · Accounts Payable	88,901	56,137	32,764	58%
Total Accounts Payable	88,901	56,137	32,764	58%
Other Current Liabilities				
2082 · MLCP Cost Reimb. Deposit	87,312	105,724	-18,412	-17%
2020 · Accrued Salaries Payable	572	600	-28	-5%
2021 · Accrued Vacation	70,840	94,999	-24,159	-25%
2030 · Customer Deposits	299,482	290,901	8,581	3%
2050 · Employee 457 Payable	-109		-109	-100%
2080 · Prepaid Berth Fees	168,914	163,512	5,402	3%
2087 · Lease Deposits	14,164	14,164		
2086 · Prepaid Leases				
20861 · Duke	43,773	42,185	1,588	4%
20862 · MBARI	17,583	17,059	524	3%
Total 2086 · Prepaid Leases	61,356	59,244	2,112	4%
2051 · Note Interest Payable				
2062 · Umpqua Accrued Interest	8,734	9,611	-877	-9%
Total 2051 · Note Interest Payable	8,734	9,611	-877	-9%
Total Other Current Liabilities	711,265	738,755	-27,490	-4%
Total Current Liabilities	800,166	794,892	5,274	1%
Long Term Liabilities				
2605 · Umpqua Loan	3,677,571	4,046,718	-369,147	-9%
Total Long Term Liabilities	3,677,571	4,046,718	-369,147	-9%
Total Liabilities	4,477,737	4,841,610	-363,873	-8%
Equity				
3050 · Prior Year Earnings	9,069,621	9,417,664	-348,043	-4%
3020 · Retained Net Assets	6,456,231	6,456,231		
Net Income	64,468	98,519	-34,051	-35%
Total Equity	15,590,320	15,972,414	-382,094	-2%
TOTAL LIABILITIES & EQUITY	20,068,057	20,814,024	-745,967	-4%

Moss Landing Harbor District
Statement of Cash Flows
July through August 2017

Jul - Aug 17

OPERATING ACTIVITIES

Net Income	64,468
Adjustments to reconcile Net Income	
to net cash provided by operations:	
11290 · Leases:1291 · Monterey Bay Kayak	7,474
11290 · Leases:1293 · Lunds	-7,177
1200 · Marina Receivables	-7,286
1201 · Marina - Allow for Bad Debt	4,250
11290 · Leases:1282 · NNN Receivable	-5,000
1271 · Prepaid Expenses:1270 · Insurance	-17,530
1210 · Grants Receivable	13,700
1800 · Less - Depreciation:1805 · Equipment	3,400
1800 · Less - Depreciation:1810 · NH Buildings & Improvements	43,166
1800 · Less - Depreciation:1820 · NH Floating Docks	2,006
1800 · Less - Depreciation:1825 · NH Offsite Improvements	4,897
1800 · Less - Depreciation:1830 · SH Buildings & Improvements	34,796
1800 · Less - Depreciation:1840 · SH Floating Docks	69,067
2010 · Accounts Payable	19,782
2020 · Accrued Salaries Payable	-28
2021 · Accrued Vacation	-5,204
2030 · Customer Deposits	3,617
2080 · Prepaid Berth Fees	26,181
2086 · Prepaid Leases:20861 · Duke	-10,864
2086 · Prepaid Leases:20862 · MBARI	-4,482
2082 · MLCP Cost Reimb. Deposit	-810
2051 · Note Interest Payable:2062 · Umpqua Accrued Interest	-39,320

Net cash provided by Operating Activities	<u>199,103</u>
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FINANCING ACTIVITIES

2605 · Umpqua Loan	<u>-369,147</u>
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Net cash provided by Financing Activities	<u>-369,147</u>
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Net cash increase for period	-170,044
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Cash at beginning of period	<u>7,017,142</u>
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Cash at end of period	<u><u>6,847,098</u></u>
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Moss Landing Harbor District
Profit & Loss Budget vs. Actual
July through August 2017

	<u>Jul - Aug 17</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	267,333	269,938	-2,605	99%
4115 · Temporary Berthing	47,792	40,333	7,459	118%
4130 · Transient Berthing	2,636	7,500	-4,864	35%
4112 · Qtrly/Annual Discount	-473	-600	127	79%
4113 · Commercial Vessel Dscnt	-1,856	-2,500	644	74%
4114 · Away (1 mnth) Dscnt	-368	-150	-218	245%
4120 · Liveaboard Fees	20,300	19,000	1,300	107%
4220 · Wait List	1,425	1,167	258	122%
4282 · Recovered Lien Costs	420		420	100%
4280 · Late Fees	6,195	5,000	1,195	124%
Total 4100 · Berthing Income	343,404	339,688	3,716	101%
4200 · Other Income - Operations				
4225 · Merchandise	154	167	-13	92%
4285 · Dog Fee	270	100	170	270%
4230 · SH Parking	41,986	40,000	1,986	105%
4290 · Misc	4,802	400	4,402	1,201%
Total 4200 · Other Income - Operations	47,212	40,667	6,545	116%
Total 4000 · MARINA REVENUES	390,616	380,355	10,261	103%

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
July through August 2017

Expense	Jul - Aug 17	Budget	\$ Over Budget	% of Budget
5200 · General & Administrative				
5100 · Advertising	1,578		1,578	100%
5921 · Internet Billing Service	302	336	-34	90%
5210 · Dues & Subscriptions	1,681	3,360	-1,679	50%
5220 · Office Supplies				
5223 · Administration	632	802	-170	79%
5225 · Operations	3,876	1,348	2,528	288%
Total 5220 · Office Supplies	4,508	2,150	2,358	210%
5230 · Postage & Equip Lease				
5232 · Meter Lease	129	94	35	137%
5235 · Postage	745	104	641	716%
Total 5230 · Postage & Equip Lease	874	198	676	441%
5240 · Copier Lease & Supplies				
5242 · Copier Lease	533	660	-127	81%
Total 5240 · Copier Lease & Supplies	533	660	-127	81%
5250 · Telephone & Communications				
5253 · Administration	2,070	1,972	98	105%
5255 · Operations	141	180	-39	78%
Total 5250 · Telephone & Communications	2,211	2,152	59	103%
5260 · Professional Services				
5269 · Payroll Processing	500	636	-136	79%
5262 · Accounting	6,416	6,500	-84	99%
5265 · Legal	13,066	12,500	566	105%
5268 · Computer Consulting	340	552	-212	62%
Total 5260 · Professional Services	20,322	20,188	134	101%
5290 · Credit Card Fees	3,962	2,196	1,766	180%
Total 5200 · General & Administrative	35,971	31,240	4,731	115%
5300 · Personnel				
5310 · Salaries				
5313 · Administration	38,984	43,764	-4,780	89%
5315 · Operations	20,734	24,610	-3,876	84%
5318 · Maintenance	14,491	19,323	-4,832	75%
Total 5310 · Salaries	74,209	87,697	-13,488	85%
5330 · Payroll Taxes				
5333 · Administration	2,714	3,061	-347	89%
5335 · Operations	1,984	1,883	101	105%
5338 · Maintenance	1,082	1,478	-396	73%
Total 5330 · Payroll Taxes	5,780	6,422	-642	90%
5340 · Employee Benefits				
5342 · Vehicle Allowance		800	-800	
5343 · Administration	11,557	11,716	-159	99%
5345 · Operations	2,742	2,687	55	102%
5348 · Maintenance	7,634	10,205	-2,571	75%
Total 5340 · Employee Benefits	21,933	25,408	-3,475	86%

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
July through August 2017

	<u>Jul - Aug 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
5350 · Workers Compensation				
5353 · Administration	600	469	131	128%
5355 · Operations	1,174	1,088	86	108%
5358 · Maintenance	1,334	2,676	-1,342	50%
Total 5350 · Workers Compensation	<u>3,108</u>	<u>4,233</u>	<u>-1,125</u>	<u>73%</u>
Total 5300 · Personnel	105,030	123,760	-18,730	85%
5400 · Insurance				
5410 · Liability Insurance	20,606	20,000	606	103%
Total 5400 · Insurance	<u>20,606</u>	<u>20,000</u>	<u>606</u>	<u>103%</u>
5500 · Utilities				
5540 · Sewer	9,064	6,667	2,397	136%
5510 · Garbage	8,924	8,833	91	101%
5520 · Gas and Electric	40,000	32,500	7,500	123%
5530 · Water	4,889	5,333	-444	92%
Total 5500 · Utilities	<u>62,877</u>	<u>53,333</u>	<u>9,544</u>	<u>118%</u>
5600 · Operating Supplies				
5610 · Vehicles	1,036	1,500	-464	69%
5625 · Operations	2,563	3,500	-937	73%
Total 5600 · Operating Supplies	<u>3,599</u>	<u>5,000</u>	<u>-1,401</u>	<u>72%</u>
5700 · Depreciation	78,666	78,750	-84	100%
5800 · Repairs & Maintenance				
5810 · Vehicles		514	-514	
5830 · Equip Rental	567	1,438	-871	39%
5850 · Repair Materials	9,301	13,050	-3,749	71%
5860 · Outside Service Contracts	5,567	11,667	-6,100	48%
5870 · Derelict Disposal	116	5,000	-4,884	2%
Total 5800 · Repairs & Maintenance	<u>15,551</u>	<u>31,669</u>	<u>-16,118</u>	<u>49%</u>
5900 · Financial Expenses				
5920 · Bank Service Charges	1,042	600	442	174%
5990 · Bad Debt	4,250	3,567	683	119%
Total 5900 · Financial Expenses	<u>5,292</u>	<u>4,167</u>	<u>1,125</u>	<u>127%</u>
Total · MARINA EXPENSES	<u>327,592</u>	<u>347,919</u>	<u>-20,327</u>	<u>94%</u>
Net Ordinary Income - Marina Operations	<u>63,024</u>	<u>32,436</u>	<u>30,588</u>	<u>194%</u>

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
July through August 2017

	Jul - Aug 17	Budget	\$ Over Budget	% of Budget
4400 · LEASE AND OTHER INCOME				
4050 · Trust Lands Lease Revenue				
4051 · Dynegy Outfall	10,864	10,864	0	100%
4053 · MBARI	4,482	4,482	0	100%
Total 4050 · Trust Lands Lease Revenue	15,346	15,346	0	100%
4500 · Leases				
4502 · Cannery Building				
4518 · Suite 5	3,140	4,054	-914	77%
4510 · Suite 6	4,247	4,248	-1	100%
4504 · Suite 3	14,355	14,354	1	100%
4511 · Suite 1 & 10	2,835	2,920	-85	97%
4515 · Suite 4	13,883	13,882	1	100%
4517 · Suite 2	5,191	5,190	1	100%
4523 · Canery NNN	5,706	5,000	706	114%
Total 4502 · Cannery Building	49,357	49,648	-291	99%
4530 · RV Lot	5,322	5,322	0	100%
4550 · Misc	123			
4560 · North Harbor				
4562 · Sea Harvest	7,063	6,333	730	112%
4568 · Monterey Bay Kayaks	4,487	5,833	-1,346	77%
4572 · Pottery Planet	6,493	6,667	-174	97%
Total 4560 · North Harbor	18,043	18,833	-790	96%
Total 4500 · Leases	72,845	73,803	-958	99%
4600 · District Property Taxes				
4700 · Other Revenues & Concessions				
4727 · Key Sales	1,261	1,258	3	100%
4125 · Amenlty Fee	48,119	47,525	594	101%
4710 · Vending Activities				
4711 · Washer/Dryer	1,979	1,233	746	161%
4712 · Soda	163	100	63	163%
Total 4710 · Vending Activities	2,142	1,333	809	161%
4720 · Dry Storage	11,903	10,132	1,771	117%
4725 · North Harbor Use Fee	21,235	17,333	3,902	123%
4730 · NH Washdown	549	600	-51	92%
4735 · Camp/RV	1,200	1,000	200	120%
4751 · Permits	500		500	100%
4765 · Faxes, Copies & Postage	5		5	100%
Total 4700 · Other Revenues & Concessions	86,914	79,181	7,733	110%
4800 · Interest				
4846 · Umpqua Interest	257	125	132	206%
4843 · First Capital Bank	525	250	275	210%
4841 · Union Bank Interest	40	33	7	121%
Total 4800 · Interest	822	408	414	201%
Total 4400 · LEASE AND OTHER INCOME	175,927	168,738	7,189	104%

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
July through August 2017

	<u>Jul - Aug 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
7000 · LEASE AND OTHER EXPENSES				
7100 · Interest Expense				
7134 · Umpqua Accrued Interest	18,345	18,345	0	100%
Total 7100 · Interest Expense	<u>18,345</u>	<u>18,345</u>	<u>0</u>	<u>100%</u>
7200 · Other Financial Expenses				
7230 · LAFO Administrative Charges	6,411	6,411		100%
Total 7200 · Other Financial Expenses	<u>6,411</u>	<u>6,411</u>		<u>100%</u>
5700 · Depreciation	78,666	78,750	-84	100%
7300 · Commissioner Expenses				
7320 · Monthly Stipend	2,500	2,000	500	125%
7321 · Employer Payroll Taxes	191	200	-9	96%
7330 · Incurred Expenses	505		505	100%
Total 7300 · Commissioner Expenses	<u>3,196</u>	<u>2,200</u>	<u>996</u>	<u>145%</u>
Total 7000 · LEASE AND OTHER EXPENSES	<u>106,618</u>	<u>105,706</u>	<u>912</u>	<u>101%</u>
Net Ordinary Income - Lease & Other Operations	<u>69,309</u>	<u>63,032</u>	<u>6,277</u>	<u>110%</u>
Net Ordinary Income - Combined Operations	<u>132,333</u>	<u>95,468</u>	<u>36,865</u>	<u>139%</u>
Other Income/Expense				
Other Expense				
9000 · CAPITAL PROJECT EXPENSES				
9053 · Dock Maintenance	4,412		4,412	100%
5880 · Dredging	38,446		38,446	100%
9800 · Dock Replacement	4,459		4,459	100%
9309 · New NH Restaurant	18,971	200,000	-181,029	9%
9430 · NH Restoration	1,575			
Total 9000 · CAPITAL PROJECT EXPENSES	<u>67,863</u>	<u>200,000</u>	<u>-132,137</u>	<u>34%</u>
Total Other Expense	<u>67,863</u>	<u>200,000</u>	<u>-132,137</u>	<u>34%</u>
Net Other Income	<u>-67,863</u>	<u>-200,000</u>	<u>132,137</u>	<u>34%</u>
Net Income	<u><u>64,470</u></u>	<u><u>-104,532</u></u>	<u><u>169,002</u></u>	<u><u>-62%</u></u>

Moss Landing Harbor District
Profit & Loss YTD Comparison
July through August 2017

	<u>Jul - Aug 17</u>	<u>Jul - Aug 16</u>	<u>\$ Change</u>	<u>% Change</u>
Ordinary Income/Expense				
Income				
4000 · MARINA REVENUES				
4100 · Berthing Income				
4110 · Assigned Berthing	267,333	263,849	3,484	1%
4115 · Temporary Berthing	47,792	47,010	782	2%
4130 · Transient Berthing	2,636	6,388	-3,752	-59%
4112 · Qtrly/Annual Discount	-473	-444	-29	-7%
4113 · Commercial Vessel Dscnt	-1,856	-2,240	384	17%
4114 · Away (1 mnth) Dscnt	-368	-114	-254	-223%
4120 · Liveaboard Fees	20,300	20,138	162	1%
4260 · Towing - Intra Harbor		150	-150	-100%
4270 · Pumpouts		200	-200	-100%
4220 · Wait List	1,425	1,150	275	24%
4282 · Recovered Lien Costs	420	840	-420	-50%
4280 · Late Fees	6,195	4,725	1,470	31%
Total 4100 · Berthing Income	<u>343,404</u>	<u>341,652</u>	<u>1,752</u>	<u>1%</u>
4200 · Other Income - Operations				
4225 · Merchandise	154	586	-432	-74%
4285 · Dog Fee	270	260	10	4%
4230 · SH Parking	41,986	31,133	10,853	35%
4290 · Misc	4,802	-695	5,497	791%
Total 4200 · Other Income - Operations	<u>47,212</u>	<u>31,284</u>	<u>15,928</u>	<u>51%</u>
Total 4000 · MARINA REVENUES	<u>390,616</u>	<u>372,936</u>	<u>17,680</u>	<u>5%</u>

Moss Landing Harbor District
Profit & Loss YTD Comparison
July through August 2017

Expense	Jul - Aug 17	Jul - Aug 16	\$ Change	% Change
5200 · General & Administrative				
5100 · Advertising	1,578	2,022	-444	-22%
5921 · Internet Billing Service	302	293	9	3%
5210 · Dues & Subscriptions	1,681	2,781	-1,100	-40%
5220 · Office Supplies				
5223 · Administration	632	1,101	-469	-43%
5225 · Operations	3,876	3,215	661	21%
Total 5220 · Office Supplies	4,508	4,316	192	4%
5230 · Postage & Equip Lease				
5232 · Meter Lease	129		129	100%
5235 · Postage	745		745	100%
Total 5230 · Postage & Equip Lease	874		874	100%
5240 · Copier Lease & Supplies				
5242 · Copier Lease	533	266	267	100%
Total 5240 · Copier Lease & Supplies	533	266	267	100%
5250 · Telephone & Communications				
5253 · Administration	2,070	1,740	330	19%
5255 · Operations	141	142	-1	-1%
Total 5250 · Telephone & Communications	2,211	1,882	329	17%
5260 · Professional Services				
5269 · Payroll Processing	500	463	37	8%
5262 · Accounting	6,416	5,535	881	16%
5265 · Legal	13,066	34,718	-21,652	-62%
5268 · Computer Consulting	340		340	100%
Total 5260 · Professional Services	20,322	40,716	-20,394	-50%
5290 · Credit Card Fees	3,962	1,924	2,038	106%
Total 5200 · General & Administrative	35,971	54,200	-18,229	-34%
5300 · Personnel				
5310 · Salaries				
5313 · Administration	38,984	40,595	-1,611	-4%
5315 · Operations	20,734	19,542	1,192	6%
5318 · Maintenance	14,491	10,994	3,497	32%
Total 5310 · Salaries	74,209	71,131	3,078	4%
5330 · Payroll Taxes				
5333 · Administration	2,714	3,370	-656	-19%
5335 · Operations	1,984	1,552	432	28%
5338 · Maintenance	1,082	936	146	16%
Total 5330 · Payroll Taxes	5,780	5,858	-78	-1%
5340 · Employee Benefits				
5343 · Administration	11,557	11,315	242	2%
5345 · Operations	2,742	4,379	-1,637	-37%
5348 · Maintenance	7,634	7,040	594	8%
Total 5340 · Employee Benefits	21,933	22,734	-801	-4%
5350 · Workers Compensation				
5353 · Administration	600	600		

Moss Landing Harbor District
Profit & Loss YTD Comparison
July through August 2017

	Jul - Aug 17	Jul - Aug 16	\$ Change	% Change
5355 · Operations	1,174	1,174		
5358 · Maintenance	1,334	1,334		
Total 5350 · Workers Compensation	3,108	3,108		
5360 · Education & Training				
5363 · Administration		136	-136	-100%
Total 5360 · Education & Training		136	-136	-100%
Total 5300 · Personnel	105,030	102,967	2,063	2%
5400 · Insurance				
5410 · Liability Insurance	20,606	20,606		
Total 5400 · Insurance	20,606	20,606		
5500 · Utilities				
5540 · Sewer	9,064	5,953	3,111	52%
5510 · Garbage	8,924	10,937	-2,013	-18%
5520 · Gas and Electric	40,000	10,000	30,000	300%
5530 · Water	4,889	4,771	118	2%
Total 5500 · Utilities	62,877	31,661	31,216	99%
5600 · Operating Supplies				
5610 · Vehicles	1,036	1,216	-180	-15%
5625 · Operations	2,563	3,211	-648	-20%
Total 5600 · Operating Supplies	3,599	4,427	-828	-19%
5700 · Depreciation	78,666	78,666		
5800 · Repairs & Maintenance				
5810 · Vehicles		13	-13	-100%
5830 · Equip Rental	567	558	9	2%
5850 · Repair Materials	9,301	4,132	5,169	125%
5860 · Outside Service Contracts	5,567	16,818	-11,251	-67%
5870 · Derelict Disposal	116	64	52	81%
Total 5800 · Repairs & Maintenance	15,551	21,585	-6,034	-28%
5900 · Financial Expenses				
5920 · Bank Service Charges	1,042	514	528	103%
5990 · Bad Debt	4,250	4,250		
Total 5900 · Financial Expenses	5,292	4,764	528	11%
Total · MARINA EXPENSES	327,592	318,876	8,716	3%
Net Ordinary Income - Marina Operations	63,024	54,060	8,964	17%

Moss Landing Harbor District
Profit & Loss YTD Comparison
July through August 2017

	Jul - Aug 17	Jul - Aug 16	\$ Change	% Change
4400 · LEASE AND OTHER INCOME				
4050 · Trust Lands Lease Revenue				
4051 · Dynegy Outfall	10,864	10,546	318	3%
4053 · MBARI	4,482	4,240	242	6%
Total 4050 · Trust Lands Lease Revenue	15,346	14,786	560	4%
4500 · Leases				
4501 · K-Pier Lease		2,779	-2,779	-100%
4502 · Cannery Building				
4518 · Suite 5	3,140	3,936	-796	-20%
4510 · Suite 6	4,247	4,123	124	3%
4504 · Suite 3	14,355	13,935	420	3%
4511 · Suite 1 & 10	2,835	2,835		
4515 · Suite 4	13,883	13,477	406	3%
4517 · Suite 2	5,191	5,039	152	3%
4523 · Canery NNN	5,706	365	5,341	1,463%
Total 4502 · Cannery Building	49,357	43,710	5,647	13%
4530 · RV Lot	5,322	5,167	155	3%
4550 · Misc	123		123	100%
4560 · North Harbor				
4562 · Sea Harvest	7,063	6,711	352	5%
4568 · Monterey Bay Kayaks	4,487	2,991	1,496	50%
4572 · Pottery Planet	6,493	6,304	189	3%
Total 4560 · North Harbor	18,043	16,006	2,037	13%
Total 4500 · Leases	72,845	67,662	5,183	8%
4700 · Other Revenues & Concessions				
4727 · Key Sales	1,261	934	327	35%
4125 · Amenity Fee	48,119	47,268	851	2%
4710 · Vending Activities				
4711 · Washer/Dryer	1,979	1,904	75	4%
4712 · Soda	163		163	100%
Total 4710 · Vending Activities	2,142	1,904	238	13%
4720 · Dry Storage	11,903	10,321	1,582	15%
4725 · North Harbor Use Fee	21,235	13,772	7,463	54%
4730 · NH Washdown	549	300	249	83%
4735 · Camp/RV	1,200	2,610	-1,410	-54%
4740 · Equipment Rental				
4751 · Permits	500	1,250	-750	-60%
4765 · Faxes, Copies & Postage	5	14	-9	-64%
Total 4700 · Other Revenues & Concessions	86,914	78,373	8,541	11%
4800 · Interest				
4846 · Umpqua Interest	257	257	0	0%
4843 · First Capital Bank	525	245	280	114%
4841 · Union Bank Interest	40	32	8	25%
4845 · SBB Interest		33	-33	-100%
Total 4800 · Interest	822	567	255	45%
Total 4400 · LEASE AND OTHER INCOME	175,927	161,388	14,539	9%

Moss Landing Harbor District
Profit & Loss YTD Comparison
July through August 2017

	<u>Jul - Aug 17</u>	<u>Jul - Aug 16</u>	<u>\$ Change</u>	<u>% Change</u>
7000 · LEASE AND OTHER EXPENSES				
7100 · Interest Expense				
7134 · Umpqua Accrued Interest	18,345	20,075	-1,730	-9%
Total 7100 · Interest Expense	<u>18,345</u>	<u>20,075</u>	<u>-1,730</u>	<u>-9%</u>
7200 · Other Financial Expenses				
7230 · LAFO Administrative Charges	6,411	5,589	822	15%
Total 7200 · Other Financial Expenses	<u>6,411</u>	<u>5,589</u>	<u>822</u>	<u>15%</u>
5700 · Depreciation	<u>78,666</u>	<u>78,666</u>		
7300 · Commissioner Expenses				
7320 · Monthly Stipend	2,500	1,156	1,344	116%
7321 · Employer Payroll Taxes	191	88	103	117%
7330 · Incurred Expenses	505	700	-195	-28%
Total 7300 · Commissioner Expenses	<u>3,196</u>	<u>1,944</u>	<u>1,252</u>	<u>64%</u>
Total 7000 · LEASE AND OTHER EXPENSES	<u>106,618</u>	<u>106,274</u>	<u>344</u>	<u>0%</u>
Net Ordinary Income - Lease & Other Operations	<u>69,309</u>	<u>55,114</u>	<u>14,195</u>	<u>26%</u>
Net Ordinary Income - Combined Operations	<u>132,333</u>	<u>109,174</u>	<u>23,159</u>	<u>21%</u>
Other Income/Expense				
Other Expense				
9000 · CAPITAL PROJECT EXPENSES				
9053 · Dock Maintenance	4,412		4,412	100%
9052 · NH Wharf Entrance Repair		6,931	-6,931	-100%
5880 · Dredging	38,446		38,446	100%
9302 · Tsunami shoreline repairs		2,143	-2,143	-100%
9800 · Dock Replacement	4,459		4,459	100%
9309 · New NH Restaurant	18,971	1,576	17,395	1,104%
9430 · NH Restoration	1,575		1,575	100%
Total 9000 · CAPITAL PROJECT EXPENSES	<u>67,863</u>	<u>10,650</u>	<u>57,213</u>	<u>537%</u>
Total Other Expense	<u>67,863</u>	<u>10,650</u>	<u>57,213</u>	<u>537%</u>
Net Other Income	<u>-67,863</u>	<u>-10,650</u>	<u>-57,213</u>	<u>-537%</u>
Net Income	<u><u>64,470</u></u>	<u><u>98,524</u></u>	<u><u>-34,054</u></u>	<u><u>-35%</u></u>

Moss Landing Harbor District
A/P Aging Summary
As of August 31, 2017

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
Airgas	81.45	0.00	0.00	0.00	0.00	81.45
AT&T	130.07	0.00	0.00	0.00	0.00	130.07
CalPERS	0.00	-7,349.14	0.00	0.00	0.00	-7,349.14
Cintas	576.95	0.00	0.00	0.00	0.00	576.95
Corralitos Electric	0.00	0.00	0.00	4,990.00	0.00	4,990.00
Damm Good Water	56.25	0.00	0.00	0.00	0.00	56.25
Deyerle Brothers Seafood, Inc.	0.00	0.00	0.00	0.00	28,125.00	28,125.00
Doctors on Duty	0.00	122.50	0.00	0.00	0.00	122.50
Don Chapin	4,412.00	0.00	0.00	0.00	0.00	4,412.00
Eric Herren	550.00	0.00	0.00	0.00	0.00	550.00
Ferrante, Vincent	0.00	505.00	0.00	0.00	0.00	505.00
Flynn Milam	500.00	0.00	0.00	0.00	0.00	500.00
Henderson Marine Supply	0.00	0.00	0.00	149.99	0.00	149.99
Hodges Consulting Services	340.00	0.00	0.00	0.00	0.00	340.00
Jarvis, Fay, Doporto & Gibson, LLP	7,035.50	0.00	0.00	0.00	0.00	7,035.50
JetMulch, Inc.	0.00	968.67	0.00	0.00	0.00	968.67
Linda G. McIntyre	0.00	-400.00	0.00	0.00	0.00	-400.00
Lindy Kurle	535.00	0.00	0.00	0.00	0.00	535.00
Mathew Bender & Co., Inc.	173.75	0.00	0.00	0.00	0.00	173.75
Office Team	658.00	0.00	0.00	0.00	0.00	658.00
Pajaro/Sunny Mesa C.S.D.	2,966.64	0.00	0.00	0.00	0.00	2,966.64
PG&E	0.00	-20,000.00	0.00	0.00	0.00	-20,000.00
Premium Assignment Corporation	0.00	-11,454.63	0.00	0.00	0.00	-11,454.63
Principal Financial	0.00	-265.33	0.00	0.00	0.00	-265.33
Rabobank	457.24	0.00	0.00	0.00	0.00	457.24
Richard Snyder	437.45	0.00	0.00	0.00	0.00	437.45
Royal Wholesale Electric	0.00	122.84	0.00	288.77	0.00	411.61
Sanctuary Stainless	0.00	888.25	0.00	0.00	0.00	888.25
SDRMA	2,775.94	0.00	0.00	0.00	0.00	2,775.94
Sea Engineering, Inc.	2,144.00	4,070.00	0.00	0.00	0.00	6,214.00
Sealaska Technical	17,473.80	20,972.00	0.00	0.00	0.00	38,445.80
Social Vocational Services, Inc.	0.00	-1,073.57	0.00	0.00	0.00	-1,073.57
Sunrise Express	0.00	48.75	0.00	0.00	0.00	48.75
Topper Industries	0.00	265.54	0.00	0.00	0.00	265.54
U.S. Bank	506.07	0.00	0.00	0.00	0.00	506.07
UIFH Kent	525.00	0.00	0.00	0.00	0.00	525.00
United Site Services of Calif., Inc.	43.46	0.00	0.00	0.00	0.00	43.46
VALIC	3,122.11	0.00	0.00	0.00	0.00	3,122.11
Veritiv Operating Company	0.00	0.00	2,046.94	0.00	0.00	2,046.94
Verizon Wireless	140.99	0.00	0.00	0.00	0.00	140.99
Vision Service Plan	0.00	-127.88	0.00	0.00	0.00	-127.88
Wald, Ruhnke & Dost Architects, LP	16,861.30	0.00	0.00	0.00	0.00	16,861.30
Wendy L. Cumming, CPA	3,153.75	0.00	0.00	0.00	0.00	3,153.75
West Marine Pro	350.17	0.00	0.00	0.00	0.00	350.17
TOTAL	66,006.89	-12,707.00	2,046.94	5,428.76	28,125.00	88,900.59

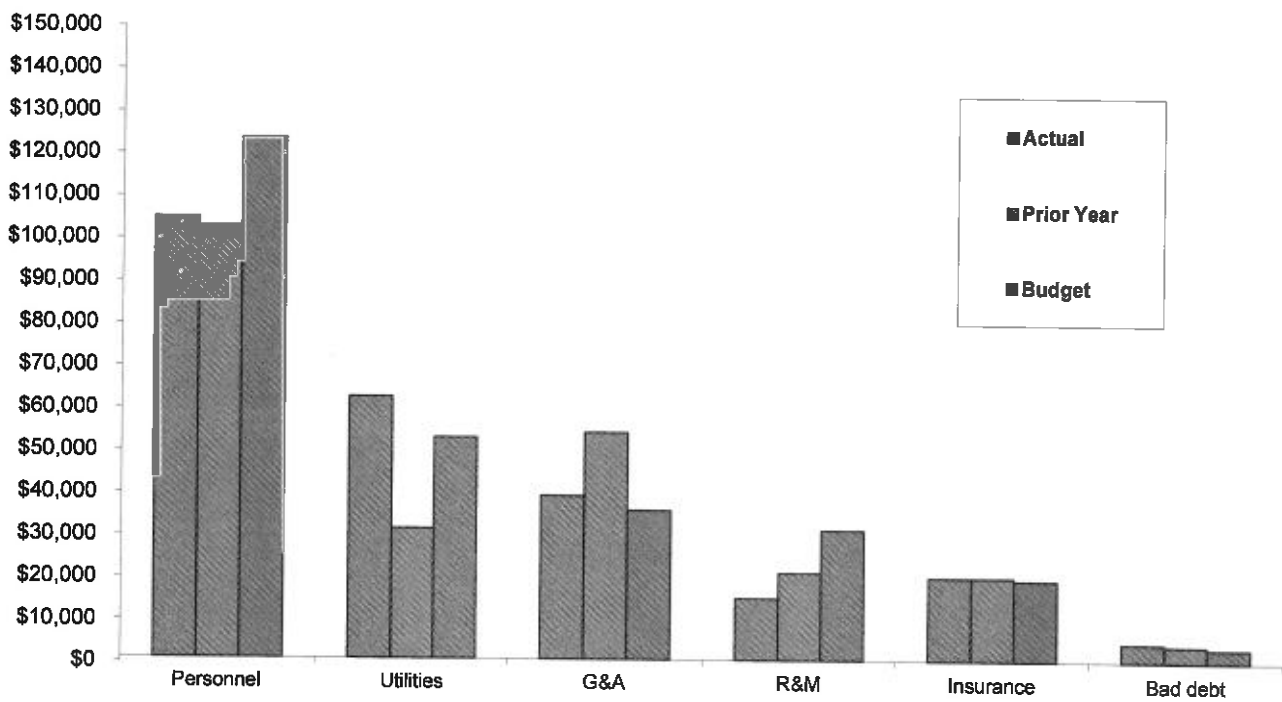
Moss Landing Harbor District
Warrant Listing
As of August 31, 2017

Type	Date	Num	Name	Amount
1009 - Union - Operating				
Bill Pmt -Check	08/11/2017	17422	Airgas	-81.45
Bill Pmt -Check	08/11/2017	17423	American InspectionService	-750.00
Bill Pmt -Check	08/11/2017	17424	AT&T	-130.10
Bill Pmt -Check	08/11/2017	17425	Byte Technology	-112.50
Bill Pmt -Check	08/11/2017	17426	CalPERS	-7,349.14
Bill Pmt -Check	08/11/2017	17427	Carmel Marina Corporation	-939.84
Bill Pmt -Check	08/11/2017	17428	Central Coast Systems, Inc.	-105.00
Bill Pmt -Check	08/11/2017	17429	Cintas	-456.16
Bill Pmt -Check	08/11/2017	17430	Damm Good Water	-137.00
Bill Pmt -Check	08/11/2017	17431	Douglas Stafford	-333.00
Bill Pmt -Check	08/11/2017	17432	Jim Carney	-535.00
Bill Pmt -Check	08/11/2017	17433	Kral Andres	-2,125.45
Bill Pmt -Check	08/11/2017	17434	Monterey Regional Waste Management Dist.	-23.00
Bill Pmt -Check	08/11/2017	17435	Mora Door, Inc.	-426.95
Bill Pmt -Check	08/11/2017	17436	Moss Landing Boat Works	-433.28
Bill Pmt -Check	08/11/2017	17437	MRWPCA	-9,063.56
Bill Pmt -Check	08/11/2017	17438	Office Depot	-112.07
Bill Pmt -Check	08/11/2017	17439	Office Team	-481.75
Bill Pmt -Check	08/11/2017	17440	Pajaro/Sunny Mesa C.S.D.	-1,922.25
Bill Pmt -Check	08/11/2017	17441	Pettigrew & Folella	-13.45
Bill Pmt -Check	08/11/2017	17442	PG&E	-20,000.00
Bill Pmt -Check	08/11/2017	17443	Premium Assignment Corporation	-11,454.63
Bill Pmt -Check	08/11/2017	17444	Principal Financial	-265.33
Bill Pmt -Check	08/11/2017	17445	Redshift	-136.85
Bill Pmt -Check	08/11/2017	17446	Social Vocational Services, Inc.	-1,073.57
Bill Pmt -Check	08/11/2017	17447	Vision Sevice Plan	-127.88
Bill Pmt -Check	08/11/2017	17448	WASH	-202.08
Bill Pmt -Check	08/11/2017	17449	Carmel Marina Corporation	-506.29
Bill Pmt -Check	08/11/2017	17450	Rabobank	-457.24
Bill Pmt -Check	08/11/2017	17451	Carmel Marina Corporation	-653.04
Bill Pmt -Check	08/11/2017	17452	Carmel Marina Corporation	-2,506.08
Bill Pmt -Check	08/11/2017	17453	VALIC	-4,432.78
Bill Pmt -Check	08/16/2017	17454	Umpqua Bank	-426,812.73
Bill Pmt -Check	08/22/2017	17455	AT&T	-510.63
Bill Pmt -Check	08/22/2017	17456	David Holmes	-525.00
Bill Pmt -Check	08/22/2017	17457	Despard Marine Services	-100.00
Bill Pmt -Check	08/22/2017	17458	Jarvis, Fay, Doporto & Gibson, LLP	-6,840.00
Bill Pmt -Check	08/22/2017	17459	JetMulch, Inc.	-2,566.98
Bill Pmt -Check	08/22/2017	17460	John Ware	-434.20
Bill Pmt -Check	08/22/2017	17461	Linda G. McIntyre	-400.00
Bill Pmt -Check	08/22/2017	17462	Monterey County Auditor-Controller	-6,411.00
Bill Pmt -Check	08/22/2017	17463	MP Express	-2,912.12
Bill Pmt -Check	08/22/2017	17464	Office Team	-1,151.50
Bill Pmt -Check	08/22/2017	17465	Roto Rooter	-795.00

Moss Landing Harbor District**Warrant Listing****As of August 31, 2017**

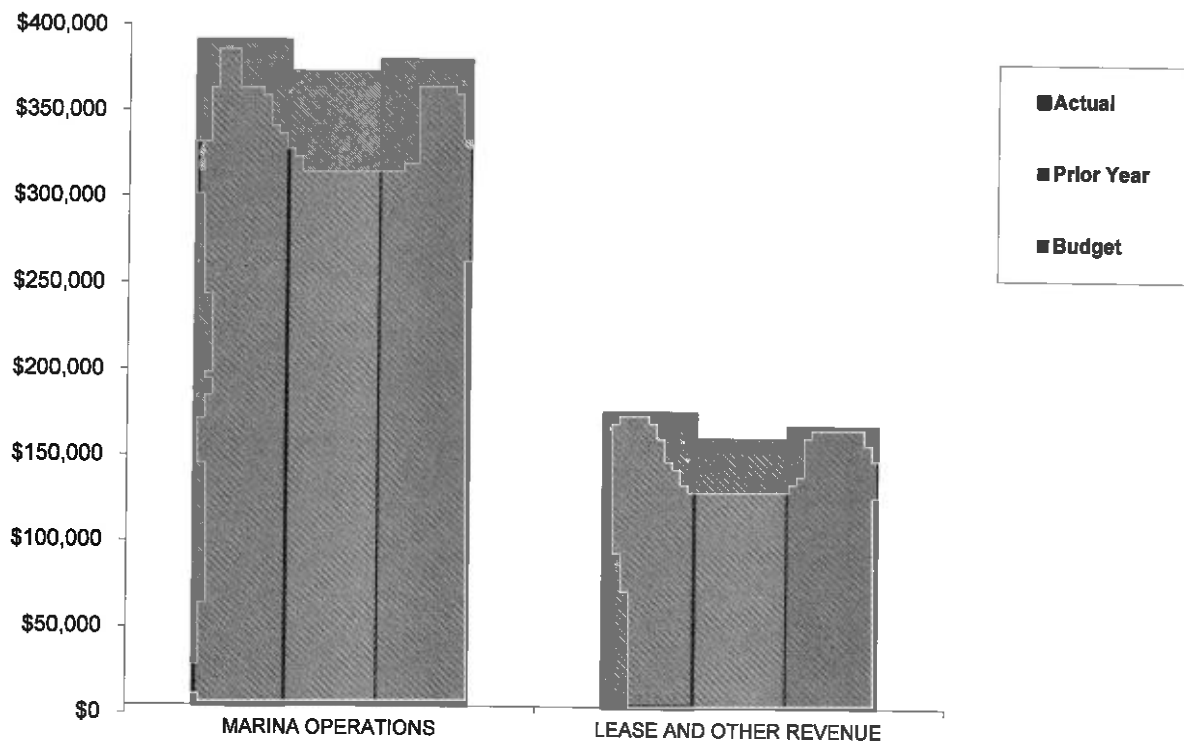
Type	Date	Num	Name	Amount
Bill Pmt -Check	08/22/2017	17466	Uline	-1,661.30
Bill Pmt -Check	08/22/2017	17467	Valero Marketing and Supply Company	-236.00
Bill Pmt -Check	08/22/2017	17468	Verizon Wireless	-140.99
Bill Pmt -Check	08/22/2017	17469	Wald, Ruhnke & Dost Architects, LP	-2,109.85
Bill Pmt -Check	08/22/2017	17470	AT&T	-265.32
Check	08/31/2017			-270.98
Total 1009 - Union - Operating				-521,490.32
TOTAL				-521,490.32

**Operating Expenses
Year to Date Actuals vs. Budget and Prior Year
August 31, 2017**

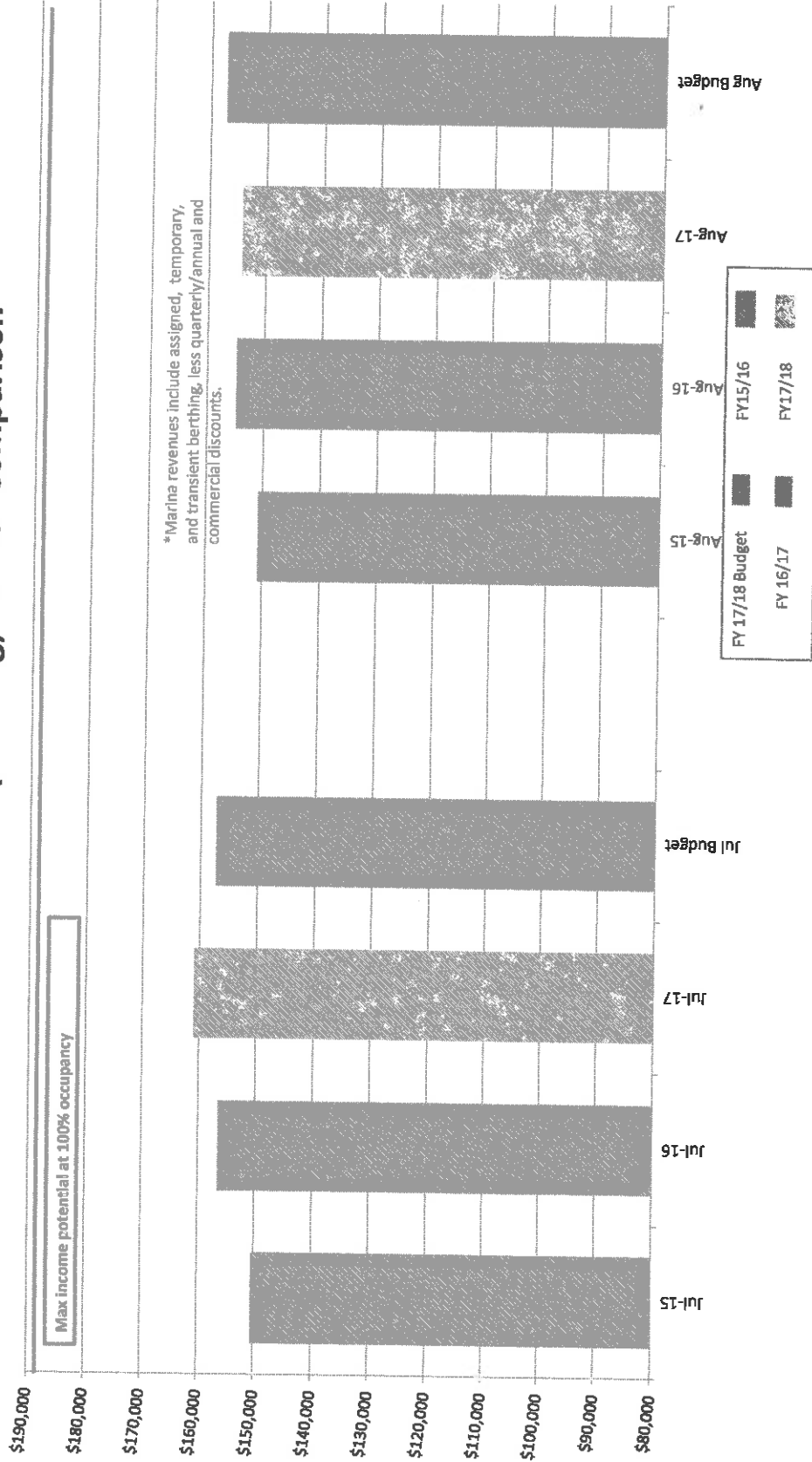


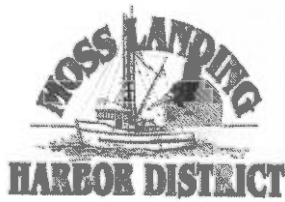
****Expenses Exclude Dredging, Depreciation and Interest Expenses****

**Marina, Lease and Other Revenue
Year to Date Actual vs. Budget and Prior Year
August 31, 2017**



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





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 Linda G. McIntyre, Esq

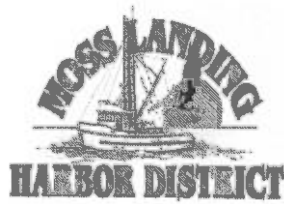
ASSISTANT GENERAL MANAGER
 Tommy Razzeca

STAFF REPORT

ITEM NUMBER 4 – PROJECT STATUS BOARD MEETING OF SEPTEMBER 27, 2017

WHEN	WHAT	STATUS			COMMENTS
		DONE	ON TARGET	REVISED	
During NH Building Construction	Install electrical lights around the perimeter of NH parking lot as budget permits.			X	Awaiting relocation of electrical box during NH Building project. This will be an ongoing project. We will commence obtaining new permits as appropriate.
After NH Building Construction	Repair Cannery Building unimproved parking lot			X	Postponed due to budget constraints*
After NH Building Construction	Install hardwood in Assistant GM's, Admin Assistant's and the GM's offices			X	Postponed due to budgeting constraints.*
2015 - 2018?	Improve area around B dock entrance to a park-like setting			X	Follows undergrounding of electric pole next to B Dock by PG&E.
After NH Building construction	Postponed due to budget constraints* Magnetic Key Card system installation			X	B, C & J Docks completed; Next Docks: G & I dock @ \$3K per gate plus \$2200 if a relay is needed.
Mid 2017	Maintenance Dock Emergency Repair			X	Scheduled for construction commencement October 2, 2017
Ongoing (started July 2015)	Replacement of three (3) HVAC Units SC Cannery Bldg (one unit replaced in October 2015)		X		One unit that was in immediate need of replacement was replaced October 2015.
FY 2018/2019	Postponed due to budget constraints NH visitor dock replacement			X	Visitor dock at NH destroyed by sea lions; because of 2 El Niño emergency projects, permit conditions & B dock accident will budget in 2018/2019
2018	NH & SH Dredge projects from 2017 storms		X		Jan & Feb 2017 winter storms deposited silt in SH and extreme in NH. Met with FEMA & CalOES; CalOES issued approval for assistance; FEMA said premature, still attempting to qualify with FEMA, Permitting underway.
Sept 2018	NH Building construction		X		Pre-Construction Meeting scheduled for September 22, 2017

*NORTH HARBOR BUILDING PROJECT HAS PRIORITY



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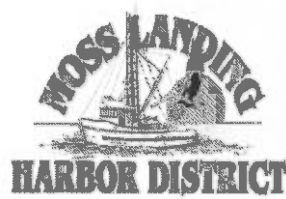
Assistant General manager
Tommy Razzeca

STAFF REPORT

ITEM NUMBER 5 – COMMUNITY RELATIONS, REQUESTS, ISSUES BOARD MEETING OF SEPTEMBER 27, 2017

1. **FEMA Dredge Funding:** Last month I reported that a FEMA liaison, William (Gene) Miller, advised us that the letter the District received from the CalOES advising that our request for FEMA assistance was approved for these dredging projects was probably premature; that FEMA does not yet have all the information necessary to determine whether reimbursement will be authorized or not. He followed up with a request for our historical sounding data and correspondence with our marine consultant to verify that soundings were taken before and after the storm events, along with a substantial amount of other historical information all of which were provided. He has continued to require what he calls "verification" of the data which our consultant Ken Israel has also provided in myriad forms. He continues to seek additional clarification. We had another meeting last week and he still seeks additional clarification. He also asked for our consulting contract, scope of work and cost approval from me, which I provided, but he is not satisfied with that information either. As of this writing the recommendation he will make to FEMA is unclear. Our consultant is continuing efforts to obtain permits from the various permitting agencies.
2. **North Harbor Dredge status:** In addition to the above, staff removed the docks that were sitting on sand during low tides and that were obstructing navigation in order to allow vessels that had been "land locked" to navigate out of the affected areas. This section of dock will not be reinstalled until after dredging has been completed.
3. There's been a little activity with the People's Desal Project; a conference call was held between the project proponent, his team and our EIR consultants to discuss the all important project description on which the EIR is based.
4. A Liveaboard meeting is scheduled for September 21; the September 27 Agenda will be completed before the meeting so the highlights of the meeting will probably be reported out during the Board Committee Reports.
5. A preconstruction meeting with Dilbeck & Sons, Inc., the contractor who was awarded the North Harbor Building project, will be held September 22. After the meeting we will be better able to estimate a commencement date of construction.
6. SDRMA, our Worker's Comp carrier, sent a letter acknowledging that we have had no worker's comp claims in the 2016/2017 program year. As a result our annual premium is slightly reduced.

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HARBORMASTER**

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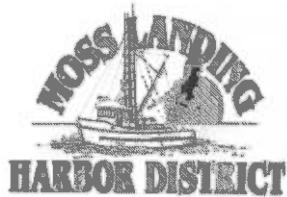
ASSISTANT GENERAL MANAGER
Tommy Razzeca

STAFF REPORT

ITEM NUMBER 6 – SUMMARY OF PERMITS ISSUED BOARD MEETING OF SEPTEMBER 27, 2017

Permittee	Issue Date	Status	Permit Type	Exp. Date
Monterey Bay Hydrobikes	2/4/2017	Current	Facilities Use	2/4/2018
Blue Ocean Whale Watch	2/8/2017	Current	Facilities Use	2/8/2018
REI Outdoor School	3/9/2017	Current	Facilities Use	3/9/2018
Kahuna Sportfishing	3/17/2017	Current	Facilities Use	3/17/2018
Fast Raft	3/28/2017	Current	Facilities Use	3/28/2018
Elkhorn Slough Research Foundation	4/1/2017	Current	Facilities Use	4/1/2018
MBARI-Otter Studies	4/1/2017	Current	Facilities Use	4/1/2018
Stap-Marine Life Studies	4/15/2017	Current	Facilities Use	4/15/2018
Venture Quest Kayaking	5/16/2017	Current	Facilities Use	5/16/2018
Kayak Connection	5/18/2017	Current	Facilities Use	5/18/2018
Sanctuary Cruises	6/7/2017	Current	Facilities Use	6/7/2018
Sea Goddess Whale Watching-Tours	6/10/2017	Current	Facilities Use	6/10/2018
Sea Goddess Whale Watching-Souvenirs	6/10/2017	Current	Peddlers	6/10/2018
MBARI-Slough Test Moorings	6/27/2017	Current	Facilities Use	6/27/2018
Save Our Shores-Dockwalker Program	9/2/2016	Expired	Facilities Use	Not Renewed
Elkhorn Slough Safari - Souvenirs	10/1/2016	Current	Peddlers	10/1/2017
Elkhorn Slough Safari - tours	10/1/2016	Current	Facilities Use	10/1/2017
Blue Water Ventures	10/31/2016	Current	Facilities Use	10/31/2017
Wild Fish-Vicki Crow	11/20/2016	Current	Peddlers	11/20/2017

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STAFF REPORT

ITEM NUMBER 7 – MEETING ANNOUNCEMENTS BOARD MEETING OF SEPTEMBER 27, 2017

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

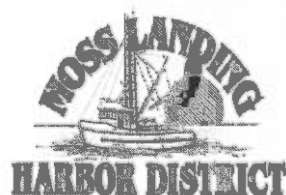
October 20th
Salinas

December 15th
Monterey

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

September 25-28 – Monterey Marriott and Portola Hotels – Annual CSDA Conference

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947



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ITEM NUMBER 8 - LIVEABOARD REPORT
BOARD MEETING OF SEPTEMBER 27, 2017

Pursuant to Ordinance Code §6.110 D) 1), attached is the report containing the names of all permitted liveaboard vessels and all persons living aboard. The permits for these liveaboards have automatically renewed through the last day of this month. As of this writing, there is one (0) revocation action pending.

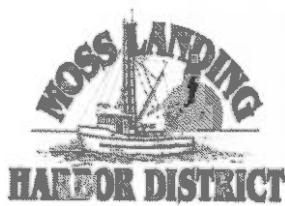
<u>Name</u>	<u>Vessel</u>
1. Anderson, T.	<i>Lanikai</i> CF 4134N
2. Brenta T.	<i>Teri Leigh</i> 936915
3. Bohigian, D.	<i>Finesse</i> , CF 3764 ET
4. Burns, P.	<i>Tralfamadore</i> , CF 9430 GL
5. Byrnes, K.	<i>Grand Slam</i> , CF 4540 FE
6. Callahan, T.	<i>Deb on Air</i> , CF 3174 HA
7. Cayuela, R.	<i>Rachel Angelet</i> , CF 6969 UB
8. Chojnowski, G.	<i>Moon Shadow</i> , CF 2325 SZ
9. Clark, N.	<i>China Cloud</i> , ON 999772
10. Cloer, J./Ajuria M.	<i>Laurie</i> , CF 2688 EX
11. Chambers, B.	<i>Pyxis</i> , ON 984193
12. Comendant, T.	<i>Mariah</i> , CF 9747 GR
13. Clark D.	<i>Seaside Escape</i> CF 4356 HW
14. Degnan, P.	No Name, CF 8344 GT
15. Powers, P	No Name, CF 0333 EU
16. Elwell, G.	<i>Pearl</i> , ON 557575
17. Faneuf, C.	<i>Sandpiper</i> , CF 6280 EU
18. Felicano, J.	<i>Takara</i> , CF 3767 AS
19. Graham, D.	<i>Shelter Dog</i> , ON 593068
20. Harrington,H.	<i>Isle of View</i> , ON 997142
21. Ho, R.	<i>Carolynn Ann</i> CF 5796 FG
22. Heatley, J.	<i>Darla Jean</i> , CF 2303 UN
23. Jerred, D.	<i>Westwind</i> , CF8564 GM
24. Groom D	<i>Phoenix</i> , CF 5084 GJ
25. Jones, H.	<i>Laetare</i> , CF 5495 YB
26. Jones, T.	<i>Sanity</i> , CF 5249 SC
27. Johnson, J. /LaFever M.	<i>Aztlan</i> , ON 281903
28. Kampas,B.	<i>Tee-Time</i> CF 5670 UY

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947

29. Knudson L./Knudson A.
30. **PENDING APPLICATION**
31. Larke, R.
32. Burnett
33. Maris, T.
34. Guggenheim, Charles
35. Nieman J.
36. Niswonger, R.
37. Nunes, D.
38. Otis, T.
39. Guzman, Francisco
40. PhillipsA/FlavinS/FlavinC/FlavinS
41. Velaquez A/ Velaquez R/ Velaquez R
42. Raaphorst, D./Raaphorst M.
43. Reins, D.
44. Rotger, M.
45. Roulet, J.
46. Piro, Daniel
47. Schubert, T.
48. Stegmann, R.
49. Stark, H.
50. **PENDING APPLICATION**
51. Thomas, B.
52. Tufts, M./ M White/ P Wiseman/R Son
53. Whaley, C/ Whaley C.
54. Wolinski, Peter
55. Waters, J./Waters, M.
56. *Kevin Antos*
57. *Herrick Andrews*
58. Kim Richardson
59. Tony Brenta
60. **PENDING APPLICATION**

Spellbound, ON 082155
PENDING APPLICATION
Rhiannon, CF 8551 CA
Zinful CF5419 JG
Nimble, CF 3730 KB
Comfiance, ON 971499.
Inia, ON 1074183
Illusion, CF 0836 TA
Auroora, ON 676686
Blue Moon, CF 1886 GT
Rosie II CF 7754 GG
Odyle, ON 559168
Lorraine CF 0533 JL
Spirit, ON 664971
Second Paradise, ON 912484
Raven, ON 241650
Double Eagle, ON 519846
Gulf Star CF 6082 GL
Bulldog, ON 1219673
Wild Goose, ON 589319
Outta Here, CF 8370 EA
PENDING APPLICATION
Coho, CF 9974 KK
Enchantress, CF 0878 SX
Karuna, ON 653218
Ramona, ON 1114657
No Name CF 5670 GD
Water Billy CF 8031 SB
Sea Free ON 613387
Sophie CF 0533 JL
Teri Leigh ON 936915
PENDING APPLICATION

Total Number Vessels: 57
 Total Number Persons: 71
 Pending Applications -3-



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HARBORMASTER

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Assistant General Manager

Tommy Razzeca

STAFF REPORT

ITEM NUMBER 9- SLIP INCOME REPORT BOARD MEETING OF SEPTEMBER 27, 2017

Slip Rates 2017/2018 per linear foot:

Assigned: \$7.55/ft./month
Temporary: \$11.65/ft./month
Transient: \$1.25/ft./day

INCOME

August 2017

\$154,187

August 2016

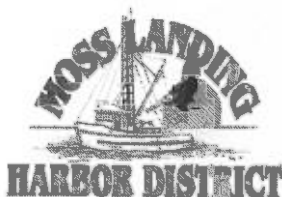
\$157,849

August 2017 Budget

\$157,260

For the month, slip income is below budget by \$3,074, due to lower than anticipated transient berthing revenue. Slip income is below prior year by \$3,662, due to a combination of lower temporary and transient berthing revenue, offset by higher assigned berthing revenue in the current year.

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Tommy Razzeca

STAFF REPORT

ITEM NUMBER 10 – INCIDENT REPORT BOARD MEETING OF SEPTEMBER 27, 2017

8/26/2017 A harbor tenant reported that he believed his vehicle was damaged in the South Harbor parking lot sometime during the night. Staff reviewed the camera recordings and determined that no damage was caused to the vehicle while parked in the South Harbor lot.

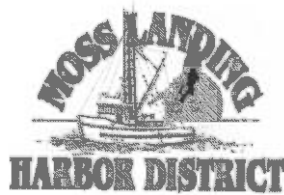
8/30/17 A harbor tenant reported that he had interrupted 2 people breaking into his vehicle in the North Harbor dirt parking lot. The tenant filed a report with the Monterey County Sheriff's Department for follow up.

9/8/17 At 930pm North County Fire was dispatched to the Moss Landing South Harbor for a report of a fire. After investigating no fire was discovered, it is believed that the reporting party had mistaken a tenant barbequing on his vessel as a fire.

9/19/17 A harbor tenant reported to a maintenance staff member that 2 other tenants had propped open the B dock gate as they transported items from the parking lot to a vessel. As the maintenance staff member was informing the operations department of the report the reporting tenant was observed confronting the 2 men near B dock and it appeared a verbal argument was taking place. Staff responded to the area and informed all that the gate could remain propped open until the 2 tenants had completed the task of transporting items from their vehicle to their vessel. Staff has since received 3 verbal complaints regarding the reporting tenant as a result of the incident.

No further incidents to report as of the date of this report September 21, 2017.

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947



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ASSISTANT GM/ASSISTANT HM
Tom Razzeca

STAFF REPORT

ITEM NUMBER 20 – UPDATE - MAINTENANCE DOCK EROSION EMERGENCY PROJECT BOARD MEETING OF SEPTEMBER 27, 2017

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

Our marine engineer Paul Roberts has reiterated his original opinion that we need to immediately work on installing bank stabilization and infilling where the bank has eroded away.

After obtaining all permits, District staff, our Marine Engineer Paul Roberts and Don Chapin Company held a pre-construction meeting and construction is now scheduled to begin Monday, October 2, 2017. The project should take from 4 to 6 weeks.

There will be some inconvenience in the northernmost area of the parking lot as construction fencing will temporarily block parking spaces along the bank and in the center westernmost parking spaces, and exit traffic will be utilizing the easternmost parking spaces located in the center of the lot opposite the Harbor Administration office. A notice and a map showing the affected area has been posted in prominent locations as well as on the front counter.

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

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947

ITEM 20 – UPDATE - MAINTENANCE DOCK EMERGENCY PROJECT
09/27/2017



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ASSISTANT GM/ASSISTANT HM
Tom Razzeca

STAFF REPORT

ITEM NUMBER 21 – CONSIDER RESOLUTION 17-12 RESCINDING RESOLUTION 17-07 REGARDING SEALASKA FEMA DREDGE PROFESSIONAL SERVICES BOARD MEETING OF SEPTEMBER 27, 2017

The District is in the planning stages of the FEMA dredge project necessitated by the January and February Atmospheric River storms that suddenly brought in quite a bit of sediment.

Due to the technical nature of the project it is necessary to hire an engineering, environmental and dredge management consultant. At the District's May Board meeting the Board adopted Resolution 17-07 authorizing the GM to expend costs for such services in the amount of \$238,900.00. However, subsequently the volume of sediment was found to have been higher than earlier estimates, and a revised Proposal was submitted in the amount of \$263,790.00

Staff recommends the Board adopt Resolution 17-12 rescinding Resolution 17-07 and authorizing professional services with Sealaska for environmental planning and management in connection with the 2017 FEMA dredge event in the amount of \$263,790.00.

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947

ITEM 21 – REQUEST FOR SUBLEASE – SEA HARVEST RESTAURANT
09/27/2017

RESOLUTION NO. 17-12

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE MOSS LANDING HARBOR DISTRICT RESCINDING RESOLUTION 17-07 AND AUTHORIZING PROFESSIONAL SERVICES WITH SEALASKA FOR ENVIRONMENTAL PLANNING AND MANAGEMENT IN CONNECTION WITH THE 2016/2017 FEMA DREDGE EPISODE

WHEREAS, the District is in the planning phase of the FEMA dredge episode caused by the December 2016/January 2017 Atmospheric River Storms and due to the technical nature and coordination necessary to obtain various permits, as well as engineering, environmental, and dredge management required by the project it is necessary that the District hire a qualified environmental planning, consulting, reporting and marine engineering firm, and

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

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

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

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

WHEREAS, the Board previously adopted Resolution 17-07 authorizing the General Manager to expend the amount of \$238,900 for payment of these services; however, additional tasks are necessary and the attached proposal has been increased by an additional \$23,890.00.

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Moss Landing Harbor District that Resolution 17-07 is hereby rescinded; that the Proposal for services attached hereto as Exhibit A is hereby approved, that the General Manager is authorized to execute documents to effectuate the intent of this Resolution subject to review and approval by District Counsel, and the General Manager is hereby authorized to expend not to exceed \$262,790.00 for the services described in Exhibit A (excluding actual dredging costs).

CERTIFICATION

Resolution 17-12 was duly passed and adopted by the Board of Harbor Commissioners of the Moss Landing Harbor District at a regular meeting of the Board held on the 27th day of September, 2017 a quorum present and acting throughout, by the following vote, to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

Attest:

Russ Jeffries, President
Board of Harbor Commissioners

Linda G. McIntyre, Deputy Secretary
Board of Harbor Commissioners

Sealaska Technical Services

EXHIBIT

A

Reso 17-12

PROJECT QUOTATION

Moss Landing Harbor District

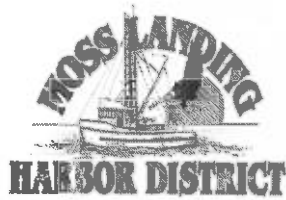
PROJECT: Moss Landing Harbor District Dredge Support FEMA – Reimbursement Estimates

DATE OF QUOTE: May 17, 2017

COMMENTS:

1. Sediment quality analyses = toxicity and chemistry, but no bioaccumulation which would not be needed unless DDT threshold is exceeded.
2. Tasks 1 through 5 may all be performed simultaneously
3. Total time to completion calculated with and without Section 408 process (Task 3).

T#	COMPONENT	SCHEDULE				COST		NOTES
		MLHD Only		With USACE Navigation Channel		MLHD	w/USACE	
1	Response to USFWS Comments	5-17-17	6-1-17	NA	NA	\$5,500	TBD	Does not include fish surveys or additional consultant effort
2	Condition Survey	5-17-17	6-1-17	5-17-17	6-1-17	\$8,800	TBD	Survey and dredge design
3	Section 408 Request (adding Fed. Nav. Channel)	NA	NA	5-17-17	8-10-17	NA	TBD	There may be more expedited means to getting this approval.
4	SAP Preparation & Approval	6-2-17	7-9-17	If sampling/testing of USACE DU occurs during Task 3, schedules will align. If delayed until completion of Task 3, Task 8 will be completed on 12-1-17		\$11,000	TBD	Assumes typical 8 USACE DUs can be scaled to 4
5	Sampling Mobilization	7-12-17	7-16-17			\$14,960	TBD	Includes collection of reference sample & demobilization
6	Sample Collection	7-19-17	7-30-17			\$41,250	TBD	\$8,000/day, 2 DUs/day, 10 MLHD DUs, and 4 USACE DUs
7	Sediment Quality Analyses	8-3-17	9-11-17			\$86,130	TBD	\$7,800/sample, 10 MLHD, 1 Ref, and 4 USACE samples + \$3,500 QC fee
8	Report Preparation & Approval	9-11-17	11-6-17			\$18,150	TBD	Includes agency coordination and calls.
9	Water Quality Certification	11-9-17	11-20-17	12-4-17	12-15-17	\$3,300	TBD	Application and communication with Water Board
10	Pre-Dredge Survey + Env Monitoring	11-20-17	12-3-17	12-15-17	1-12-18	\$17,600	TBD	Survey and Monitoring
11	Obtain Emergency Permit	5-17-17	11-3-17	4-17-17	1-12-18	\$8,800	TBD	Schedule dependent on agency responsiveness
12	Bid Doc Prep & Contractor Selection	11-12-17	12-8-17	7-10-17	2-16-18	\$16,500	TBD	Includes design plans, contractor selection and contracting support.
13	Contractor Management	11-8-18	4-23-18	2-16-18	5-18-18	\$18,700	TBD	Includes DOP support, construction mgmt & close-out
14	DOP Preparation & Approval	12-8-17	12-22-17	2-16-18	3-2-18	\$3,300	TBD	
15	Dredging	1-2-18	2-9-18	3-5-18	4-13-18	\$568,576	TBD	Estimate includes move and demove, and 12.20/cu yd
16	Post-Dredge Survey	2-12-18	3-2-18	4-16	4-27-18	\$8,800	TBD	Survey and dredge calculations
	Total Consulting Fee					262,790		
	TOTAL DREDGE FEE					645,207		
	TOTAL					\$907,997		



BOARD OF HARBOR COMMISSIONERS

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

7881 SANDHOLDT ROAD
MOSS LANDING, CA 95039

TELEPHONE – 831.633.5417
FACSIMILE – 831.633.4537



GENERAL MANAGER
HARBOR MASTER
Linda G. McIntyre, Esq.

Assistant General Manager
Tommy Razzeca

STAFF REPORT

ITEM NUMBER 22 – CONSIDER ISSUANCE OF CONSTRUCTION PERMIT FOR SJSURF BOARD MEETING OF SEPTEMBER 27, 2017

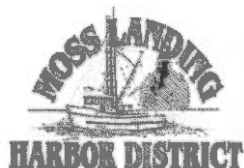
The San Jose State University Research Foundation ("Foundation") has submitted a Construction Permit Application to the District for a project entitled Del Mar Wharf Repair Phase1: Demolition. Attached are the pertinent documents they have submitted along with the application.

The Foundation was deeded the Del Mar Wharf from Del Mar Seafoods in November of 2006. According to the Permit Application "The old Del Mar Wharf, now owned by the [Foundation] is in disrepair and in need of demolition. The proposed activity is part of a larger project to renovate the facility to accommodate the commercial fishing industry, marine research and public access. Plans for the larger project are still in progress. In the meantime, the deteriorating condition of the existing structures poses a danger to the public and exposes [the Foundation] to liability". The Permit application also states that all demolition, construction and staging activities will take place on land owned by the Foundation.

Because the wharf borders District owned property and submerged lands a Construction Permit issued by the District is required. As stated, the Permit Application is only for Demolition, which is Phase 1 of the project. Additional phases of the project that may be upcoming would require the applicant to submit additional permit applications to the District.

The Board should consider the application, consider adding any conditions they deem appropriate, and direct staff accordingly.

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947



Moss Landing Harbor District

7881 Sandholdt Road

Moss Landing, CA 95039

(831) 633-5417, Fax (831) 633-4537

A \$500 DEPOSIT MUST ACCOMPANY THIS APPLICATION

CONSTRUCTION PERMIT

Application

Section I - Applicant Information

Name of Project	Del Mar Wharf Repair Phase I: Demolition
Name of Organization	San Jose State University Research Foundation (SJSURF)
Mailing Address	210 Fourth Street, 4 th Floor
City, State, Zip Code	San Jose, CA 95112-5569
Telephone Number	408.924.1400

Section II - Permittee Information

Name of Contact	Brian Ackerman
Mailing Address	Marine Operations, 7539 Sandholdt Road
City, State, Zip Code	Moss Landing, CA 95039
Telephone Number	831.771.4134
Fax Number	831.633.4580
E-Mail Address	backerman@mlml.calstate.edu

Section III – Facilities Information

Duration of Project	November 1, 2017 through October 31, 2018
Specific Description of Activity: Provide a narrative including general description of project, ownership, future maintenance plans, etc, and a graphic description of the interior and/or exterior elements of the project including square footage and (if applicable) any work areas, restroom facilities, storage, public access, landscaping, etc. Attach a Site Plan	<p>The old "Del Mar Wharf," now owned by San Jose State University Research Foundation (SJSURF), is in disrepair and in need of demolition. The proposed activity is part of a larger project to renovate the facility to accommodate the commercial fishing industry, marine research and public access. Plans for the larger project are still in progress. In the meantime, the deteriorating condition of the existing structures poses a danger to the public and exposes SJSURF to liability.</p> <p>The redevelopment is proposed to be completed in four phases. Phase I will be the demolition and removal of an</p>

	<p>approximately 1200 sq ft wood-framed office space that sits atop the southern end of the wharf. Phase II consists of the removal of the concrete decking. Phase III involves shoring up the wharf structure for use or, if the structure is un-repairable, removal of the sub deck and horizontal members. Phase IV will consist of a redevelopment of the wharf with a state-of-the-art Marine Operations facility adjacent to the wharf.</p> <p>The project lies wholly to the west of the 1947 boundary agreed upon between the California State Lands Commission, the Moss Landing Harbor District and Regal Sea Foods Co and codified by the state legislature in Chapter 1190 of the Statutes of 1947. The so called "Watson Line," approved by State Lands in 1971 was described in the record of the State Lands Commission meeting that approved it, as follows:</p> <p>"After extensive engineering research, it has been agreed between the State Lands Division and the Moss Landing Harbor District that the 1947 "Watson Line" is the best location for a permanent boundary line between the granted tide and submerged lands in the bed of the Salinas River and the uplands along the left bank of the Old Salinas River.</p> <p>Regal Sea Food Co. property is on the left bank of the Old Salinas River, and the agreed boundary line described in Boundary Agreement No. 95 is a portion of the 1947 "Watson Line" and is also delineated on Record of Survey Map filed in Vol. 6 of Surveys, page 76, Monterey County Records..." (2)</p> <p>Attached hereto as Exhibit 1 are current photographs of the wharf structure</p> <p>Attached hereto as exhibit 2 is a site plan.</p>
<p>Specific Details: Facilities to be Used, e.g. District Waters, Docks, Parking Lot, Staging Areas. If staging area is on District property, a separate Lease Agreement is required pertaining exclusively to staging.</p>	<p>All demolition, construction and staging activities will take place on land owned by SJSURF and no public accommodations will be required for the planned redevelopment.</p>
<p>Specific Location of Activity:</p>	<p>Southern half of "Del Mar Wharf" parcel # 133241015000.</p>
<p>Other Details: such as Operating Hours, Type of Equipment to be Used, Materials, Outside Contractors, etc.</p>	<p>Operating Hours: 7:00am – 3:30pm</p> <p>Equipment: Liebherr A924C Material Handler</p>

	Gradall 544d Pneumatic breaker (jack hammer) Link Belt 160X2 Roll-off trucks (material hauling) There is no subcontractors anticipated for this project.
Number of Vessels and/or Vehicles, etc. used during construction.	TBD
Emergency Contact Information (other than primary organization and contact person)	Gary Adams, 8272 Moss Landing Rd, Moss Landing Ph: 831.7714407, Cell: 831750.2644 gadams@mlml.calstate.edu

Section IV - Fees

MLHD Ordinance Code §20.100B	Actual cost to District. \$500 deposit with Application; Additional costs are Payable as Fees and Costs are incurred by District and invoiced to Applicant
CEQA Review (Ord. Code §20.240)	Required; actual cost to District payable as fees and costs are incurred by District and Invoiced to applicant

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 any Permit that may be issued that are required by the District and that I will assure that the permitted use 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 use or the site.

APPLICANT _____

Signature on File
Signature

August 16, 2017
Date

Brian Ackerman, Marine Operations
Title

General Conditions

The following information is provided for informational purposes only. Some of the following conditions may not apply to a particular permit or additional conditions may be imposed before issuance of a permit. The

Moss Landing Harbor District Board of Commissioners must review at a Public Hearing and authorize the General Manager to issue the permit sought in this Application. If the Application is complete, all efforts will be made to agendize the permit application for public hearing at the next scheduled Board meeting.

- Permittee is required to remove all garbage, trash, litter and debris associated with its use of facility.
- Permittee shall remove from within the District boundaries any instruments, pipes, flags, and any other materials that may have been placed purposefully or accidentally pursuant to this Permit upon the earlier of the expiration of the permit, request by MLHD, or completion of the project for which this Permit was issued. The placement of any instrument, pipe, flag or other item by Permittee within the District's boundaries is conditioned, among other things, upon Permittee placing on the item using weather-proof, fade-proof and indelible writing material the contact information for Permittee, the date of placement of the item, and the expiration date of the permit under which the item was placed within the District's boundaries, all in legible lettering. Permittee is to monitor such item(s) to ensure that the identifying information is legible at all times. Any items not so identified will be subject to immediate removal by MLHD.
- Permittee shall provide District with emergency contact instructions associated with permitted use. Permittee shall provide a list of persons and organizations to contact in an emergency, along with the method of contact, including after-hour contact information.
- ***Permittee shall provide District with a Certificate of Insurance providing evidence of comprehensive liability and property damage coverage in the amount of two million dollars (\$2,000,000) for each accident/incident and one million dollars (\$2,000,000) in the aggregate. The Certificate shall name the Moss Landing Harbor District, its elected officials, officers, agents and employees as additional insured. The underlying policy shall remain in full force during the entire term of the use of District facilities. The District shall be notified at least 10 days prior to the policy being cancelled.***
- Permittee to embark/disembark all participants/passengers/construction materials from a location determined by Harbormaster. Permittee shall obey all instructions of District or law enforcement personnel. Permittee is not allowed to land anywhere other than at authorized location.
- Permittee shall comply with all rules and regulations applicable to its activity as well as all conditions of all permits issued therefor, including, but not limited to, the Ordinances of the Moss Landing Harbor District, and shall obtain all licenses and permits required by its activity including, but not limited to, a Permit issued by the Moss Landing Harbor District.
- Neither permittee nor permittees' activities shall interfere with navigation of vessels in any waters under the Districts' jurisdiction.
- Neither permittee nor permittees' activities shall interfere with the Districts' dredging, pile driving, other construction activities, or use of its property.
- Permittee shall not contact or approach marine mammals except as permitted by appropriate governing agencies.
- Permit valid only so long as licenses and permits issued by any governing agency, including but not limited to the United States Coast Guard, California Division of Boating and Waterways, if applicable, California Coastal Commission, Monterey County Resource Management Agency, RWQCB, NOAA and the Moss Landing Harbor District remain current and in force.
- Permittee shall provide the District with copies of any of the following that apply to permittee's activity:
 - 1) USCG license as Operator of Uninspected Passenger Vessel or higher.
 - 2) USCG Certificate of Inspection.
 - 3) Monterey County Health Permit

- 4) California Coastal Commission Permit
- 5) Monterey County Resource Management Agency Permit
- 6) RWQCB Permit
- 7) NOAA Permit
- 8) Any other licenses/permits associated with the activity.

- Permittee waives any and all claims for accident, injury, damage, theft or loss of any kind whatsoever arising out of or relating to the use of the facilities or grounds of the harbor against the Moss Landing Harbor District and its officers, commissioners, elected officials, agents or employees.
- Permittee shall hold the Moss Landing Harbor District and its officers, commissioners, elected officials, agents and employees harmless, indemnify and defend the same from any and all damages arising out of activities undertaken pursuant to this permit.

Special Conditions:

This Permit shall expire one year from date of issuance, or earlier if said use is completed as shown in Section III. Permit remains valid only as long as all Conditions of Permit have been met and shall become immediately null and void should Permittee violate any provisions of this Permit, or the Ordinances of the District.

MOSS LANDING HARBOR DISTRICT

Linda G. McIntyre
General Manager/Harbor Master

