



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

March 27, 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.
2. Meet pursuant to Government Code §54957 to consider Employment and Appointment of General Manager/Harbormaster.

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

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

Linda G. McIntyre – General Manager
Mike Rodriquez – District Counsel
Tom 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 February 27, 2019 Regular Meeting Minutes.

F. FINANCIAL REPORT

2. Financial report month ending February 28, 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.

3. Projects Status/Update
4. Community Relations; Requests/Issues

5. Summary of Permits Issued
6. Meeting Announcements
7. Assigned Liveboard Report
8. Slip Income Report
9. Incident Report

H. COMMITTEE REPORTS

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

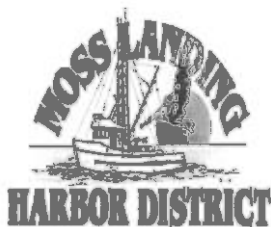
20. ITEM – Consider proposal(s) and select consultant regarding marketing the North Harbor Restaurant.
 - a. Staff report
 - b. Public comment
 - c. Board discussion
 - d. Board action

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 April 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

February 27, 2019

A. CLOSED SESSION

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

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.
2. Meet pursuant to Government Code Section §54957 to consider Employment and Appointment of General Manager/Harbormaster.

B. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE

The open session was called to order at 7:08pm. 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. ADMINISTERING OATH OF OFFICE CEREMONY

1. President Jeffries administered the Oath of Office to Commissioners Leonardini, Ferrante and Goulart.

President Jeffries brought Item 23 under New Business forward to be heard at this time.

23. ITEM – Consider proposal(s) and select consultant regarding marketing the North harbor restaurant. Darryl Kenyon gave a presentation to the Board regarding his proposal to represent the District during marketing and negotiations for North Harbor Building. Commissioner Goulart asked about Mr. Kenyon's' marketing strategy for finding potential building occupants, Mr. Kenyon briefly described what he would do. President Jeffries said the Board will take the information provided into consideration and respond back to Mr. Kenyon at a later date.

D. PRESIDENT'S REMARKS

The President announced that the Board met in Closed Session and no decisions were made; direction was given to the General Manager and District Counsel, and the Board will adjourn to continue with the Closed Session following the conclusion of the Open Session.

E. PUBLIC COMMENTS

Monterey Bay Fisheries Trust Executive Director, Sherry Flummerfelt introduced Board Director Steve Scheiblauber and gave an informative power point presentation about the organization in support of the fishing heritage in Monterey Bay.

G. ELECTION OF OFFICERS

2. Assistant General Manager Razzeca opened the nominations. A nomination was made by Commissioner Goulart to elect the following slate of officers: President – Russ Jeffries, Vice President – Tony Leonardini and Secretary – Vince Ferrante. Commissioner Ferrante made a motion to close the nominations, seconded by Commissioner Leonardini: The motion passed unanimously on a roll call vote. The officers were congratulated on being re-elected to their posts.

H. COMMITTEE APPOINTMENTS

3. President Jeffries appointed members of the Board to the various District committees:

- a. Elkhorn Slough Advisory Committee – Leonardini/Goulart
- b. Liveaboard Committee – Goulart/Jeffries
- c. Harbor Improvement Committee – Shirrel/Goulart
- d. Real Property Committee I – Jeffries/Goulart
- e. Real Property Committee II – Ferrante/Shirrel
- f. Special Districts/CSDA – Ferrante/Jeffries
- g. Personnel Committee – Ferrante/Jeffries
- h. Finance Committee – Ferrante/Goulart
- i. Ad Hoc Budget Committee – Leonardini/Shirrel

I. CONSENT CALENDAR

4. Approval of the January 23, 2019 Regular Meeting Minutes. A motion was made by Commissioner Ferrante, seconded by Commissioner Leonardini, to approve the January 23, 2019 Regular Meeting Minutes. The motion passes 4-0-1-0. (Commissioner Goulart Abstained)

J. FINANCIAL REPORT

5. Financial report month ending January 31, 2019. A motion was made by Commissioner Ferrante, seconded by Commissioner Goulart, to accept the January 23, 2019 Regular Meeting Minutes. The motion passed unanimously on a roll call vote.

K. MANAGER'S REPORTS

The General Manager and Assistant General Manager provided written reports as follows:

6. Projects Status/Update –written report/no questions
7. Community Relations; Requests/Issues – written report/no questions
8. Summary of Permits Issued – written report/no questions
9. Meeting Announcements – written report/no questions
10. Assigned Liveaboard Report – written report/no questions
11. Slip Income Report – written report/no questions
12. Incident Report – written report/no questions

L. COMMITTEE REPORTS

13. Elkhorn Slough Advisory Committee – Leonardini/Goulart- Nothing to report
14. Liveaboard Committee – Goulart/Jeffries – Nothing to report
15. Harbor Improvement Committee – Shirrel/ Goulart – Nothing to report
16. Real Property Committee I – Jeffries/Leonardini – President Jeffries reported meeting with Darryl Kenyon, the broker who made a presentation earlier in the meeting.
17. Real Property Committee II – Ferrante/Shirrel – Nothing to report
18. Special Districts/CSDA – Jeffries/Ferrante – Nothing to report
19. Personnel Committee – Ferrante/Jeffries – Nothing to report

20. Finance Committee – Ferrante/Goulart – Nothing to report
21. Ad Hoc Budget Committee – Leonardini/Shirrel – On agenda
22. Meetings attended by Commissioners at District expense since the last regular meeting of the Board (AB 1234 requirements): President Jeffries reported that he attended several MLCP & Planning Commission meetings. The Planning Commission has asked for the red lined version of the 1982 MLCP plan to compare changes County staff is proposing in the new plan. General Manager McIntyre made comments about the upcoming Castroville Community Services District meeting and distributed a letter she sent to CCSD requesting that additional sewer service be included in the General Plan. President Jeffries requested the date and time of that meeting.

M. NEW BUSINESS

23. ITEM – Consider proposal(s) and select consultant regarding marketing the North Harbor Restaurant. THIS ITEM WAS HEARD IMMEDIATELY FOLLOWING THE OATH OF OFFICE.
 - a. Staff report .
 - b. Public comment
 - c. Board discussion
 - d. Board action

24. ITEM – Public hearing and Board consideration of issuance of a construction permit to the San Jose State University Foundation.
 - a. Staff report – AGM Razzeca gave the report
 - b. Public comment - none
 - c. Board discussion – Commissioner Leonardini asked what conditions staff intended to put in the permit and if the work would be done over our property. AGM Razzeca said special conditions were included in the draft permit and all work will be done on SJSUF property. President Jeffries raised concerns regarding BMP's used by the contractor that will protect Harbor water. Commissioner Ferrante thought barriers would be appropriate. District Counsel Mike Rodriguez noted that the District could require that SJSUF provide a copy of the BMP's for review by District staff prior to issuance of the permit. Commissioner Leonardini requested that in the future SJSUF bring their permit requests to the Board for review earlier.
 - d. Board action – A Motion was made by Commissioner Goulart, seconded by Commissioner Shirrel to approve the construction permit for Del Mar Wharf Repair Phase 1 Demolition on the condition that staff has received and approved of SJSUF BMP's prior to issuance. The Motion passed unanimously on a roll-call vote.

25. ITEM – Consider Authorizing General Manager to consolidate bank accounts.
 - a. Staff report – General Manager 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 Ferrante, to authorize the General Manager to implement the above bank account consolidation proposal. The motion passed unanimously on a roll-call vote.

26. ITEM – Consider Adopting Preliminary Budget for 2019-2020 Fiscal Year.
 - a. Staff report – General Manager McIntyre gave the report
 - b. Public comment – None

c. Board discussion – Commissioner Shirrel thanked Commissioner Leonardini for doing a great job on the budget in her absence during the budget meetings. Commissioner Leonardini commended General Manager McIntyre and AGM Razzeca on their efforts preparing the draft budget for Budget Committee review.

d. Board action – A Motion was made by Commissioner Shirrel, seconded by Commissioner Goulart, to adopt the Preliminary budget for 2019-2020 Fiscal Year. The motion passed unanimously on a roll-call vote.

27. ITEM – Consider modification(s) to District policy on memberships and fees.

a. Staff report – General Manager McIntyre gave the report and recommended the appointment of a Commissioner Compensation and Membership Organization Review Committee

b. Public comment – None

c. Board discussion – President Jeffries commented that he believes Commissioners should be able to attend meetings and training sessions as outlined in the Bylaws. Commissioner Shirrel recommends the District interact more with the County.

d. Board action – President Jeffries appointed Commissioner Goulart and himself as the CoCoMo Committee to review the historical information, records, and data on the various organizations as well as review the Commissioner Compensation section of the District's Bylaws and report its findings and recommendations back to the full Board at a future meeting.

N. COMMISSIONERS COMMENTS AND CONCERNS

Commissioner Ferrante mentioned there is a CSDA Board Election coming up. Commissioner Goulart asked about the Pot Stop building and General Manager McIntyre explained why the building has not yet been demolished.

The Board Adjourned to Closed Session at 9:08 pm to continue discussion on Item 2. Consider Employment and Appointment of General Manager/Harbor Master. Commissioner Leonardini recused himself from the Closed Session and the President requested the General Manager also leave the room. At 10:07 pm the Board reconvened in Open Session to report out that no action was taken in the Closed Session; direction was given to District Counsel.

O. ADJOURNMENT

The meeting adjourned at 10:08pm

Respectfully submitted,

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 February 28, 2019

	Feb 28, 19	Feb 28, 18	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
1002 · Petty Cash	500	500		
1009 · Union - Operating	56,273	50,475	5,798	11%
1010 · Union - M.M.	3,227,285	4,727,780	-1,500,495	-32%
1011 · Union - Payroll	32,532	33,945	-1,413	-4%
1015 · 1st Capital Bank	1,550,074	1,546,978	3,096	0%
1018 · Union Bank- Trust Account	403,369	381,720	21,649	6%
1020 · Umpqua - Restricted	1,012,134	1,010,617	1,517	0%
Total Checking/Savings	6,282,167	7,752,015	-1,469,848	-19%
Accounts Receivable				
11290 · Leases				
1282 · NNN Receivable	71,392	65,000	6,392	10%
1291 · Monterey Bay Kayak	1,496		1,496	100%
Total 11290 · Leases	72,888	65,000	7,888	12%
1200 · Marina Receivables	148,480	121,342	27,138	22%
1201 · Marina - Allow for Bad Debt	-42,000	-43,798	1,798	4%
Total Accounts Receivable	179,368	142,544	36,824	26%
Other Current Assets				
1271 · Prepaid Expenses				
1270 · Insurance	27,869	18,973	8,896	47%
Total 1271 · Prepaid Expenses	27,869	18,973	8,896	47%
Total Other Current Assets	27,869	18,973	8,896	47%
Total Current Assets	6,489,404	7,913,532	-1,424,128	-18%
Fixed Assets				
1650 · Construction in Progress	2,350,423	765,451	1,584,972	207%
1670 · Equipment	823,611	779,968	43,643	6%
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	26,678,955	26,678,955		
1800 · Less - Depreciation				
1805 · Equipment	-783,399	-778,466	-4,933	-1%
1810 · NH Buildings & Improvements	-3,935,094	-3,680,529	-254,565	-7%
1820 · NH Floating Docks	-517,116	-505,427	-11,689	-2%
1825 · NH Offsite Improvements	-470,503	-451,713	-18,790	-4%
1830 · SH Buildings & Improvements	-6,132,372	-5,933,282	-199,090	-3%
1840 · SH Floating Docks	-5,876,705	-5,456,293	-420,412	-8%
Total 1800 · Less - Depreciation	-17,715,189	-16,805,710	-909,479	-5%

Moss Landing Harbor District
Balance Sheet
As of February 28, 2019

	<u>Feb 28, 19</u>	<u>Feb 28, 18</u>	<u>\$ Change</u>	<u>% Change</u>
1900 · Land	1,642,860	1,642,860		
Total Fixed Assets	<u>13,780,660</u>	<u>13,061,524</u>	<u>719,136</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>20,277,653</u></u>	<u><u>20,982,645</u></u>	<u><u>-704,992</u></u>	<u><u>-3%</u></u>

Moss Landing Harbor District
Balance Sheet
As of February 28, 2019

	Feb 28, 19	Feb 28, 18	\$ Change	% Change
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
2010 · Accounts Payable	-22,397	254,913	-277,310	-109%
Total Accounts Payable	-22,397	254,913	-277,310	-109%
Other Current Liabilities				
2013 · Accrued Expenses	106,021	33,811	72,210	214%
2020 · Accrued Salaries Payable	7,150	2,078	5,072	244%
2021 · Accrued Vacation	90,718	88,372	2,346	3%
2023 · Accrued Payroll Taxes	561	605	-44	-7%
2030 · Customer Deposits	306,291	302,025	4,266	1%
2051 · Note Interest Payable				
2062 · Umpqua Accrued Interest	10,534	11,365	-831	-7%
Total 2051 · Note Interest Payable	10,534	11,365	-831	-7%
2080 · Prepaid Berth Fees	123,461	177,304	-53,843	-30%
2082 · MLCP Cost Reimb. Deposit	1,379	171,461	-170,082	-99%
2086 · Prepaid Leases				
20861 · Duke	11,222	10,864	358	3%
20862 · MBARI	391	2,628	-2,237	-85%
Total 2086 · Prepaid Leases	11,613	13,492	-1,879	-14%
2087 · Lease Deposits	17,047	14,164	2,883	20%
Total Other Current Liabilities	674,775	814,677	-139,902	-17%
Total Current Liabilities	652,378	1,069,590	-417,212	-39%
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	3,950,752	4,747,161	-796,409	-17%
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	-881,986	-207,302	-674,684	-325%
Total Equity	16,326,902	16,235,484	91,418	1%
TOTAL LIABILITIES & EQUITY	20,277,654	20,982,645	-704,991	-3%

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

Jul '18 - Feb 19

OPERATING ACTIVITIES	
Net Income	-881,986
Adjustments to reconcile Net Income	
to net cash provided by operations:	
11290 · Leases:1291 · Monterey Bay Kayak	11,886
1200 · Marina Receivables	-57,357
1201 · Marina - Allow for Bad Debt	17,000
11290 · Leases:BioMineral Lease	2,192
11290 · Leases:1262 · Running Stream	871
11290 · Leases:1282 · NNN Receivable	-5,044
1271 · Prepaid Expenses:1270 · Insurance	-27,869
1800 · Less - Depreciation:1805 · Equipment	13,601
1800 · Less - Depreciation:1810 · NH Buildings & Improvements	172,663
1800 · Less - Depreciation:1820 · NH Floating Docks	8,025
1800 · Less - Depreciation:1825 · NH Offsite Improvements	19,589
1800 · Less - Depreciation:1830 · SH Buildings & Improvements	139,185
1800 · Less - Depreciation:1840 · SH Floating Docks	276,267
2010 · Accounts Payable	-325,152
2023 · Accrued Payroll Taxes	-44
2030 · Customer Deposits	-397
2080 · Prepaid Berth Fees	-25,712
2086 · Prepaid Leases:20861 · Duke	-44,846
2086 · Prepaid Leases:20862 · MBARI	-18,499
2087 · Lease Deposits	2,250
2013 · Accrued Expenses	-11,315
2051 · Note Interest Payable:2062 · Umpqua Accrued Interest	-33,136
2082 · MLCP Cost Reimb. Deposit	25,801
Net cash provided by Operating Activities	<u>-742,027</u>
INVESTING ACTIVITIES	
1670 · Equipment	<u>-33,000</u>
Net cash provided by Investing Activities	<u>-33,000</u>
FINANCING ACTIVITIES	
2605 · Umpqua Loan	<u>-379,197</u>
Net cash provided by Financing Activities	<u>-379,197</u>
Net cash increase for period	<u>-1,154,224</u>
Cash at beginning of period	<u>7,436,394</u>
Cash at end of period	<u><u>6,282,170</u></u>

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

	<u>Jul '18 - Feb 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	1,087,900	1,129,807	-41,907	96%
4112 · Qtrly/Annual Discount	-838	-2,010	1,172	42%
4113 · Commercial Vessel Dscnt	-9,385	-8,000	-1,385	117%
4114 · Away (1 mnth) Dscnt	-952	-990	38	96%
4115 · Temporary Berthing	179,460	163,415	16,045	110%
4120 · Liveaboard Fees	79,100	78,000	1,100	101%
4130 · Transient Berthing	27,509	24,667	2,842	112%
4140 · Non Operable Surcharge		450	-450	
4220 · Wait List	7,075	6,000	1,075	118%
4260 · Towing - Intra Harbor	300		300	100%
4270 · Pumpouts	200	400	-200	50%
4280 · Late Fees	27,717	20,000	7,717	139%
4282 · Recovered Lien Costs	2,985	500	2,485	597%
Total 4100 · Berthing Income	1,401,071	1,412,239	-11,168	99%
4200 · Other Income - Operations				
4225 · Merchandise	41	300	-259	14%
4230 · SH Parking	65,896	77,000	-11,104	86%
4285 · Dog Fee	833	1,000	-167	83%
4290 · Misc	1,460	1,000	460	146%
Total 4200 · Other Income - Operations	68,230	79,300	-11,070	86%
4300 · Operating Grant Revenues				
Total 4000 · MARINA REVENUES	1,469,301	1,491,539	-22,238	99%

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

Expense	Jul '18 - Feb 19	Budget	\$ Over Budget	% of Budget
5200 · General & Administrative				
5100 · Advertising	1,896	4,000	-2,104	47%
5210 · Dues & Subscriptions	3,048	8,244	-5,196	37%
5220 · Office Supplies				
5223 · Administration	2,747	3,589	-842	77%
5225 · Operations	7,345	6,142	1,203	120%
Total 5220 · Office Supplies	10,092	9,731	361	104%
5230 · Postage & Equip Lease				
5232 · Meter Lease	388	352	36	110%
5235 · Postage	53	858	-805	6%
Total 5230 · Postage & Equip Lease	441	1,210	-769	36%
5240 · Copier Lease & Supplies				
5242 · Copier Lease	2,328	2,102	226	111%
Total 5240 · Copier Lease & Supplies	2,328	2,102	226	111%
5250 · Telephone & Communications				
5253 · Administration	8,224	6,361	1,863	129%
5255 · Operations	567	675	-108	84%
Total 5250 · Telephone & Communications	8,791	7,036	1,755	125%
5260 · Professional Services				
5262 · Accounting	25,027	29,222	-4,195	86%
5263 · Audit fees	15,500	9,000	6,500	172%
5265 · Legal	38,933	66,667	-27,734	58%
5268 · Computer Consulting	170	862	-692	20%
5269 · Payroll Processing	2,489	1,962	527	127%
Total 5260 · Professional Services	82,119	107,713	-25,594	76%
5290 · Credit Card Fees	10,206	10,424	-218	98%
5921 · Internet Billing Service	1,568	1,169	399	134%
Total 5200 · General & Administrative	120,489	151,629	-31,140	79%
5300 · Personnel				
5310 · Salaries				
5313 · Administration	178,571	209,037	-30,466	85%
5315 · Operations	90,787	97,986	-7,199	93%
5318 · Maintenance	77,531	87,097	-9,566	89%
Total 5310 · Salaries	346,889	394,120	-47,231	88%
5330 · Payroll Taxes				
5333 · Administration	11,611	15,991	-4,380	73%
5335 · Operations	6,945	7,496	-551	93%
5338 · Maintenance	5,931	6,663	-732	89%
Total 5330 · Payroll Taxes	24,487	30,150	-5,663	81%
5340 · Employee Benefits				
5342 · Vehicle Allowance	2,800	3,200	-400	88%
5343 · Administration	40,439	57,157	-16,718	71%
5345 · Operations	1,379		1,379	100%
5348 · Maintenance	26,163	39,319	-13,156	67%

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

	<u>Jul '18 - Feb 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Total 5340 · Employee Benefits	70,781	99,676	-28,895	71%
5350 · Workers Compensation				
5353 · Administration	2,300	2,415	-115	95%
5355 · Operations	4,509	5,467	-958	82%
5358 · Maintenance	5,658	6,667	-1,009	85%
Total 5350 · Workers Compensation	12,467	14,549	-2,082	86%
5360 · Education & Training				
5363 · Administration	1,475	2,000	-525	74%
5365 · Operations		500	-500	
Total 5360 · Education & Training	1,475	2,500	-1,025	59%
Total 5300 · Personnel	456,099	540,995	-84,896	84%
5400 · Insurance				
5410 · Liability Insurance	84,696	83,867	829	101%
Total 5400 · Insurance	84,696	83,867	829	101%
5500 · Utilities				
5510 · Garbage	37,210	35,333	1,877	105%
5520 · Gas and Electric	148,685	140,000	8,685	106%
5530 · Water	20,701	21,333	-632	97%
5540 · Sewer	61,321	26,667	34,654	230%
Total 5500 · Utilities	267,917	223,333	44,584	120%
5600 · Operating Supplies				
5610 · Vehicles	5,388	6,200	-812	87%
5625 · Operations	11,710	13,800	-2,090	85%
Total 5600 · Operating Supplies	17,098	20,000	-2,902	85%
5700 · Depreciation	314,665	315,000	-336	100%
5800 · Repairs & Maintenance				
5810 · Vehicles	33	400	-367	8%
5830 · Equip Rental	2,312	4,974	-2,662	46%
5850 · Repair Materials	38,155	54,626	-16,471	70%
5860 · Outside Service Contracts	30,789	46,667	-15,878	66%
5870 · Derelict Disposal	18,684	20,000	-1,316	93%
Total 5800 · Repairs & Maintenance	89,973	126,667	-36,694	71%
5900 · Financial Expenses				
5920 · Bank Service Charges	4,728	3,333	1,395	142%
5990 · Bad Debt	17,000	13,333	3,667	128%
Total 5900 · Financial Expenses	21,728	16,666	5,062	130%
Total · MARINA EXPENSES	1,372,665	1,478,157	-105,493	93%
Net Ordinary Income - Marina Operations	96,637	13,382	83,255	722%

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

	Jul '18 - Feb 19	Budget	\$ Over Budget	% of Budget
4400 · LEASE AND OTHER INCOME				
4050 · Trust Lands Lease Revenue				
4051 · Dynegy Outfall	44,846	44,846		100%
4053 · MBARI	18,499	18,499		100%
Total 4050 · Trust Lands Lease Revenue	63,345	63,345		100%
4500 · Leases				
4502 · Cannery Building				
4517 · Suite 2	21,433	21,518	-85	100%
4504 · Suite 3	50,242	59,509	-9,267	84%
4511 · Suite 1 & 10	12,059	12,104	-45	100%
4515 · Suite 4	57,319	57,549	-230	100%
4518 · Suite 5	15,519	16,514	-995	94%
4510 · Suite 6	17,537	17,606	-69	100%
4503 · Suite 8	9,000	6,000	3,000	150%
4520 · Suite 9	5,487		5,487	100%
4523 · Canary NNN	19,865	20,000	-135	99%
Total 4502 · Cannery Building	208,461	210,800	-2,339	99%
4530 · RV Lot	21,974	22,064	-90	100%
4540 · Martin & Mason	26,355	25,335	1,020	104%
4560 · North Harbor				
4562 · Sea Harvest	22,598	22,398	200	101%
4568 · Monterey Bay Kayaks	34,529	34,017	512	102%
Total 4560 · North Harbor	57,127	56,415	712	101%
Total 4500 · Leases	313,917	314,614	-697	100%
4600 · District Property Taxes	167,656	100,000	67,656	168%
4700 · Other Revenues & Concessions				
4125 · Amenity Fee	186,743	183,333	3,410	102%
4710 · Vending Activities				
4711 · Washer/Dryer	6,539	6,000	539	109%
4712 · Soda	118	500	-382	24%
Total 4710 · Vending Activities	6,657	6,500	157	102%
4720 · Dry Storage	38,290	42,667	-4,377	90%
4725 · North Harbor Use Fee	58,561	49,250	9,311	119%
4727 · Key Sales	4,195	5,200	-1,005	81%
4730 · NH Washdown	738	1,667	-929	44%
4735 · Camp/RV	200	2,200	-2,000	9%
4740 · Equipment Rental		125	-125	
4751 · Permits	3,871	6,667	-2,796	58%
4765 · Faxes, Copies & Postage	32	120	-88	27%
4770 · Surplus Auction/Sales		100	-100	
Total 4700 · Other Revenues & Concessions	299,287	297,829	1,458	100%

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

	<u>Jul '18 - Feb 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
4800 · Interest				
4841 · Union Bank Interest	53	167	-114	32%
4843 · First Capital Bank	2,071	1,000	1,071	207%
4845 · SBB Interest	190			
4846 · Umpqua Interest	1,010	1,000	10	101%
Total 4800 · Interest	<u>3,324</u>	<u>2,167</u>	<u>1,157</u>	<u>153%</u>
Total 4400 · LEASE AND OTHER INCOME	<u>847,529</u>	<u>777,955</u>	<u>69,574</u>	<u>109%</u>
7000 · LEASE AND OTHER EXPENSES				
7100 · Interest Expense				
7134 · Umpqua Accrued Interest	66,271	66,271	0	100%
Total 7100 · Interest Expense	<u>66,271</u>	<u>66,271</u>	<u>0</u>	<u>100%</u>
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	<u>12,900</u>	<u>12,769</u>	<u>131</u>	<u>101%</u>
5700 · Depreciation	<u>314,665</u>	<u>315,000</u>	<u>-336</u>	<u>100%</u>
7300 · Commissioner Expenses				
7310 · Election Costs		200,000	-200,000	
7320 · Monthly Stipend	8,300	8,667	-367	96%
7321 · Employer Payroll Taxes	635	663	-28	96%
7330 · Incurred Expenses	946	671	275	141%
Total 7300 · Commissioner Expenses	<u>9,881</u>	<u>210,001</u>	<u>-200,120</u>	<u>5%</u>
Total 7000 · LEASE AND OTHER EXPENSES	<u>403,717</u>	<u>604,041</u>	<u>-200,325</u>	<u>67%</u>
Net Ordinary Income - Lease & Other Operations	<u>443,813</u>	<u>173,914</u>	<u>269,899</u>	<u>255%</u>
Net Ordinary Income - Combined Operations	<u>540,449</u>	<u>187,296</u>	<u>353,153</u>	<u>289%</u>
Other Income/Expense				
Other Income				
8001 · Cost Reimbursements				
8101 · Revenue from reimbursements	132,467	120,000	12,467	110%
8201 · Reimbursable expenses	-4,491	-120,000	115,509	4%
Total 8001 · Cost Reimbursements	<u>127,976</u>	<u></u>	<u>127,976</u>	<u>100%</u>
Total Other Income	<u>127,976</u>	<u></u>	<u>127,976</u>	<u>100%</u>
Other Expense				
9000 · CAPITAL PROJECT EXPENSES				
5880 · Dredging	173,096	60,000	113,096	288%
9053 · Dock Maintenance	10,806		10,806	100%
9309 · New NH Building	1,081,965	2,000,000	-918,035	54%
9310 · NH Hotel	70,398	330,000	-259,602	21%
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	<u>1,550,409</u>	<u>2,990,000</u>	<u>-1,439,591</u>	<u>52%</u>
Total Other Expense	<u>1,550,409</u>	<u>2,990,000</u>	<u>-1,439,591</u>	<u>52%</u>
Net Other Income	<u>-1,422,433</u>	<u>-2,990,000</u>	<u>1,567,567</u>	<u>48%</u>
Net Income	<u><u>-881,984</u></u>	<u><u>-2,802,704</u></u>	<u><u>1,920,720</u></u>	<u><u>31%</u></u>

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

	Jul '18 - Feb 19	Jul '17 - Feb 18	\$ Change	% Change
Ordinary Income/Expense				
Income				
4000 · MARINA REVENUES				
4100 · Berthing Income				
4110 · Assigned Berthing	1,087,900	1,088,244	-344	
4112 · Qtrly/Annual Discount	-838	-1,489	651	44%
4113 · Commercial Vessel Dscnt	-9,385	-8,416	-969	-12%
4114 · Away (1 mnth) Dscnt	-952	-939	-13	-1%
4115 · Temporary Berthing	179,460	182,208	-2,748	-2%
4120 · Liveaboard Fees	79,100	77,565	1,535	2%
4130 · Transient Berthing	27,509	12,334	15,175	123%
4220 · Wait List	7,075	6,350	725	11%
4260 · Towing - Intra Harbor	300	150	150	100%
4270 · Pumpouts	200		200	100%
4280 · Late Fees	27,717	26,210	1,507	6%
4282 · Recovered Lien Costs	2,985	420	2,565	611%
Total 4100 · Berthing Income	1,401,071	1,382,637	18,434	1%
4200 · Other Income - Operations				
4225 · Merchandise	41	321	-280	-87%
4230 · SH Parking	65,896	85,269	-19,373	-23%
4285 · Dog Fee	833	935	-102	-11%
4290 · Misc	1,460	6,930	-5,470	-79%
Total 4200 · Other Income - Operations	68,230	93,455	-25,225	-27%
Total 4000 · MARINA REVENUES	1,469,301	1,476,092	-6,791	-0%

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

Expense	Jul '18 - Feb 19	Jul '17 - Feb 18	\$ Change	% Change
5200 · General & Administrative				
5100 · Advertising	1,896	1,908	-12	-1%
5210 · Dues & Subscriptions	3,048	7,936	-4,888	-62%
5220 · Office Supplies				
5223 · Administration	2,747	4,730	-1,983	-42%
5225 · Operations	7,345	7,474	-129	-2%
Total 5220 · Office Supplies	10,092	12,204	-2,112	-17%
5230 · Postage & Equip Lease				
5232 · Meter Lease	388	517	-129	-25%
5235 · Postage	53	1,267	-1,214	-96%
Total 5230 · Postage & Equip Lease	441	1,784	-1,343	-75%
5240 · Copier Lease & Supplies				
5242 · Copier Lease	2,328	2,486	-158	-6%
Total 5240 · Copier Lease & Supplies	2,328	2,486	-158	-6%
5250 · Telephone & Communications				
5253 · Administration	8,224	7,844	380	5%
5255 · Operations	567	956	-389	-41%
Total 5250 · Telephone & Communications	8,791	8,800	-9	-0%
5260 · Professional Services				
5262 · Accounting	25,027	29,486	-4,459	-15%
5263 · Audit fees	15,500	15,000	500	3%
5265 · Legal	38,933	51,993	-13,060	-25%
5268 · Computer Consulting	170	340	-170	-50%
5269 · Payroll Processing	2,489	2,529	-40	-2%
Total 5260 · Professional Services	82,119	99,348	-17,229	-17%
5290 · Credit Card Fees	10,206	10,373	-167	-2%
5921 · Internet Billing Service	1,568	1,293	275	21%
Total 5200 · General & Administrative	120,489	146,132	-25,643	-18%
5300 · Personnel				
5310 · Salaries				
5313 · Administration	178,571	156,515	22,056	14%
5315 · Operations	90,787	84,032	6,755	8%
5318 · Maintenance	77,531	59,059	18,472	31%
Total 5310 · Salaries	346,889	299,606	47,283	16%
5330 · Payroll Taxes				
5333 · Administration	11,611	9,890	1,721	17%
5335 · Operations	6,945	6,827	118	2%
5338 · Maintenance	5,931	4,441	1,490	34%
Total 5330 · Payroll Taxes	24,487	21,158	3,329	16%
5340 · Employee Benefits				
5342 · Vehicle Allowance	2,800		2,800	100%
5343 · Administration	40,439	42,262	-1,823	-4%
5345 · Operations	1,379	6,586	-5,207	-79%
5348 · Maintenance	26,163	26,950	-787	-3%

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

	<u>Jul '18 - Feb 19</u>	<u>Jul '17 - Feb 18</u>	<u>\$ Change</u>	<u>% Change</u>
Total 5340 · Employee Benefits	70,781	75,798	-5,017	-7%
5350 · Workers Compensation				
5353 · Administration	2,300	1,736	564	32%
5355 · Operations	4,509	4,109	400	10%
5358 · Maintenance	5,658	4,669	989	21%
Total 5350 · Workers Compensation	12,467	10,514	1,953	19%
5360 · Education & Training				
5363 · Administration	1,475	299	1,176	393%
Total 5360 · Education & Training	1,475	299	1,176	393%
Total 5300 · Personnel	456,099	407,375	48,724	12%
5400 · Insurance				
5410 · Liability Insurance	84,696	80,499	4,197	5%
Total 5400 · Insurance	84,696	80,499	4,197	5%
5500 · Utilities				
5510 · Garbage	37,210	33,831	3,379	10%
5520 · Gas and Electric	148,685	120,000	28,685	24%
5530 · Water	20,701	19,800	901	5%
5540 · Sewer	61,321	29,566	31,755	107%
Total 5500 · Utilities	267,917	203,197	64,720	32%
5600 · Operating Supplies				
5610 · Vehicles	5,388	5,135	253	5%
5625 · Operations	11,710	11,567	143	1%
Total 5600 · Operating Supplies	17,098	16,702	396	2%
5700 · Depreciation	314,665	314,665		
5800 · Repairs & Maintenance				
5810 · Vehicles	33	216	-183	-85%
5830 · Equip Rental	2,312	3,156	-844	-27%
5850 · Repair Materials	38,155	47,190	-9,035	-19%
5860 · Outside Service Contracts	30,789	29,079	1,710	6%
5870 · Derelict Disposal	18,684	100	18,584	18,584%
Total 5800 · Repairs & Maintenance	89,973	79,741	10,232	13%
5900 · Financial Expenses				
5920 · Bank Service Charges	4,728	4,877	-149	-3%
5990 · Bad Debt	17,000	14,875	2,125	14%
Total 5900 · Financial Expenses	21,728	19,752	1,976	10%
Total · MARINA EXPENSES	1,372,665	1,268,063	104,602	8%
Net Ordinary Income - Marina Operations	96,637	208,030	-111,393	-54%

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

	Jul '18 - Feb 19	Jul '17 - Feb 18	\$ Change	% Change
4400 · LEASE AND OTHER INCOME				
4050 · Trust Lands Lease Revenue				
4051 · Dynegy Outfall	44,846	43,455	1,391	3%
4053 · MBARI	18,499	17,925	574	3%
Total 4050 · Trust Lands Lease Revenue	63,345	61,380	1,965	3%
4500 · Leases				
4502 · Cannery Building				
4517 · Suite 2	21,433	20,764	669	3%
4504 · Suite 3	50,242	57,419	-7,177	-12%
4511 · Suite 1 & 10	12,059	11,683	376	3%
4515 · Suite 4	57,319	55,530	1,789	3%
4518 · Suite 5	15,519	15,933	-414	-3%
4510 · Suite 6	17,537	16,990	547	3%
4503 · Suite 8	9,000		9,000	100%
4520 · Suite 9	5,487		5,487	100%
4523 · Canary NNN	19,865	22,483	-2,618	-12%
Total 4502 · Cannery Building	208,461	200,802	7,659	4%
4530 · RV Lot	21,974	21,289	685	3%
4540 · Martin & Mason	26,355	25,335	1,020	4%
4560 · North Harbor				
4562 · Sea Harvest	22,598	24,367	-1,769	-7%
4568 · Monterey Bay Kayaks	34,529	11,965	22,564	189%
4572 · Pottery Planet		9,740	-9,740	-100%
Total 4560 · North Harbor	57,127	46,072	11,055	24%
Total 4500 · Leases	313,917	293,498	20,419	7%
4600 · District Property Taxes	167,656	167,532	124	0%
4700 · Other Revenues & Concessions				
4125 · Amenity Fee	186,743	193,722	-6,979	-4%
4710 · Vending Activities				
4711 · Washer/Dryer	6,539	8,040	-1,501	-19%
4712 · Soda	118	163	-45	-28%
Total 4710 · Vending Activities	6,657	8,203	-1,546	-19%
4720 · Dry Storage	38,290	39,591	-1,301	-3%
4725 · North Harbor Use Fee	58,561	49,055	9,506	19%
4727 · Key Sales	4,195	4,902	-707	-14%
4730 · NH Washdown	738	809	-71	-9%
4735 · Camp/RV	200	1,757	-1,557	-89%
4740 · Equipment Rental				
4751 · Permits	3,871	4,764	-893	-19%
4765 · Faxes, Copies & Postage	32	8	24	300%
Total 4700 · Other Revenues & Concessions	299,287	302,811	-3,524	-1%

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

	Jul '18 - Feb 19	Jul '17 - Feb 18	\$ Change	% Change
4800 · Interest				
4841 · Union Bank Interest	53	433	-380	-88%
4843 · First Capital Bank	2,071	2,058	13	1%
4845 · SBB Interest	190		190	100%
4846 · Umpqua Interest	1,010	1,009	1	0%
Total 4800 · Interest	3,324	3,500	-176	-5%
Total 4400 · LEASE AND OTHER INCOME	847,529	828,721	18,808	2%
7000 · LEASE AND OTHER EXPENSES				
7100 · Interest Expense				
7134 · Umpqua Accrued Interest	66,271	73,381	-7,110	-10%
Total 7100 · Interest Expense	66,271	73,381	-7,110	-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	314,665	314,665		
7300 · Commissioner Expenses				
7320 · Monthly Stipend	8,300	8,600	-300	-3%
7321 · Employer Payroll Taxes	635	658	-23	-3%
7330 · Incurred Expenses	946	1,229	-283	-23%
Total 7300 · Commissioner Expenses	9,881	10,487	-606	-6%
Total 7000 · LEASE AND OTHER EXPENSES	403,717	411,302	-7,585	-2%
Net Ordinary Income - Lease & Other Operations	443,813	417,420	26,393	6%
Net Ordinary Income - Combined Operations	540,449	625,449	-85,000	-14%

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

	Jul '18 - Feb 19	Jul '17 - Feb 18	\$ Change	% Change
Other Income/Expense				
Other Income				
8001 · Cost Reimbursements				
8101 · Revenue from reimbursements	132,467	73,676	58,791	80%
8201 · Reimbursable expenses	-4,491	-31,840	27,149	86%
Total 8001 · Cost Reimbursements	<u>127,976</u>	<u>42,036</u>	<u>85,940</u>	<u>204%</u>
Total Other Income	127,976	42,036	85,940	204%
Other Expense				
9000 · CAPITAL PROJECT EXPENSES				
5880 · Dredging	173,096	104,418	68,678	66%
9053 · Dock Maintenance	10,806	1,893	8,913	471%
9305 · Piling Replacement Proj. - Dist		6,593	-6,593	-100%
9309 · New NH Building	1,081,965	574,909	507,056	88%
9310 · NH Hotel	70,398	14,166	56,232	397%
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	28,041	63,609	227%
Total 9000 · CAPITAL PROJECT EXPENSES	<u>1,550,409</u>	<u>874,786</u>	<u>675,623</u>	<u>77%</u>
Total Other Expense	<u>1,550,409</u>	<u>874,786</u>	<u>675,623</u>	<u>77%</u>
Net Other Income	<u>-1,422,433</u>	<u>-832,750</u>	<u>-589,683</u>	<u>-71%</u>
Net Income	<u><u>-881,984</u></u>	<u><u>-207,301</u></u>	<u><u>-674,683</u></u>	<u><u>-325%</u></u>

Moss Landing Harbor District
A/P Aging Summary
As of February 28, 2019

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
Airgas	81.19	0.00	0.00	0.00	0.00	81.19
Allied Administrators for Delta Dental	0.00	-402.14	0.00	0.00	0.00	-402.14
AT&T	213.83	0.00	0.00	0.00	0.00	213.83
Bayside Oil, Inc.	0.00	3,000.00	0.00	0.00	0.00	3,000.00
Big Creek Lumber	1,327.79	0.00	0.00	0.00	0.00	1,327.79
Blue Shield of California	0.00	0.00	-162.45	0.00	0.00	-162.45
CaIPERS	0.00	-4,721.15	0.00	0.00	0.00	-4,721.15
Cintas	568.32	0.00	0.00	0.00	0.00	568.32
Dixon & Son Tire	0.00	33.00	0.00	0.00	0.00	33.00
Global Equipment Company	1,098.40	0.00	0.00	0.00	0.00	1,098.40
IPFS Corporation	0.00	-12,820.13	0.00	0.00	0.00	-12,820.13
John Johnson	570.00	0.00	0.00	0.00	0.00	570.00
Konica Minolta Premier Finance	0.00	-266.73	0.00	0.00	0.00	-266.73
Linda G. McIntyre	0.00	-400.00	0.00	0.00	0.00	-400.00
Pajaro/Sunny Mesa C.S.D.	1,623.99	0.00	0.00	0.00	0.00	1,623.99
PG&E	0.00	-20,000.00	0.00	0.00	0.00	-20,000.00
Rabobank	1,014.48	0.00	0.00	0.00	0.00	1,014.48
Redshift	0.00	-136.85	0.00	0.00	0.00	-136.85
Revel Environmental Manufacturing, Inc.	520.00	0.00	0.00	0.00	0.00	520.00
Sealaska Engineering & Applied Sciences	0.00	3,763.03	0.00	0.00	0.00	3,763.03
Social Vocational Services, Inc.	0.00	-1,073.57	0.00	0.00	0.00	-1,073.57
U.S. Bank	773.63	0.00	0.00	0.00	0.00	773.63
VALIC	2,996.17	0.00	0.00	0.00	0.00	2,996.17
Verizon Wireless	141.94	0.00	0.00	0.00	0.00	141.94
Vision Service Plan	0.00	-140.16	0.00	0.00	0.00	-140.16
TOTAL	<u><u>10,929.74</u></u>	<u><u>-33,164.70</u></u>	<u><u>-162.45</u></u>	<u><u>0.00</u></u>	<u><u>0.00</u></u>	<u><u>-22,397.41</u></u>

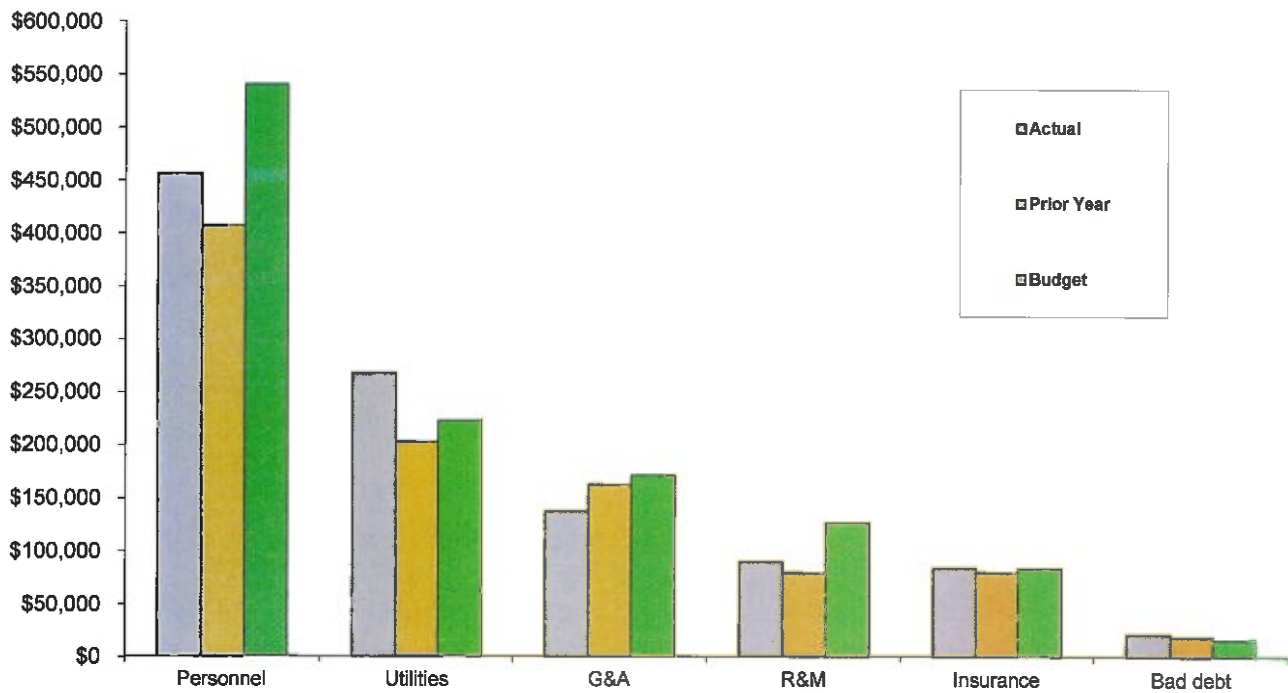
Moss Landing Harbor District
Warrant Listing
As of February 28, 2019

Type	Date	Num	Name	Amount
1009 - Union - Operating				
Bill Pmt -Check	02/11/2019	20111	Airgas	-89.93
Bill Pmt -Check	02/11/2019	20112	Allied Administrators for Delta Dental	-402.14
Bill Pmt -Check	02/11/2019	20113	AT&T	-170.73
Bill Pmt -Check	02/11/2019	20114	ATI-Advanced Testing & Inspection, LLC	-11,676.00
Bill Pmt -Check	02/11/2019	20115	Blue Shield of California	-115.73
Bill Pmt -Check	02/11/2019	20116	Byte Technology	-202.50
Bill Pmt -Check	02/11/2019	20117	CalPERS	-4,721.15
Bill Pmt -Check	02/11/2019	20118	Carmel Marina Corporation	-490.37
Bill Pmt -Check	02/11/2019	20119	Central Coast Systems, Inc.	-105.00
Bill Pmt -Check	02/11/2019	20120	Cintas	-706.44
Bill Pmt -Check	02/11/2019	20121	Damm Good Water	-37.70
Bill Pmt -Check	02/11/2019	20122	Global Equipment Company	-240.57
Bill Pmt -Check	02/11/2019	20123	Granite Rock Company	-1,017.90
Bill Pmt -Check	02/11/2019	20124	Konica Minolta Premier Finance	-266.73
Bill Pmt -Check	02/11/2019	20125	Kyle Sliger	-525.00
Bill Pmt -Check	02/11/2019	20126	Linda G. McIntyre	-400.00
Bill Pmt -Check	02/11/2019	20127	Monterey One Water	-10,527.05
Bill Pmt -Check	02/11/2019	20128	Moss Landing Chamber of Commerce	-80.00
Bill Pmt -Check	02/11/2019	20129	Office Team	-865.44
Bill Pmt -Check	02/11/2019	20130	Pajaro/Sunny Mesa C.S.D.	-3,447.31
Bill Pmt -Check	02/11/2019	20131	PG&E	-20,000.00
Bill Pmt -Check	02/11/2019	20132	IPFS Corporation	-12,820.13
Bill Pmt -Check	02/11/2019	20133	Redshift	-136.85
Bill Pmt -Check	02/11/2019	20134	Sealaska Engineering & Applied Sciences	-13,952.98
Bill Pmt -Check	02/11/2019	20135	Social Vocational Services, Inc.	-1,073.57
Bill Pmt -Check	02/11/2019	20136	Sunrise Express	-51.19
Bill Pmt -Check	02/11/2019	20137	Valero Marketing and Supply Company	-432.55
Bill Pmt -Check	02/11/2019	20138	Verizon Wireless	-141.92
Bill Pmt -Check	02/11/2019	20139	Vision Sevice Plan	-140.16
Bill Pmt -Check	02/11/2019	20140	WASH	-202.08
Bill Pmt -Check	02/11/2019	20141	Rabobank	-251.09
Bill Pmt -Check	02/11/2019	20142	VALIC	-2,996.17
Bill Pmt -Check	02/11/2019	20143	Rabobank	-479.60
Bill Pmt -Check	02/11/2019	20144	Rabobank	-279.04
Bill Pmt -Check	02/19/2019	20145	Carmel Marina Corporation	0.00
Bill Pmt -Check	02/19/2019	20146	Diibeck & Sons, Inc.	-170,107.76
Bill Pmt -Check	02/19/2019	20147	Global Equipment Company	-240.58
Bill Pmt -Check	02/19/2019	20148	Joseph Farinsky	-500.00
Bill Pmt -Check	02/19/2019	20149	Monterey One Water	-5,049.95
Bill Pmt -Check	02/19/2019	20150	Office Team	-1,242.27
Bill Pmt -Check	02/19/2019	20151	Carmel Marina Corporation	-975.72
Bill Pmt -Check	02/19/2019	20152	Monterey One Water	-209.35
Bill Pmt -Check	02/19/2019	20153	Carmel Marina Corporation	-678.00
Bill Pmt -Check	02/19/2019	20154	Carmel Marina Corporation	-2,838.88

Moss Landing Harbor District
Warrant Listing
As of February 28, 2019

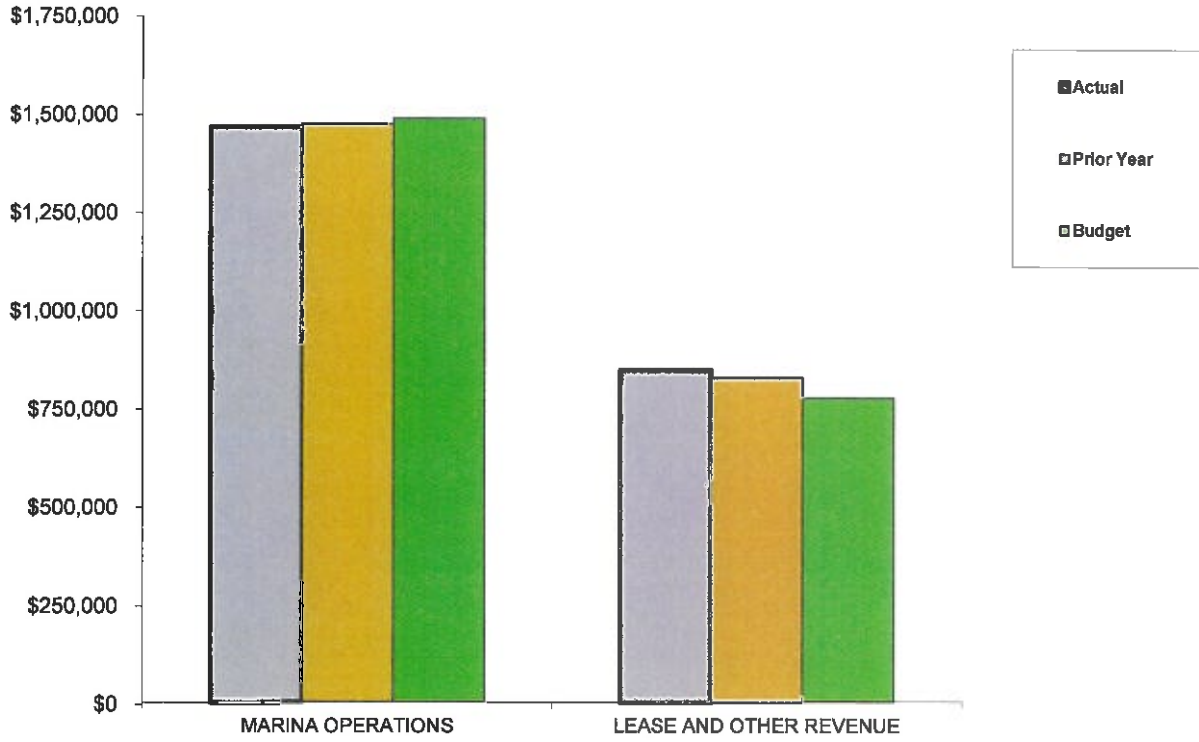
<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>
Bill Pmt -Check	02/26/2019	20155	AT&T	-281.14
Bill Pmt -Check	02/26/2019	20156	Doctors on Duty	-122.50
Bill Pmt -Check	02/26/2019	20157	Fed Ex	-53.20
Bill Pmt -Check	02/26/2019	20158	Home Depot	-761.09
Bill Pmt -Check	02/26/2019	20159	Jarvis, Fay, Doportto & Gibson, LLP	-5,640.00
Bill Pmt -Check	02/26/2019	20160	Marc J. Del Piero	-2,500.00
Bill Pmt -Check	02/26/2019	20161	Mark Stenekes	-840.00
Bill Pmt -Check	02/26/2019	20162	Office Team	-973.62
Bill Pmt -Check	02/26/2019	20163	Phillip Haynes	-255.00
Bill Pmt -Check	02/26/2019	20164	Royal Wholesale Electric	-64.65
Bill Pmt -Check	02/26/2019	20165	Sea Engineering, Inc.	-2,897.50
Bill Pmt -Check	02/26/2019	20166	Wald, Ruhnke & Dost Architects, LP	-1,475.90
Bill Pmt -Check	02/26/2019	20167	Wendy L. Cumming, CPA	-3,516.25
Bill Pmt -Check	02/26/2019	20168	AT&T	-533.22
Check	02/28/2019			-371.48
Total 1009 · Union - Operating				-291,173.08
TOTAL				-291,173.08

**Operating Expenses
Year to Date Actuals vs. Budget and Prior Year
February 28, 2019**



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

**Marina, Lease and Other Revenue
Year to Date Actual vs. Budget and Prior Year
February 28, 2019**





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

STAFF REPORT

Tommy Razzeca, Assistant General Manager

ITEM NUMBER 3 – PROJECT STATUS BOARD MEETING OF March 27, 2019

- 1. Dredge Project:** Our dredge project was approved during the February 6th-8th 2019 CCC meeting and we have finally just received our permit to Dredge from the ACOE. A recent sounding survey was completed last week and we are in the process of calculating volumes which must be done prior to us putting the project out for public bid. Staff hopes to have completed the bid package and have the project out to bid in the next few weeks, contractor acceptance in April and dredging operations to begin in May unless a required eel grass survey causes a delay.
- 2. North Harbor Building Project:** Currently our contractor is awaiting arrival of the materials for building siding and window installation, once the materials arrive install will take place followed closely by roofing. Recently the buildings fire sprinklers and framing was completed in full. Staff is hopeful that total completion of the project will be late May 2019.
- 3. North Harbor Inn Project:** Because the building plan shows the Inn on 2 separate District owned parcels, the County has requested that the District either submit a General Development Plan or complete a lot line adjustment. District staff and our architect began reviewing the 2 options including the possibility of slightly moving the Inn to an area where it would be completely located on a single District owned parcel which would alleviate having to complete a costly lot line adjustment. The County recently advised that it will require a GDP regardless of whether a lot line adjustment is required. Staff is seeking cost estimates and details on what is involved in producing a GDP from the architect.
- 4. Fisherman's Dorm Project:** Suspended.
- 5. 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. Staff and our engineer believe that high winds coupled with the large fishing vessel tied to the pile caused stress which ultimately caused it to snap. After having our engineer inspect the pile staff contacted our insurance company and filed a claim to have the pile replaced. Our insurance company came to the Harbor, inspected the pile and has since approved our claim. Currently our engineer is working on acquiring the permits necessary to complete the pile replacement; this process is expected to take another 2 to 3 months. Once we have been issued the permits the project will be put out to bid. Staff will continue to update the project status as we get more information.
- 6. 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 away and could make its way 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. Staff will continue to update this report as we get more information moving forward.



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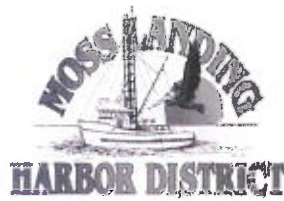
Assistant General manager
Tommy Razzeca

STAFF REPORT

ITEM NUMBER 4 – COMMUNITY RELATIONS, REQUESTS, ISSUES
BOARD MEETING OF MARCH 27, 2019

Nothing to report

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947



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ASSISTANT GENERAL MANAGER
 Tommy Razzeca

STAFF REPORT

ITEM NUMBER 5 – SUMMARY OF PERMITS ISSUED BOARD MEETING OF MARCH 27, 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 - Grieves		Pending	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	Pending	Facilities Use	3/17/2020
REI Outdoor School	3/24/2019	Current	Facilities Use	3/24/2020
Fast Raft	3/28/2019	Current	Pending	3/28/2020
MBARI-Otter Studies	4/1/2018	Current	Facilities Use	4/1/2019
Stap-Marine Life Studies	4/15/2018	Expired	Non-Renewed	4/15/2019
Venture Quest Kayaking	5/16/2018	Current	Facilities Use	5/16/2019
Kayak Connection	5/18/2018	Current	Facilities Use	5/18/2019
Secret Harbor Charters	5/24/2018	Pending	Facilities Use	5/24/2019
Sanctuary Cruises	6/7/2018	Current	Facilities Use	6/7/2019
Sea Goddess Whale Watching-Tours	6/10/2018	Current	Facilities Use	6/10/2019
Sea Goddess Whale Watching-Souvenirs	6/10/2018	Current	Peddlers	6/10/2019
MBARI-Slough Test Moorings	6/27/2018	Current	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



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ITEM NUMBER 6 – MEETING ANNOUNCEMENTS
BOARD MEETING OF MARCH 27, 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>

April 19th
Moss Landing

June 21st
Cambria

August 15th
Half Moon Bay

October 18th
Marina

December 13th
Monterey

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947



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STAFF REPORT

ITEM NUMBER 07 - LIVEBOARD REPORT BOARD MEETING OF MARCH 27, 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.

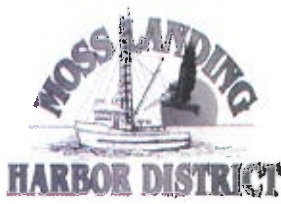
<u>Name</u>	<u>Vessel</u>
1. Pending	Pending Application
2. Brenta T.	<i>Teri Leigh</i> 936915
3. Bohigian, D.	<i>Finesse</i> , CF 3764 ET
4. Burns, P.	<i>Tralfamadore</i> , CF 9430 GL
5. Byrnes, K.	<i>Grand Slam</i> , CF 4540 FE
6. Callahan, T.	<i>Deb on Air</i> , CF 3174 HA
7. Cayuela, R.	<i>Rachel Angelet</i> , CF 6969 UB
8. Michael, McVay	<i>Gaviota</i> , CF 4863 FP
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>Ghost Ryder</i> ON 1048498
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. Clifford, Lance	<i>Sandpiper</i> , CF 6280 EU
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. Kennedy C. Lahman D.	<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. Malone, RJ
31. Marsee, E, Lynch, C
32. Burnett
33. Maris, T.
34. Pending
35. Nieman J. E Duerusen
36. Niswonger, R.
37. Nunes, D.
38. Otis, T.
39. Jeff Paul
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. *Thomas Samuelson*
57. *Herrick Andrews, Van Sommeran*
58. Kim Richardson
59. Pending
60. Bowler, J

Spellbound, ON 082155
Francis w, CF 2017 UZ
Tolly Craft CF 9521 HT
Zinful CF5419 JG
Nimble, CF 3730 KB
 Pending Application
Inia, ON 1074183
Illusion, CF 0836 TA
Auroora, 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
 Pending Application
Myrtle Mae, CF 3187 FN

Total Number Vessels: 57
 Total Number Persons: 66
 Pending Applications -3-



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**EXECUTIVE
 GENERAL MANAGER**

HARBORMASTER
 Linda G. McIntyre, Esq.

STAFF REPORT

ITEM NUMBER 08 - SLIP INCOME REPORT
 BOARD MEETING OF MARCH 27, 2019

Slip Rates 2018/2019 per linear foot:

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

INCOME

February 2019

\$153,181

February 2018

\$156,996

February 2019 Budget

\$163,361

For the month, slip income is below budget by \$10,180, due primarily to lower than anticipated assigned and temporary berthing revenue, offset by higher than anticipated transient berthing income. Slip income is lower than prior year by \$3,615, due to lower temporary and assigned berthing revenue, offset by higher transient berthing revenue.

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947



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Tommy Razzeca

STAFF REPORT

Tommy Razzeca, Assistant General Manager

ITEM 09 - INCIDENT REPORT BOARD MEETING OF MARCH 27, 2019

2/22/19 2 men were seen arguing in the South Harbor parking lot, staff was monitoring the argument. Another Harbor tenant had already contacted MCSO; a Deputy arrived and spoke to the 2 men which seemed to resolve the situation.

3/3/19 A tenant came to the Harbor office and reported a verbal altercation with a neighboring tenant. Staff recommended that he file a report with MCSO because he claimed to feel threatened. MCSO Deputies arrived and spoke to both tenants, no arrests were made. Staff has since moved the tenant who made the report to a different location in the Harbor to help avoid any future problems.

3/6/19 Staff received a report of an altercation between 2 tenants in the South Harbor parking lot. MCSO was contacted. While awaiting the Deputies arrival both tenants came to the Harbor office where they began arguing. The staff member on duty separated the 2 men as the altercation began to get physical in the Harbor office. Deputies arrived and took statements from both men involved and the staff member on duty; management arrived shortly after and allowed the deputies to review a recording of the incident. No arrests were made but Deputies and staff warned both men of the consequences regarding any future incidents.

3/9/19 Staff received a call from a crew member on a commercial fishing vessel reporting that a fellow crew member was experiencing severe abdominal pain. The staff member contacted 911 and requested an ambulance. Paramedics and Fire arrived at the Harbor and transported the man to a local hospital for treatment.

3/11/19 Staff received a report of a woman screaming and acting erratically in the public restroom building. Staff contacted MCSO however the woman left Harbor property before Deputies arrived.

3/18/19 Staff contacted MCSO to report a loud verbal altercation between 2 tenants in front of the Harbor office. Staff asked them to quiet themselves to no avail. One of the tenants left the area on foot. Deputies arrived and spoke to the remaining tenant after the other had left. No arrests were made but staff continues to monitor the 2 tenants involved.

Nothing further to report as of 3/20/19

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947



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STAFF REPORT

ITEM NUMBER 20 – CONSIDER PROPOSALS AND SELECT A NH RESTAURANT MARKETING CONSULTANT
BOARD MEETING OF MARCH 27, 2019

The Real Property Committee met with two real estate brokers who specialize in commercial property leases. The Board has received and reviewed one proposal and should consider any additional proposals and, if the Board so chooses, to select one to represent the District in obtaining a suitable tenant or tenants for the North Harbor Restaurant building.