



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

**April 24, 2019 - 7:00 P.M.**

**A. CLOSED SESSION**

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A Closed session will be held immediately prior to the public open meeting, and will begin at **6:00 p.m.** 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**

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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**

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

**D. PUBLIC COMMENTS**

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

**E. CONSENT CALENDAR**

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1. Approval of the March 27, 2019 Regular Meeting Minutes.
2. Approval of the April 9, 2019 Special Meeting Minutes

**F. FINANCIAL REPORT**

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3. Financial report month ending March 31, 2019.

**G. MANAGER'S REPORTS**

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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.

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

## **H. COMMITTEE REPORTS**

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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**

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20. ITEM – Public Hearing and Fixing of the Final Budget of the Moss Landing Harbor District for the Fiscal Year 2019-2020. Recommendation: Hold Public Hearing, receive comments and make adjustments as necessary. Fix Final Budget.
  - a. Staff report
  - b. Open Public Hearing
  - c. Close Public Hearing
  - d. Board discussion
  - e. Board action
21. ITEM – Consider Adopting Ordinance No. 205 Amending “District Fee Schedule”.
  - a. Staff report
  - b. Public comment
  - c. Board discussion
  - d. Board action
22. ITEM – Consider Adopting Resolution No. 19-03 Canceling the May Regular Board Meeting and rescheduling same to June 6, 2019.
  - a. Staff report
  - b. Public comment
  - c. Board discussion
  - d. Board action
23. ITEM – Consider approval of At-Will Employment Agreement for General Manager/Harbor Master with an effective date of July 1, 2019.
  - a. Staff report
  - b. Public comment
  - c. Board discussion
  - d. Board action

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

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

## **K. ADJOURNMENT**

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The next Meeting of the Board of Harbor Commissioners is scheduled for June 6, 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](mailto: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](http://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



March 27, 2019

**A. CLOSED SESSION**

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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; 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**

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The open session was called to order at 7:28pm. After the Pledge of Allegiance Roll was called:

**Commissioners Present:**

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

**Staff Present:**

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

**C. PRESIDENT'S REMARKS**

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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.

**D. PUBLIC COMMENTS**

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None.

**E. CONSENT CALENDAR**

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

**F. FINANCIAL REPORT**

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2. Financial report month ending February 28, 2019. GM McIntyre gave the highlights. A couple of suggestions were made. A motion was made by Commissioner Ferrante, seconded by Commissioner Goulart, to accept the Financial Report. The motion passed unanimously on a roll call vote.

**G. MANAGER'S REPORTS**

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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 – written report/no questions
4. Community Relations; Requests/Issues – written report/no questions
5. Summary of Permits Issued – written report/no questions
6. Meeting Announcements – Commissioner Ferrante asked about California Fish and Game and if their name had been changed to California Fish and Wildlife. GM McIntyre responded in the negative.
7. Assigned Liveboard Report – written report/no questions
8. Slip Income Report – written report/no questions
9. Incident Report – written report/no questions

**H. COMMITTEE REPORTS**

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10. Elkhorn Slough Advisory Committee – Leonardini/Goulart – Nothing to report
11. Liveboard Committee – Goulart/Jeffries – Nothing to report
12. Harbor Improvement Committee – Shirrel/ Goulart – Nothing to report
13. Real Property Committee I – Jeffries/Leonardini – Nothing to report
14. Real Property Committee II – Ferrante/Shirrel – Nothing to report
15. Special Districts/CSDA – Jeffries/Ferrante – SDAMC meeting April 16.
16. Personnel Committee – Ferrante/Jeffries – Nothing to report
17. Finance Committee – Ferrante/Goulart – Nothing to report
18. Ad Hoc Budget Committee – Leonardini/Shirrel – Nothing to report
19. Meetings attended by Commissioners at District expense - President Jeffries reported that he attended the CCSD Board meeting with the General Manager and the Assistant General Manager. The CCSD Board authorized a Resolution for their next meeting.

**I. NEW BUSINESS**

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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 – President Jeffries tabled this item for future consideration; advised the Board that he may call a Special Meeting.

**J. COMMISSIONERS COMMENTS AND CONCERNS**

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Commissioner Leonardini mentioned that he will not be available for the Regular Board meeting in May. Direction was given to the GM to have a Reso canceling the Regular may meeting and rescheduling it to June 6.

**K. ADJOURNMENT**

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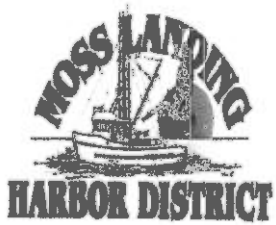
The meeting adjourned at 8:47pm

Respectfully submitted,

ATTEST:

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 Vince Ferrante, Secretary  
 Board of Harbor Commissioners

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 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

April 9, 2019

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

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The meeting was called to order at 6:00 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 (On Call)  
Tommy Razzeca – Assistant General Manager

**B. PUBLIC COMMENTS**

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None

**C. SPECIAL PRESENTATION**

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Patrick Stafford and Alison Goss from Mahoney & Associates Commercial Real Estate presented a marketing plan for the North Harbor restaurant building. The Board asked a number of questions; further discussion. Mr. Stafford indicated the commission would only apply to the first 10 years of a lease if a lease were accepted by the District for a longer period. The Listing Agreement would be for a period of 12 months.

**D. NEW BUSINESS**

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ITEM – Consider adopting Resolution No. 19-02 Authorizing the General Manager to enter into a Listing Contract for the marketing of the North Harbor Building.

- a. Staff report – GM McIntyre gave the report
- b. Public comment - None
- c. Board discussion – The Board discussed the 3 proposals received, one of which was not presented in writing or presented personally to the Board. Of the remaining two, Mahoney had substantial resources and a support team and represents similar lessors. President Jeffries said he would support a contract with Mahoney & Associates.
- d. Board action – a Motion was made by Commissioner Goulart, seconded by Commissioner Shirrel, to adopt Resolution No. 19-02 approving the proposal by Mahoney & Associates. The Motion passed unanimously on a roll call vote.

**E. ADJOURNMENT**

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The meeting adjourned at 7 pm.

ATTEST:

Respectfully submitted

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Vincent Ferrante, Secretary  
Board of Harbor Commissioners

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Linda G. McIntyre, Deputy Secretary  
Board of Harbor Commissioners

**SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947**

**Moss Landing Harbor District**  
**Balance Sheet**  
As of March 31, 2019

	<u>Mar 31, 19</u>	<u>Mar 31, 18</u>	<u>\$ Change</u>	<u>% Change</u>
<b>ASSETS</b>				
<b>Current Assets</b>				
<b>Checking/Savings</b>				
1002 · Petty Cash	500	500		
1009 · Union - Operating	57,271	87,173	-29,902	-34%
1010 · Union - M.M.	3,299,780	4,653,420	-1,353,640	-29%
1011 · Union - Payroll	32,532	33,825	-1,293	-4%
1015 · 1st Capital Bank	1,550,321	1,546,978	3,343	0%
1018 · Union Bank- Trust Account	481,827	456,738	25,089	5%
1020 · Umpqua - Restricted	1,012,448	1,010,617	1,831	0%
<b>Total Checking/Savings</b>	<u>6,434,679</u>	<u>7,789,251</u>	<u>-1,354,572</u>	<u>-17%</u>
<b>Accounts Receivable</b>				
<b>11290 · Leases</b>				
1282 · NNN Receivable	73,892	67,500	6,392	9%
1291 · Monterey Bay Kayak	2,991	1,496	1,495	100%
1294 · Monterey Fish	7,165	-7,612	14,777	194%
1297 · Jablonski	1,507		1,507	100%
11290 · Leases - Other	28,326		28,326	100%
<b>Total 11290 · Leases</b>	<u>113,881</u>	<u>61,384</u>	<u>52,497</u>	<u>86%</u>
1200 · Marina Receivables	145,240	103,325	41,915	41%
1201 · Marina - Allow for Bad Debt	-44,125	-45,923	1,798	4%
<b>Total Accounts Receivable</b>	<u>214,996</u>	<u>118,786</u>	<u>96,210</u>	<u>81%</u>
<b>Other Current Assets</b>				
<b>1271 · Prepaid Expenses</b>				
1270 · Insurance	28,832	18,571	10,261	55%
<b>Total 1271 · Prepaid Expenses</b>	<u>28,832</u>	<u>18,571</u>	<u>10,261</u>	<u>55%</u>
<b>Total Other Current Assets</b>	<u>28,832</u>	<u>18,571</u>	<u>10,261</u>	<u>55%</u>
<b>Total Current Assets</b>	<u>6,678,507</u>	<u>7,926,608</u>	<u>-1,248,101</u>	<u>-16%</u>
<b>Fixed Assets</b>				
1650 · Construction in Progress	2,350,423	765,451	1,584,972	207%
1670 · Equipment	823,611	779,968	43,643	6%
<b>1700 · Improvements</b>				
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		
<b>Total 1700 · Improvements</b>	<u>26,678,955</u>	<u>26,678,955</u>		

**Moss Landing Harbor District**  
**Balance Sheet**  
As of March 31, 2019

	<u>Mar 31, 19</u>	<u>Mar 31, 18</u>	<u>\$ Change</u>	<u>% Change</u>
<b>1800 · Less - Depreciation</b>				
<b>1805 · Equipment</b>	-785,099	-780,166	-4,933	-1%
<b>1810 · NH Buildings &amp; Improvements</b>	-3,956,677	-3,702,112	-254,565	-7%
<b>1820 · NH Floating Docks</b>	-518,119	-506,430	-11,689	-2%
<b>1825 · NH Offsite Improvements</b>	-472,952	-454,162	-18,790	-4%
<b>1830 · SH Buildings &amp; Improvements</b>	-6,149,770	-5,950,680	-199,090	-3%
<b>1840 · SH Floating Docks</b>	-5,911,238	-5,490,827	-420,411	-8%
<b>Total 1800 · Less - Depreciation</b>	<u>-17,793,855</u>	<u>-16,884,377</u>	<u>-909,478</u>	<u>-5%</u>
<b>1900 · Land</b>	1,642,860	1,642,860		
<b>Total Fixed Assets</b>	<u>13,701,994</u>	<u>12,982,857</u>	<u>719,137</u>	<u>6%</u>
<b>Other Assets</b>				
<b>1320 · Workers Comp Deposit</b>	200	200		
<b>1530 · Principal Financial CS</b>	7,389	7,389		
<b>Total Other Assets</b>	<u>7,589</u>	<u>7,589</u>		
<b>TOTAL ASSETS</b>	<u><u>20,388,090</u></u>	<u><u>20,917,054</u></u>	<u><u>-528,964</u></u>	<u><u>-3%</u></u>



**Moss Landing Harbor District**  
**Balance Sheet**  
As of March 31, 2019

	<u>Mar 31, 19</u>	<u>Mar 31, 18</u>	<u>\$ Change</u>	<u>% Change</u>
<b>LIABILITIES &amp; EQUITY</b>				
<b>Liabilities</b>				
<b>Current Liabilities</b>				
<b>Accounts Payable</b>				
2010 · Accounts Payable	-802	310,032	-310,834	-100%
<b>Total Accounts Payable</b>	<u>-802</u>	<u>310,032</u>	<u>-310,834</u>	<u>-100%</u>
<b>Other Current Liabilities</b>				
2013 · Accrued Expenses	106,021	33,811	72,210	214%
2020 · Accrued Salaries Payable	24,254	2,078	22,176	1,067%
2021 · Accrued Vacation	90,718	88,372	2,346	3%
2023 · Accrued Payroll Taxes	6,980	605	6,375	1,054%
2030 · Customer Deposits	312,913	304,045	8,868	3%
2050 · Employee 457 Payable	476		476	100%
2051 · Note Interest Payable				
2062 · Umpqua Accrued Interest	18,818	20,538	-1,720	-8%
<b>Total 2051 · Note Interest Payable</b>	<u>18,818</u>	<u>20,538</u>	<u>-1,720</u>	<u>-8%</u>
2080 · Prepaid Berth Fees	153,594	177,304	-23,710	-13%
2082 · MLCP Cost Reimb. Deposit	1,379	139,947	-138,568	-99%
2086 · Prepaid Leases				
20861 · Duke	5,617	72,714	-67,097	-92%
20862 · MBARI	-1,922	388	-2,310	-595%
<b>Total 2086 · Prepaid Leases</b>	<u>3,695</u>	<u>73,102</u>	<u>-69,407</u>	<u>-95%</u>
2087 · Lease Deposits	17,047	14,164	2,883	20%
<b>Total Other Current Liabilities</b>	<u>735,895</u>	<u>853,966</u>	<u>-118,071</u>	<u>-14%</u>
<b>Total Current Liabilities</b>	<u>735,093</u>	<u>1,163,998</u>	<u>-428,905</u>	<u>-37%</u>
<b>Long Term Liabilities</b>				
2605 · Umpqua Loan	3,298,374	3,677,571	-379,197	-10%
<b>Total Long Term Liabilities</b>	<u>3,298,374</u>	<u>3,677,571</u>	<u>-379,197</u>	<u>-10%</u>
<b>Total Liabilities</b>	<u>4,033,467</u>	<u>4,841,569</u>	<u>-808,102</u>	<u>-17%</u>
<b>Equity</b>				
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	-854,264	-367,299	-486,965	-133%
<b>Total Equity</b>	<u>16,354,624</u>	<u>16,075,487</u>	<u>279,137</u>	<u>2%</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>20,388,091</u></u>	<u><u>20,917,056</u></u>	<u><u>-528,965</u></u>	<u><u>-3%</u></u>

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

Jul '18 - Mar 19

<b>OPERATING ACTIVITIES</b>	
Net Income	-854,264
Adjustments to reconcile Net Income	
to net cash provided by operations:	
11290 · Leases	-28,326
11290 · Leases:1291 · Monterey Bay Kayak	10,390
11290 · Leases:1294 · Monterey Fish	-7,165
11290 · Leases:1297 · Jablonski	-1,507
1200 · Marina Receivables	-54,118
1201 · Marina - Allow for Bad Debt	19,125
11290 · Leases:BioMineral Lease	2,192
11290 · Leases:1262 · Running Stream	871
11290 · Leases:1282 · NNN Receivable	-7,544
1271 · Prepaid Expenses:1270 · Insurance	-28,832
1800 · Less - Depreciation:1805 · Equipment	15,301
1800 · Less - Depreciation:1810 · NH Buildings & Improvements	194,245
1800 · Less - Depreciation:1820 · NH Floating Docks	9,028
1800 · Less - Depreciation:1825 · NH Offsite Improvements	22,037
1800 · Less - Depreciation:1830 · SH Buildings & Improvements	156,584
1800 · Less - Depreciation:1840 · SH Floating Docks	310,800
2010 · Accounts Payable	-303,557
2020 · Accrued Salaries Payable	17,104
2023 · Accrued Payroll Taxes	6,375
2030 · Customer Deposits	6,225
2050 · Employee 457 Payable	476
2080 · Prepaid Berth Fees	4,421
2086 · Prepaid Leases:20861 · Duke	-50,452
2086 · Prepaid Leases:20862 · MBARI	-20,811
2087 · Lease Deposits	2,250
2013 · Accrued Expenses	-11,315
2051 · Note Interest Payable:2062 · Umpqua Accrued Interest	-24,852
2082 · MLCP Cost Reimb. Deposit	25,801
Net cash provided by Operating Activities	<u>-589,518</u>
<b>INVESTING ACTIVITIES</b>	
1670 · Equipment	-33,000
Net cash provided by Investing Activities	<u>-33,000</u>
<b>FINANCING ACTIVITIES</b>	
2605 · Umpqua Loan	-379,197
Net cash provided by Financing Activities	<u>-379,197</u>
Net cash increase for period	-1,001,715
Cash at beginning of period	7,436,394
Cash at end of period	<u><u>6,434,679</u></u>

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

Ordinary Income/Expense	Jul '18 - Mar 19	Budget	\$ Over Budget	% of Budget
<b>Income</b>				
<b>4000 · MARINA REVENUES</b>				
<b>4100 · Berthing Income</b>				
4110 · Assigned Berthing	1,221,593	1,271,033	-49,440	96%
4112 · Qtrly/Annual Discount	-1,017	-2,261	1,244	45%
4113 · Commercial Vessel Dscnt	-10,495	-9,000	-1,495	117%
4114 · Away (1 mnth) Dscnt	-1,022	-1,114	92	92%
4115 · Temporary Berthing	202,920	183,841	19,079	110%
4120 · Liveaboard Fees	88,925	87,750	1,175	101%
4130 · Transient Berthing	35,031	27,750	7,281	126%
4140 · Non Operable Surcharge		450	-450	
4220 · Wait List	8,475	6,750	1,725	126%
4260 · Towing - Intra Harbor	300		300	100%
4270 · Pumpouts	200	600	-400	33%
4280 · Late Fees	30,927	22,500	8,427	137%
4282 · Recovered Lien Costs	2,985	750	2,235	398%
<b>Total 4100 · Berthing Income</b>	<b>1,578,822</b>	<b>1,589,049</b>	<b>-10,227</b>	<b>99%</b>
<b>4200 · Other Income - Operations</b>				
4225 · Merchandise	83	350	-267	24%
4230 · SH Parking	71,739	85,000	-13,261	84%
4285 · Dog Fee	923	1,125	-202	82%
4290 · Misc	1,667	1,125	542	148%
<b>Total 4200 · Other Income - Operations</b>	<b>74,412</b>	<b>87,600</b>	<b>-13,188</b>	<b>85%</b>
<b>4300 · Operating Grant Revenues</b>		<b>10,000</b>	<b>-10,000</b>	
<b>Total 4000 · MARINA REVENUES</b>	<b>1,653,234</b>	<b>1,686,649</b>	<b>-33,415</b>	<b>98%</b>

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

Expense	Jul '18 - Mar 19	Budget	\$ Over Budget	% of Budget
<b>5200 · General &amp; Administrative</b>				
5100 · Advertising	2,322	5,000	-2,678	46%
5210 · Dues & Subscriptions	3,099	8,244	-5,145	38%
5220 · Office Supplies				
5223 · Administration	2,841	4,037	-1,196	70%
5225 · Operations	7,345	6,910	435	106%
<b>Total 5220 · Office Supplies</b>	<b>10,186</b>	<b>10,947</b>	<b>-761</b>	<b>93%</b>
5230 · Postage & Equip Lease				
5232 · Meter Lease	388	397	-9	98%
5235 · Postage	75	965	-890	8%
<b>Total 5230 · Postage &amp; Equip Lease</b>	<b>463</b>	<b>1,362</b>	<b>-899</b>	<b>34%</b>
5240 · Copier Lease & Supplies				
5242 · Copier Lease	2,747	2,365	382	116%
<b>Total 5240 · Copier Lease &amp; Supplies</b>	<b>2,747</b>	<b>2,365</b>	<b>382</b>	<b>116%</b>
5250 · Telephone & Communications				
5253 · Administration	9,281	7,156	2,125	130%
5255 · Operations	587	760	-193	75%
<b>Total 5250 · Telephone &amp; Communications</b>	<b>9,848</b>	<b>7,916</b>	<b>1,932</b>	<b>124%</b>
5260 · Professional Services				
5262 · Accounting	28,000	31,917	-3,917	88%
5263 · Audit fees	15,500	9,000	6,500	172%
5265 · Legal	42,773	75,000	-32,227	57%
5268 · Computer Consulting	170	970	-800	18%
5269 · Payroll Processing	2,740	2,208	532	124%
<b>Total 5260 · Professional Services</b>	<b>89,183</b>	<b>119,095</b>	<b>-29,912</b>	<b>75%</b>
5290 · Credit Card Fees	11,154	11,727	-573	95%
5921 · Internet Billing Service	1,851	1,315	536	141%
<b>Total 5200 · General &amp; Administrative</b>	<b>130,853</b>	<b>167,971</b>	<b>-37,118</b>	<b>78%</b>
<b>5300 · Personnel</b>				
5310 · Salaries				
5313 · Administration	210,554	235,167	-24,613	90%
5315 · Operations	106,652	110,234	-3,582	97%
5318 · Maintenance	94,012	97,984	-3,972	96%
<b>Total 5310 · Salaries</b>	<b>411,218</b>	<b>443,385</b>	<b>-32,167</b>	<b>93%</b>
5330 · Payroll Taxes				
5333 · Administration	14,029	17,990	-3,961	78%
5335 · Operations	8,159	8,433	-274	97%
5338 · Maintenance	7,192	7,495	-303	96%
<b>Total 5330 · Payroll Taxes</b>	<b>29,380</b>	<b>33,918</b>	<b>-4,538</b>	<b>87%</b>
5340 · Employee Benefits				
5342 · Vehicle Allowance	2,800	3,600	-800	78%
5343 · Administration	45,473	64,301	-18,828	71%
5345 · Operations	2,127		2,127	100%
5348 · Maintenance	30,179	44,233	-14,054	68%

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

	<u>Jul '18 - Mar 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Total 5340 · Employee Benefits</b>	80,579	112,134	-31,555	72%
<b>5350 · Workers Compensation</b>				
5353 · Administration	2,600	2,716	-116	96%
5355 · Operations	5,096	6,151	-1,055	83%
5358 · Maintenance	6,325	7,500	-1,175	84%
<b>Total 5350 · Workers Compensation</b>	14,021	16,367	-2,346	86%
<b>5360 · Education &amp; Training</b>				
5363 · Administration	1,755	2,000	-245	88%
5365 · Operations	1,680	500	1,180	336%
5368 · Maintenance	840			
<b>Total 5360 · Education &amp; Training</b>	4,275	2,500	1,775	171%
<b>Total 5300 · Personnel</b>	539,473	608,304	-68,831	89%
<b>5400 · Insurance</b>				
5410 · Liability Insurance	94,999	94,350	649	101%
<b>Total 5400 · Insurance</b>	94,999	94,350	649	101%
<b>5500 · Utilities</b>				
5510 · Garbage	44,888	39,750	5,138	113%
5520 · Gas and Electric	168,685	157,500	11,185	107%
5530 · Water	23,510	24,000	-490	98%
5540 · Sewer	61,321	30,000	31,321	204%
<b>Total 5500 · Utilities</b>	298,404	251,250	47,154	119%
<b>5600 · Operating Supplies</b>				
5610 · Vehicles	6,002	6,975	-973	86%
5620 · Vessels				
5625 · Operations	11,994	15,525	-3,531	77%
<b>Total 5600 · Operating Supplies</b>	17,996	22,500	-4,504	80%
<b>5700 · Depreciation</b>	353,998	354,375	-378	100%
<b>5800 · Repairs &amp; Maintenance</b>				
5810 · Vehicles	33	450	-417	7%
5830 · Equip Rental	2,604	5,596	-2,992	47%
5850 · Repair Materials	44,670	61,454	-16,784	73%
5860 · Outside Service Contracts	36,488	52,500	-16,012	70%
5870 · Derelict Disposal	18,684	30,000	-11,316	62%
<b>Total 5800 · Repairs &amp; Maintenance</b>	102,479	150,000	-47,521	68%
<b>5900 · Financial Expenses</b>				
5920 · Bank Service Charges	6,354	3,750	2,604	169%
5990 · Bad Debt	19,125	15,000	4,125	128%
<b>Total 5900 · Financial Expenses</b>	25,479	18,750	6,729	136%
<b>Total · MARINA EXPENSES</b>	1,563,681	1,667,500	-103,820	94%
<b>Net Ordinary Income - Marina Operations</b>	89,554	19,149	70,405	468%

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

	<u>Jul '18 - Mar 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>4400 · LEASE AND OTHER INCOME</b>				
<b>4050 · Trust Lands Lease Revenue</b>				
4051 · Dynegy Outfall	50,452	50,452		100%
4052 · MBARI - MARS Cable		1,326	-1,326	
4053 · MBARI	20,811	20,811		100%
<b>Total 4050 · Trust Lands Lease Revenue</b>	<u>71,263</u>	<u>72,589</u>	<u>-1,326</u>	<u>98%</u>
<b>4500 · Leases</b>				
<b>4502 · Cannery Building</b>				
4517 · Suite 2	24,112	24,240	-128	99%
4504 · Suite 3	64,597	67,037	-2,440	96%
4511 · Suite 1 & 10	13,566	13,635	-69	99%
4515 · Suite 4	64,484	64,829	-345	99%
4518 · Suite 5	17,611	18,603	-992	95%
4510 · Suite 6	19,729	19,833	-104	99%
4503 · Suite 8	9,750	6,750	3,000	144%
4520 · Suite 9	6,173		6,173	100%
4523 · Canary NNN	22,365	22,500	-135	99%
<b>Total 4502 · Cannery Building</b>	<u>242,387</u>	<u>237,427</u>	<u>4,960</u>	<u>102%</u>
4530 · RV Lot	24,721	24,855	-134	99%
4540 · Martin & Mason	26,355	25,335	1,020	104%
<b>4560 · North Harbor</b>				
4562 · Sea Harvest	25,422	24,822	600	102%
4568 · Monterey Bay Kayaks	36,025	35,513	512	101%
4572 · Pottery Planet				
<b>Total 4560 · North Harbor</b>	<u>61,447</u>	<u>60,335</u>	<u>1,112</u>	<u>102%</u>
<b>Total 4500 · Leases</b>	<u>354,910</u>	<u>347,952</u>	<u>6,958</u>	<u>102%</u>
<b>4600 · District Property Taxes</b>	167,656	100,000	67,656	168%
<b>4700 · Other Revenues &amp; Concessions</b>				
4125 · Amenity Fee	209,958	206,250	3,708	102%
4126 · Passenger Vessel Fees	3,120	5,000	-1,880	62%
<b>4710 · Vending Activities</b>				
4711 · Washer/Dryer	6,924	6,750	174	103%
4712 · Soda	118	750	-632	16%
<b>Total 4710 · Vending Activities</b>	<u>7,042</u>	<u>7,500</u>	<u>-458</u>	<u>94%</u>
4720 · Dry Storage	43,222	48,000	-4,778	90%
4725 · North Harbor Use Fee	64,620	54,250	10,370	119%
4727 · Key Sales	4,650	5,850	-1,200	79%
4730 · NH Washdown	738	1,875	-1,137	39%
4735 · Camp/RV	200	2,450	-2,250	8%
4740 · Equipment Rental		250	-250	
4751 · Permits	5,628	7,500	-1,872	75%
4765 · Faxes, Copies & Postage	32	140	-108	23%
4770 · Surplus Auction/Sales		100	-100	
<b>Total 4700 · Other Revenues &amp; Concessions</b>	<u>339,210</u>	<u>339,165</u>	<u>45</u>	<u>100%</u>

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

	<u>Jul '18 - Mar 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>4800 · Interest</b>				
<b>4841 · Union Bank Interest</b>	54	188	-134	29%
<b>4843 · First Capital Bank</b>	2,317	1,125	1,192	206%
<b>4845 · SBB Interest</b>	190			
<b>4846 · Umpqua Interest</b>	1,324	1,125	199	118%
<b>Total 4800 · Interest</b>	<u>3,885</u>	<u>2,438</u>	<u>1,447</u>	<u>159%</u>
<b>Total 4400 · LEASE AND OTHER INCOME</b>	<u>936,924</u>	<u>862,144</u>	<u>74,780</u>	<u>109%</u>
<b>7000 · LEASE AND OTHER EXPENSES</b>				
<b>7100 · Interest Expense</b>				
<b>7134 · Umpqua Accrued Interest</b>	74,555	74,555	0	100%
<b>Total 7100 · Interest Expense</b>	<u>74,555</u>	<u>74,555</u>	<u>0</u>	<u>100%</u>
<b>7200 · Other Financial Expenses</b>				
<b>7221 · CSDA Dues</b>	6,740	6,358	382	106%
<b>7230 · LAFO Administrative Charges</b>	6,160	6,411	-251	96%
<b>Total 7200 · Other Financial Expenses</b>	<u>12,900</u>	<u>12,769</u>	<u>131</u>	<u>101%</u>
<b>5700 · Depreciation</b>	353,998	354,375	-378	100%
<b>7300 · Commissioner Expenses</b>				
<b>7310 · Election Costs</b>		200,000	-200,000	
<b>7320 · Monthly Stipend</b>	11,000	9,750	1,250	113%
<b>7321 · Employer Payroll Taxes</b>	842	746	96	113%
<b>7330 · Incurred Expenses</b>	946	754	192	125%
<b>Total 7300 · Commissioner Expenses</b>	<u>12,788</u>	<u>211,250</u>	<u>-198,462</u>	<u>6%</u>
<b>Total 7000 · LEASE AND OTHER EXPENSES</b>	<u>454,241</u>	<u>652,949</u>	<u>-198,709</u>	<u>70%</u>
<b>Net Ordinary Income - Lease &amp; Other Operations</b>	<u>482,684</u>	<u>209,195</u>	<u>273,489</u>	<u>231%</u>
<b>Net Ordinary Income - Combined Operations</b>	<u>572,237</u>	<u>228,344</u>	<u>343,893</u>	<u>251%</u>

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

	<u>Jul '18 - Mar 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Other Income/Expense</b>				
<b>Other Income</b>				
<b>8001 · Cost Reimbursements</b>				
8101 · Revenue from reimbursements	132,467	135,000	-2,533	98%
8201 · Reimbursable expenses	-4,491	-135,000	130,509	3%
<b>Total 8001 · Cost Reimbursements</b>	<u>127,976</u>		<u>127,976</u>	<u>100%</u>
<b>Total Other Income</b>	127,976		127,976	100%
<b>Other Expense</b>				
<b>9000 · CAPITAL PROJECT EXPENSES</b>				
5880 · Dredging	173,096	70,000	103,096	247%
9053 · Dock Maintenance	11,091		11,091	100%
9054 · Sea Lion Deterrent Fencing				
9309 · New NH Building	1,085,245	2,500,000	-1,414,755	43%
9310 · NH Hotel	70,904	330,000	-259,096	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%
<b>Total 9000 · CAPITAL PROJECT EXPENSES</b>	<u>1,554,480</u>	<u>3,500,000</u>	<u>-1,945,520</u>	<u>44%</u>
<b>Total Other Expense</b>	1,554,480	3,500,000	-1,945,520	44%
<b>Net Other Income</b>	<u>-1,426,504</u>	<u>-3,500,000</u>	<u>2,073,496</u>	<u>41%</u>
<b>Net Income</b>	<u><u>-854,267</u></u>	<u><u>-3,271,656</u></u>	<u><u>2,417,389</u></u>	<u><u>26%</u></u>



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

Ordinary Income/Expense	Jul '18 - Mar 19	Jul '17 - Mar 18	\$ Change	% Change
<b>Income</b>				
<b>4000 · MARINA REVENUES</b>				
<b>4100 · Berthing Income</b>				
4110 · Assigned Berthing	1,221,593	1,210,704	10,889	1%
4112 · Qtrly/Annual Discount	-1,017	-1,626	609	37%
4113 · Commercial Vessel Dscnt	-10,495	-9,567	-928	-10%
4114 · Away (1 mnth) Dscnt	-1,022	-1,025	3	0%
4115 · Temporary Berthing	202,920	204,613	-1,693	-1%
4120 · Liveaboard Fees	88,925	87,295	1,630	2%
4130 · Transient Berthing	35,031	14,885	20,146	135%
4220 · Wait List	8,475	6,975	1,500	22%
4260 · Towing - Intra Harbor	300	150	150	100%
4270 · Pumpouts	200	400	-200	-50%
4280 · Late Fees	30,927	29,150	1,777	6%
4282 · Recovered Lien Costs	2,985	420	2,565	611%
<b>Total 4100 · Berthing Income</b>	<u>1,578,822</u>	<u>1,542,374</u>	<u>36,448</u>	<u>2%</u>
<b>4200 · Other Income - Operations</b>				
4225 · Merchandise	83	321	-238	-74%
4230 · SH Parking	71,739	89,468	-17,729	-20%
4285 · Dog Fee	923	1,040	-117	-11%
4290 · Misc	1,667	7,532	-5,865	-78%
<b>Total 4200 · Other Income - Operations</b>	<u>74,412</u>	<u>98,361</u>	<u>-23,949</u>	<u>-24%</u>
<b>Total 4000 · MARINA REVENUES</b>	<u>1,653,234</u>	<u>1,640,735</u>	<u>12,499</u>	<u>1%</u>

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

Expense	Jul '18 - Mar 19	Jul '17 - Mar 18	\$ Change	% Change
<b>5200 · General &amp; Administrative</b>				
5100 · Advertising	2,322	2,283	39	2%
5210 · Dues & Subscriptions	3,099	7,985	-4,886	-61%
5220 · Office Supplies				
5223 · Administration	2,841	5,061	-2,220	-44%
5225 · Operations	7,345	7,836	-491	-6%
<b>Total 5220 · Office Supplies</b>	<b>10,186</b>	<b>12,897</b>	<b>-2,711</b>	<b>-21%</b>
5230 · Postage & Equip Lease				
5232 · Meter Lease	388	517	-129	-25%
5235 · Postage	75	1,274	-1,199	-94%
<b>Total 5230 · Postage &amp; Equip Lease</b>	<b>463</b>	<b>1,791</b>	<b>-1,328</b>	<b>-74%</b>
5240 · Copier Lease & Supplies				
5242 · Copier Lease	2,747	2,913	-166	-6%
<b>Total 5240 · Copier Lease &amp; Supplies</b>	<b>2,747</b>	<b>2,913</b>	<b>-166</b>	<b>-6%</b>
5250 · Telephone & Communications				
5253 · Administration	9,281	8,791	490	6%
5255 · Operations	567	1,026	-459	-45%
<b>Total 5250 · Telephone &amp; Communications</b>	<b>9,848</b>	<b>9,817</b>	<b>31</b>	<b>0%</b>
5260 · Professional Services				
5262 · Accounting	28,000	32,712	-4,712	-14%
5263 · Audit fees	15,500	15,000	500	3%
5265 · Legal	42,773	57,838	-15,065	-26%
5268 · Computer Consulting	170	340	-170	-50%
5269 · Payroll Processing	2,740	2,757	-17	-1%
<b>Total 5260 · Professional Services</b>	<b>89,183</b>	<b>108,647</b>	<b>-19,464</b>	<b>-18%</b>
5290 · Credit Card Fees	11,154	15,586	-4,432	-28%
5921 · Internet Billing Service	1,851	1,516	335	22%
<b>Total 5200 · General &amp; Administrative</b>	<b>130,853</b>	<b>163,435</b>	<b>-32,582</b>	<b>-20%</b>
<b>5300 · Personnel</b>				
5310 · Salaries				
5313 · Administration	210,554	175,838	34,716	20%
5315 · Operations	106,652	95,269	11,383	12%
5318 · Maintenance	94,012	65,924	28,088	43%
<b>Total 5310 · Salaries</b>	<b>411,218</b>	<b>337,031</b>	<b>74,187</b>	<b>22%</b>
5330 · Payroll Taxes				
5333 · Administration	14,029	11,236	2,793	25%
5335 · Operations	8,159	7,686	473	6%
5338 · Maintenance	7,192	4,966	2,226	45%
<b>Total 5330 · Payroll Taxes</b>	<b>29,380</b>	<b>23,888</b>	<b>5,492</b>	<b>23%</b>

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

	Jul '18 - Mar 19	Jul '17 - Mar 18	\$ Change	% Change
<b>5340 · Employee Benefits</b>				
5342 · Vehicle Allowance	2,800		2,800	100%
5343 · Administration	45,473	47,034	-1,561	-3%
5345 · Operations	2,127	6,586	-4,459	-68%
5348 · Maintenance	30,179	29,415	764	3%
<b>Total 5340 · Employee Benefits</b>	<b>80,579</b>	<b>83,035</b>	<b>-2,456</b>	<b>-3%</b>
<b>5350 · Workers Compensation</b>				
5353 · Administration	2,600	2,036	564	28%
5355 · Operations	5,096	4,696	400	9%
5358 · Maintenance	6,325	5,336	989	19%
<b>Total 5350 · Workers Compensation</b>	<b>14,021</b>	<b>12,068</b>	<b>1,953</b>	<b>16%</b>
<b>5360 · Education &amp; Training</b>				
5363 · Administration	1,755	299	1,456	487%
5365 · Operations	1,680		1,680	100%
5368 · Maintenance	840		840	100%
<b>Total 5360 · Education &amp; Training</b>	<b>4,275</b>	<b>299</b>	<b>3,976</b>	<b>1,330%</b>
<b>Total 5300 · Personnel</b>	<b>539,473</b>	<b>456,321</b>	<b>83,152</b>	<b>18%</b>
<b>5400 · Insurance</b>				
5410 · Liability Insurance	94,999	90,802	4,197	5%
<b>Total 5400 · Insurance</b>	<b>94,999</b>	<b>90,802</b>	<b>4,197</b>	<b>5%</b>
<b>5500 · Utilities</b>				
5510 · Garbage	44,888	38,087	6,801	18%
5520 · Gas and Electric	168,685	140,000	28,685	20%
5530 · Water	23,510	21,734	1,776	8%
5540 · Sewer	61,321	29,566	31,755	107%
<b>Total 5500 · Utilities</b>	<b>298,404</b>	<b>229,387</b>	<b>69,017</b>	<b>30%</b>
<b>5600 · Operating Supplies</b>				
5610 · Vehicles	6,002	5,611	391	7%
5625 · Operations	11,994	12,388	-394	-3%
<b>Total 5600 · Operating Supplies</b>	<b>17,996</b>	<b>17,999</b>	<b>-3</b>	
<b>5700 · Depreciation</b>	<b>353,998</b>	<b>353,998</b>		
<b>5800 · Repairs &amp; Maintenance</b>				
5810 · Vehicles	33	216	-183	-85%
5830 · Equip Rental	2,604	3,889	-1,285	-33%
5850 · Repair Materials	44,670	52,390	-7,720	-15%
5860 · Outside Service Contracts	36,488	35,035	1,453	4%
5870 · Derelict Disposal	18,684	100	18,584	18,584%
<b>Total 5800 · Repairs &amp; Maintenance</b>	<b>102,479</b>	<b>91,630</b>	<b>10,849</b>	<b>12%</b>
<b>5900 · Financial Expenses</b>				
5920 · Bank Service Charges	6,354	5,577	777	14%
5990 · Bad Debt	19,125	17,000	2,125	13%
<b>Total 5900 · Financial Expenses</b>	<b>25,479</b>	<b>22,577</b>	<b>2,902</b>	<b>13%</b>
<b>Total · MARINA EXPENSES</b>	<b>1,563,681</b>	<b>1,426,149</b>	<b>137,532</b>	<b>10%</b>
<b>Net Ordinary Income - Marina Operations</b>	<b>89,554</b>	<b>214,587</b>	<b>-125,033</b>	<b>-58%</b>

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

	<u>Jul '18 - Mar 19</u>	<u>Jul '17 - Mar 18</u>	<u>\$ Change</u>	<u>% Change</u>
<b>4400 · LEASE AND OTHER INCOME</b>				
<b>4050 · Trust Lands Lease Revenue</b>				
4051 · Dynegy Outfall	50,452	48,887	1,565	3%
4053 · MBARI	20,811	20,166	645	3%
<b>Total 4050 · Trust Lands Lease Revenue</b>	<u>71,263</u>	<u>69,053</u>	<u>2,210</u>	<u>3%</u>
<b>4500 · Leases</b>				
<b>4502 · Cannery Building</b>				
4517 · Suite 2	24,112	23,360	752	3%
4504 · Suite 3	64,597	64,597		
4511 · Suite 1 & 10	13,566	13,143	423	3%
4515 · Suite 4	64,484	62,472	2,012	3%
4518 · Suite 5	17,611	17,999	-388	-2%
4510 · Suite 6	19,729	21,579	-1,850	-9%
4503 · Suite 8	9,750		9,750	100%
4520 · Suite 9	6,173		6,173	100%
4523 · Canery NNN	22,365	25,293	-2,928	-12%
<b>Total 4502 · Cannery Building</b>	<u>242,387</u>	<u>228,443</u>	<u>13,944</u>	<u>6%</u>
4530 · RV Lot	24,721	23,950	771	3%
4540 · Martin & Mason	26,355	25,335	1,020	4%
<b>4560 · North Harbor</b>				
4562 · Sea Harvest	25,422	27,104	-1,682	-6%
4568 · Monterey Bay Kayaks	36,025	13,461	22,564	168%
4572 · Pottery Planet		9,740	-9,740	-100%
<b>Total 4560 · North Harbor</b>	<u>61,447</u>	<u>50,305</u>	<u>11,142</u>	<u>22%</u>
<b>Total 4500 · Leases</b>	<u>364,910</u>	<u>328,033</u>	<u>26,877</u>	<u>8%</u>
4600 · District Property Taxes	167,656	167,532	124	0%
<b>4700 · Other Revenues &amp; Concessions</b>				
4125 · Amenity Fee	209,958	217,797	-7,839	-4%
4126 · Passenger Vessel Fees	3,120		3,120	100%
<b>4710 · Vending Activities</b>				
4711 · Washer/Dryer	6,924	8,760	-1,836	-21%
4712 · Soda	118	163	-45	-28%
<b>Total 4710 · Vending Activities</b>	<u>7,042</u>	<u>8,923</u>	<u>-1,881</u>	<u>-21%</u>
4720 · Dry Storage	43,222	44,946	-1,724	-4%
4725 · North Harbor Use Fee	64,620	52,916	11,704	22%
4727 · Key Sales	4,650	5,172	-522	-10%
4730 · NH Washdown	738	889	-151	-17%
4735 · Camp/RV	200	1,757	-1,557	-89%
<b>4740 · Equipment Rental</b>				
4751 · Permits	5,628	5,514	114	2%
4765 · Faxes, Copies & Postage	32	9	23	256%
<b>Total 4700 · Other Revenues &amp; Concessions</b>	<u>339,210</u>	<u>337,923</u>	<u>1,287</u>	<u>0%</u>

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

	Jul '18 - Mar 19	Jul '17 - Mar 18	\$ Change	% Change
<b>4800 · Interest</b>				
4841 · Union Bank Interest	54	473	-419	-89%
4843 · First Capital Bank	2,317	2,058	259	13%
4845 · SBB Interest	190		190	100%
4846 · Umpqua Interest	1,324	1,009	315	31%
<b>Total 4800 · Interest</b>	<b>3,885</b>	<b>3,540</b>	<b>345</b>	<b>10%</b>
<b>Total 4400 · LEASE AND OTHER INCOME</b>	<b>936,924</b>	<b>906,081</b>	<b>30,843</b>	<b>3%</b>
<b>7000 · LEASE AND OTHER EXPENSES</b>				
<b>7100 · Interest Expense</b>				
7134 · Umpqua Accrued Interest	74,555	82,554	-7,999	-10%
<b>Total 7100 · Interest Expense</b>	<b>74,555</b>	<b>82,554</b>	<b>-7,999</b>	<b>-10%</b>
<b>7200 · Other Financial Expenses</b>				
7221 · CSDA Dues	6,740	6,358	382	6%
7230 · LAFO Administrative Charges	6,160	6,411	-251	-4%
<b>Total 7200 · Other Financial Expenses</b>	<b>12,900</b>	<b>12,769</b>	<b>131</b>	<b>1%</b>
<b>5700 · Depreciation</b>	<b>353,998</b>	<b>353,998</b>		
<b>7300 · Commissioner Expenses</b>				
7320 · Monthly Stipend	11,000	10,500	500	5%
7321 · Employer Payroll Taxes	842	803	39	5%
7330 · Incurred Expenses	946	1,229	-283	-23%
<b>Total 7300 · Commissioner Expenses</b>	<b>12,788</b>	<b>12,532</b>	<b>256</b>	<b>2%</b>
<b>Total 7000 · LEASE AND OTHER EXPENSES</b>	<b>454,241</b>	<b>461,853</b>	<b>-7,612</b>	<b>-2%</b>
<b>Net Ordinary Income - Lease &amp; Other Operations</b>	<b>482,684</b>	<b>444,229</b>	<b>38,455</b>	<b>9%</b>
<b>Net Ordinary Income - Combined Operations</b>	<b>572,237</b>	<b>658,815</b>	<b>-86,578</b>	<b>-13%</b>

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

	<u>Jul '18 - Mar 19</u>	<u>Jul '17 - Mar 18</u>	<u>\$ Change</u>	<u>% Change</u>
<b>Other Income/Expense</b>				
<b>Other Income</b>				
<b>8001 · Cost Reimbursements</b>				
8101 · Revenue from reimbursements	132,467	205,189	-72,722	-35%
8201 · Reimbursable expenses	-4,491	-52,847	48,356	92%
<b>Total 8001 · Cost Reimbursements</b>	<u>127,976</u>	<u>152,342</u>	<u>-24,366</u>	<u>-16%</u>
<b>Total Other Income</b>	127,976	152,342	-24,366	-16%
<b>Other Expense</b>				
<b>9000 · CAPITAL PROJECT EXPENSES</b>				
5880 · Dredging	173,096	116,848	56,248	48%
9053 · Dock Maintenance	11,091	1,893	9,198	486%
9305 · Piling Replacement Proj. - Dist		6,593	-6,593	-100%
9309 · New NH Building	1,085,245	839,558	245,687	29%
9310 · NH Hotel	70,904	39,740	31,164	78%
9430 · NH Restoration		143,609	-143,609	-100%
9440 · NH Shoreline (North)	122,494		122,494	100%
9750 · Office Computers		1,157	-1,157	-100%
9800 · Dock Replacement	91,650	29,058	62,592	215%
<b>Total 9000 · CAPITAL PROJECT EXPENSES</b>	<u>1,554,480</u>	<u>1,178,456</u>	<u>376,024</u>	<u>32%</u>
<b>Total Other Expense</b>	1,554,480	1,178,456	376,024	32%
<b>Net Other Income</b>	<u>-1,426,504</u>	<u>-1,026,114</u>	<u>-400,390</u>	<u>-39%</u>
<b>Net Income</b>	<u><u>-854,267</u></u>	<u><u>-367,299</u></u>	<u><u>-486,968</u></u>	<u><u>-133%</u></u>

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

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>&gt; 90</u>	<u>TOTAL</u>
A&B Fire Protection and Safety, Inc.	0.00	800.00	0.00	0.00	0.00	800.00
Airgas	89.93	0.00	0.00	0.00	0.00	89.93
Allied Administrators for Delta Dental	0.00	-402.14	0.00	0.00	0.00	-402.14
AT&T	193.70	0.00	0.00	0.00	0.00	193.70
Bayside Oil, Inc.	2,375.00	0.00	0.00	0.00	0.00	2,375.00
Big Creek Lumber	0.00	1,347.80	0.00	0.00	0.00	1,347.80
Blue Shield of California	0.00	-472.93	0.00	0.00	0.00	-472.93
CalPERS	0.00	-4,721.15	0.00	0.00	0.00	-4,721.15
Cintas	566.88	0.00	0.00	0.00	0.00	566.88
Daniel Poncabare	25.00	0.00	0.00	0.00	0.00	25.00
Garth Chojnowski	520.00	0.00	0.00	0.00	0.00	520.00
IPFS Corporation	0.00	-12,820.13	0.00	0.00	0.00	-12,820.13
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
MBS Business Systems	0.00	152.25	0.00	0.00	0.00	152.25
Moss Landing Boat Works	0.00	449.27	0.00	0.00	0.00	449.27
Office Team	504.84	0.00	0.00	0.00	0.00	504.84
Pajaro Valley Lock Shop	189.82	0.00	0.00	0.00	0.00	189.82
Pajaro/Sunny Mesa C.S.D.	2,808.97	0.00	0.00	0.00	0.00	2,808.97
Rabobank	1,009.78	0.00	0.00	0.00	0.00	1,009.78
Redshift	0.00	-136.85	0.00	0.00	0.00	-136.85
Sea Engineering, Inc.	0.00	3,835.00	0.00	0.00	0.00	3,835.00
Social Vocational Services, Inc.	0.00	-1,073.57	0.00	0.00	0.00	-1,073.57
U.S. Bank	1,767.22	0.00	0.00	0.00	0.00	1,767.22
VALIC	2,996.17	0.00	0.00	0.00	0.00	2,996.17
Vision Sevice Plan	0.00	-140.16	0.00	0.00	0.00	-140.16
<b>TOTAL</b>	<b><u>13,047.31</u></b>	<b><u>-13,849.34</u></b>	<b><u>0.00</u></b>	<b><u>0.00</u></b>	<b><u>0.00</u></b>	<b><u>-802.03</u></b>

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

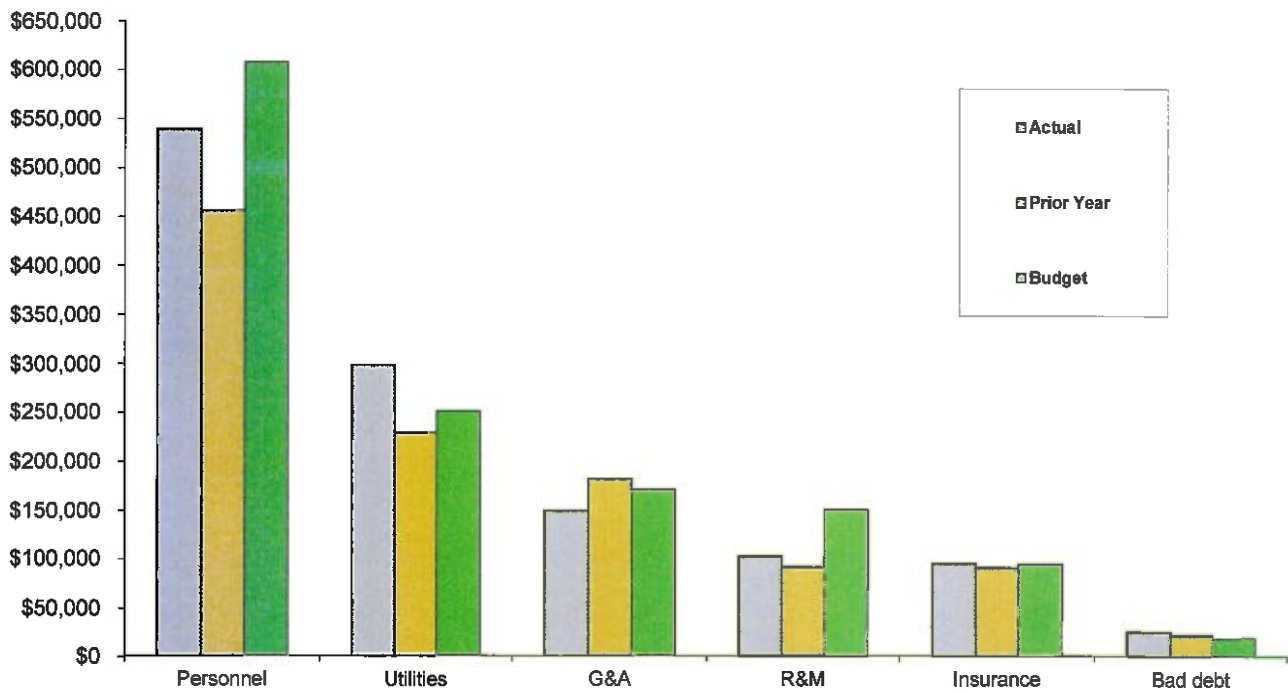
Type	Date	Num	Name	Amount
<b>1009 - Union - Operating</b>				
Bill Pmt -Check	03/11/2019	20169	Airgas	-81.19
Bill Pmt -Check	03/11/2019	20170	Allied Administrators for Delta Dental	-402.14
Bill Pmt -Check	03/11/2019	20171	AT&T	-213.83
Bill Pmt -Check	03/11/2019	20172	Bayside Oil, Inc.	-3,000.00
Bill Pmt -Check	03/11/2019	20173	Big Creek Lumber	-1,327.79
Bill Pmt -Check	03/11/2019	20174	Blue Shield of California	-115.73
Bill Pmt -Check	03/11/2019	20175	Byte Technology	-264.00
Bill Pmt -Check	03/11/2019	20176	CalPERS	-4,721.15
Bill Pmt -Check	03/11/2019	20177	Carmel Marina Corporation	-975.72
Bill Pmt -Check	03/11/2019	20178	Castroville "ACE" Hardware	-7.71
Bill Pmt -Check	03/11/2019	20179	Cintas	-568.32
Bill Pmt -Check	03/11/2019	20180	Damm Good Water	-66.95
Bill Pmt -Check	03/11/2019	20181	Dixon & Son Tire	-33.00
Bill Pmt -Check	03/11/2019	20182	Global Equipment Company	-1,098.40
Bill Pmt -Check	03/11/2019	20183	IPFS Corporation	-12,820.13
Bill Pmt -Check	03/11/2019	20184	John Johnson	-570.00
Bill Pmt -Check	03/11/2019	20185	Konica Minolta Premier Finance	-266.73
Bill Pmt -Check	03/11/2019	20186	Linda G. McIntyre	-400.00
Bill Pmt -Check	03/11/2019	20187	Office Team	-1,027.73
Bill Pmt -Check	03/11/2019	20188	Pajaro/Sunny Mesa C.S.D.	-1,623.99
Bill Pmt -Check	03/11/2019	20189	Rabobank	-279.04
Bill Pmt -Check	03/11/2019	20190	Redshift	-136.85
Bill Pmt -Check	03/11/2019	20191	Revel Enviornmental Manufacturing , Inc.	-520.00
Bill Pmt -Check	03/11/2019	20192	Sealaska Engineering & Applied Sciences	-3,763.03
Bill Pmt -Check	03/11/2019	20193	Social Vocational Services, Inc.	-1,073.57
Bill Pmt -Check	03/11/2019	20194	Sunrise Express	-51.19
Bill Pmt -Check	03/11/2019	20195	U.S. Bank	-773.63
Bill Pmt -Check	03/11/2019	20196	Valero Marketing and Supply Company	-213.51
Bill Pmt -Check	03/11/2019	20197	VALIC	-2,996.17
Bill Pmt -Check	03/11/2019	20198	Verizon Wireless	-141.94
Bill Pmt -Check	03/11/2019	20199	Vision Sevice Plan	-140.16
Bill Pmt -Check	03/11/2019	20200	Carmel Marina Corporation	-793.68
Bill Pmt -Check	03/11/2019	20201	Rabobank	-255.84
Bill Pmt -Check	03/11/2019	20202	Carmel Marina Corporation	-5,909.12
Bill Pmt -Check	03/11/2019	20203	Rabobank	-479.60
Bill Pmt -Check	03/15/2019	20204	Blue Shield of California	-515.24
Bill Pmt -Check	03/15/2019	20205	Blue Shield of California	-357.20
Bill Pmt -Check	03/25/2019	20206	A.L. Lease	-240.00
Bill Pmt -Check	03/25/2019	20207	AT&T	-324.86
Bill Pmt -Check	03/25/2019	20208	Blue Water Marine	-170.00
Bill Pmt -Check	03/25/2019	20209	Communication Service Co	-105.00
Bill Pmt -Check	03/25/2019	20210	Home Depot	-211.44
Bill Pmt -Check	03/25/2019	20211	Jarvis, Fay, Doportto & Gibson, LLP	-3,840.00
Bill Pmt -Check	03/25/2019	20212	Mark Nelson	-535.00



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

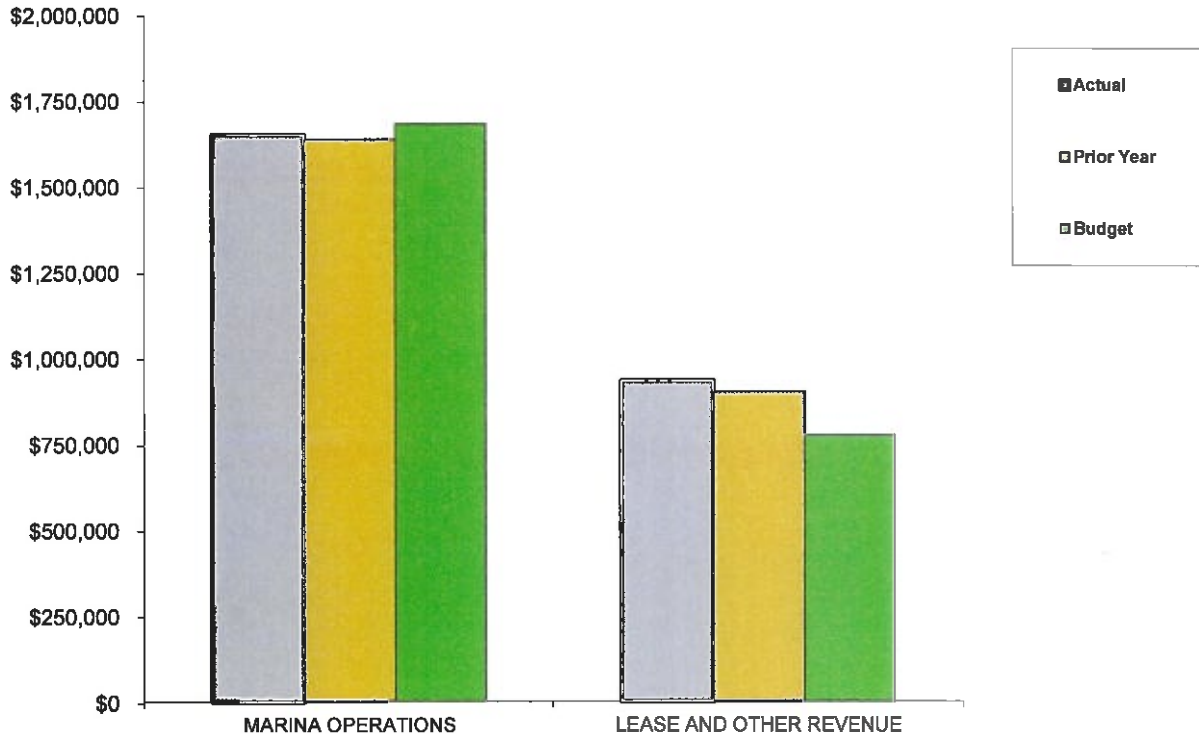
<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>
Bill Pmt -Check	03/25/2019	20213	Office Team	-168.28
Bill Pmt -Check	03/25/2019	20214	ROI Safety Services, LLC	-2,800.00
Bill Pmt -Check	03/25/2019	20215	Scott Guthrie	-525.00
Bill Pmt -Check	03/25/2019	20216	Wald, Ruhnke & Dost Architects, LP	-3,786.00
Bill Pmt -Check	03/25/2019	20217	WASH	-202.08
Bill Pmt -Check	03/25/2019	20218	Wendy L. Cumming, CPA	-2,972.50
Bill Pmt -Check	03/25/2019	20219	AT&T	-538.93
Check	03/31/2019			-1,625.09
Total 1009 · Union - Operating				-66,028.46
<b>TOTAL</b>				<b>-66,028.46</b>

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



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

**Marina, Lease and Other Revenue  
Year to Date Actual vs. Budget and Prior Year  
March 31, 2019**





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

7881 SANDHOLDT ROAD  
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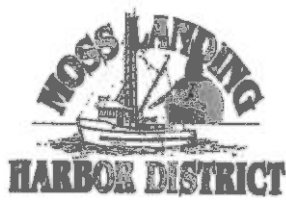
GENERAL MANAGER  
HARBORMASTER  
Linda G. McIntyre, Esq

ASSISTANT GENERAL MANAGER  
Tommy Razzeca

## STAFF REPORT

ITEM NUMBER 4 – PROJECT STATUS  
BOARD MEETING OF April 24, 2019

- 1. Dredge Project:** Our dredge project was approved during the February 6<sup>th</sup>-8<sup>th</sup> 2019 CCC meeting and we finally received our ACOE permit to Dredge in March. A sounding survey was completed last month, the process of calculating volumes has been completed and our bid documents are in the process of being prepared. Staff expects the dredging project to be out for bid by early May. Staff is currently working to determine if we must complete an ell grass survey prior to dredging which is causing a delay however, we hope to have selected a contractor by the end of May and begin dredging operations as soon as possible thereafter.
- 2. North Harbor Building Project:** Our contractor is in process of completing the building windows, siding, lath, plaster, gutters, roofing and remaining site work, the buildings fire sprinklers and framing were completed in full last month. At this point the project is in the final stages and staff is expecting completion of the building in June 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. B178 Damaged Pile replacement Project:** After a storm with strong wind gusts staff discovered the pile located at B178 had been damaged and was in need of replacement. After having our engineer inspect the pile staff contacted our insurance company and filed a claim to have the pile replaced. Our insurance company's adjuster inspected the pile and has since approved our claim. 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.
- 5. North Harbor Erosion Repair Project:** During a heavy rain storm staff found a large section of the bank just north of our old launch ramp had eroded away. Staff and our engineer inspected the location and determined that if no action was immediately taken the bank would continue eroding into the Districts parking lot causing extensive damage. In an attempt to mitigate our damages Staff had 70 ton of ¼ ton rip rap delivered and placed in the area which armored the shore line in question and stopped the erosion. Our engineer has filed emergency permit applications with the CCC and USACOE as required. Staff is hopeful that the 70 tons of rip rap placed will be a sufficient long term solution that will satisfy the permitting agencies however until we receive the permits we cannot be sure that additional work will not be required.
- 6. Moss Landing Community Plan/General Plan Update:** One of the main concerns to the District was that adequate sewer capacity would be available to it in the future when it is ready to develop its remaining undeveloped parcels of property. The proposed language in the new General Plan would do away with the existing allocation formula and the District was concerned that whoever applied first might use up available capacity absent a provision carving out a specified allocation to the Harbor District. After several meetings spanning more than a year with District representatives, County staff and the Castroville Community Services District (CCSD), at its April 16, 2019 Board meeting the CCSD Board adopted Resolution 2019-2 specifically allocating 2,950 gpd to MLHD.



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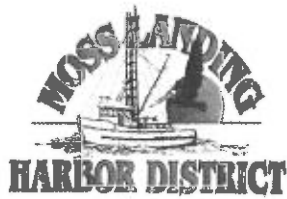
GENERAL MANAGER  
 HARBORMASTER  
 Linda G. McIntyre, Esq.

ASSISTANT GENERAL MANAGER  
 Tommy Razzeca

## STAFF REPORT

### ITEM NUMBER 5 – SUMMARY OF PERMITS ISSUED BOARD MEETING OF APRIL 24, 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	Current	Facilities Use	3/17/2020
REI Outdoor School	3/24/2019	Current	Facilities Use	3/24/2020
Fast Raft	3/28/2019	Current	Facilities Use	3/28/2020
MBARI-Otter Studies	4/1/2019	Pending	Facilities Use	4/1/2020
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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GENERAL MANAGER  
HARBORMASTER  
Linda G. McIntyre, Esq.

Assistant General Manager  
Tommy Razzeca

## STAFF REPORT

### ITEM NUMBER 6 – MEETING ANNOUNCEMENTS BOARD MEETING OF APRIL 24, 2019

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

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

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

**April 19<sup>th</sup>**  
Moss Landing

**June 21<sup>st</sup>**  
Cambria

**August 15<sup>th</sup>**  
Half Moon Bay

**October 18<sup>th</sup>**  
Marina

**December 13<sup>th</sup>**  
Monterey

*SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947*



BOARD OF COMMISSIONERS  
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Assistant General Manager  
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## STAFF REPORT

### ITEM NUMBER 07 - LIVEABOARD REPORT BOARD MEETING OF APRIL 24, 2019

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 are no (0) revocation actions pending.

<u>Name</u>	<u>Vessel</u>
1. Slaymaker P.	<i>Steppin Stone CF 1101 TY</i>
2. Brenta T.	<i>Teri Leigh 936915</i>
3. Bohigian, D.	<i>Finesse, CF 3764 ET</i>
4. Burns, P.	<i>Tralfamadore, CF 9430 GL</i>
5. Byrnes, K.	<i>Grand Slam, CF 4540 FE</i>
6. Callahan, T.	<i>Deb on Air, CF 3174 HA</i>
7. Cayuela, R.	<i>Rachel Angelet, CF 6969 UB</i>
8. Michael, McVay	<i>Gaviota, CF 4863 FP</i>
9. Clark, N.	<i>China Cloud, ON 999772</i>
10. Cloer, J./Ajuria M.	<i>Laurie, CF 2688 EX</i>
11. Chambers, B.	<i>Pyxis, ON 984193</i>
12. Comendant, T.	<i>Mariah, CF 9747 GR</i>
13. Clark D.	<i>Seaside Escape CF 4356 HW</i>
14. Degnan, P.	<i>No Name, CF 8344 GT</i>
15. Powers, P	<i>No Name, CF 0333 EU</i>
16. Elwell, G.	<i>Pearl, ON 557575</i>
17. Faneuf, C.	<i>Ghost Ryder ON 1048498</i>
18. Felicano, J.	<i>Takara, CF 3767 AS</i>
19. Potter, D.	<i>Danu CF 4085 GC</i>
20. Harrington,H.	<i>Isle of View, ON 997142</i>
21. Ho, R.	<i>Carolynn Ann CF 5796 FG</i>
22. Clifford, Lance	<i>Sandpiper, CF 6280 EU</i>
23. Jerred, D.	<i>Westwind, CF8564 GM</i>
24. Groom D	<i>Phoenix, CF 5084 GJ</i>
25. Jones, H.	<i>Laetare, CF 5495 YB</i>
26. Jones, T.	<i>Sanity, CF 5249 SC</i>
27. Kennedy C. Lahman D.	<i>Aztlan, ON 281903</i>
28. Kampas,B.	<i>Tee-Time CF 5670 UY</i>

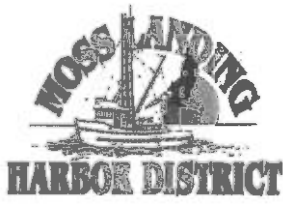
SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947

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

*Spellbound*, ON 082155  
*Francis w*, CF 2017 UZ  
*Tolly Craft* CF 9521 HT  
*Zinful* CF5419 JG  
*Nimble*, CF 3730 KB  
 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  
*Outrageous* CF 8917 TB  
*Myrtle Mae*, CF 3187 FN

Total Number Vessels: 59  
 Total Number Persons: 65  
 Pending Applications -1-





BOARD OF COMMISSIONERS  
 Russ 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



EXECUTIVE  
 GENERAL MANAGER

HARBORMASTER  
 Linda G. McIntyre, Esq.

## STAFF REPORT

ITEM NUMBER 08 - SLIP INCOME REPORT  
 BOARD MEETING OF APRIL 24, 2019

Slip Rates 2018/2019 per linear foot:

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

### INCOME

March 2019  
 \$163,317

March 2018  
 \$157,443

March 2019 Budget  
 \$163,361

For the month, slip income is below budget by only \$44. Slip income is higher than prior year by \$5,874, due to higher temporary and assigned berthing revenue.

*SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947*



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**HARBOR MASTER**  
Linda G. McIntyre, Esq.  
**Assistant General Manager**  
Tommy Razzeca

## **STAFF REPORT**

**ITEM 09 - INCIDENT REPORT**  
**BOARD MEETING OF APRIL 24, 2019**

**3/29/19** A tenant reported that his power cord had been unplugged possibly caused by sea lions or another vessel owner on the dock. Staff spoke to the surrounding vessel owners but believes that sea lions may have been the cause.

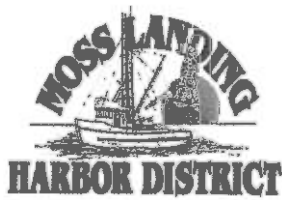
**4/6/19** An ambulance was dispatched to A-dock and a woman aboard a vessel was transported to the hospital for treatment.

**4/6/19** Sheriffs Deputies arrived at the District seeking information from staff regarding a tenant and his vessel from which a woman was taken by ambulance earlier in the day. The vessel owner who is the husband of the woman transported by ambulance earlier in the day was ultimately taken into custody by Deputies on a verity of domestic abuse related charges.

**4/13/19** Staff received a report of an outboard engine being taken from the back of a Tenant's truck parked near G-dock. Staff has advised the tenant to file a report with MCSO. Staff is in the process of reviewing surveillance cameras and any related footage found will be turned over to MCSO to help in the investigation.

**Nothing further to report as of 4/17/19**

*SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947*



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## STAFF REPORT

### ITEM NUMBER 20 – Public Hearing and Fixing of the Final Budget BOARD MEETING OF APRIL 24, 2019

After the Board adopts a Preliminary Budget, Harbors & Navigation Code § 6093 requires the publication of a notice that the Preliminary Budget has been adopted, specifying a date not less than 30 days from the publication of the notice for the purpose of fixing the Final Budget.

The Preliminary Budget was adopted at the February 27, 2019 regular meeting, and a Notice of Adoption was published in a newspaper of general circulation on March 21, 2019 according to Code requirements. No written comments were received during the public review period and no requests were made for copies of the Preliminary Budget.

Commissioner Leonardini is the Chairman of the Ad Hoc Budget Committee and Commissioner Peggy Shirrel is Vice-chair, and they may wish to make additional comments to the Board on behalf of that Committee.

The Board should conduct a public hearing, consider making any changes, and then fix the final budget for the fiscal year 2019-2020.

Once adopted, the General Manager will provide a copy of the final budget to the Monterey County Board of Supervisors no later than August 1 in accordance with Harbors and Navigation Code §6093.3.

	A	B	C	D	E	F	G	H	
	FYE 6/30/14	FYE 6/30/15	FYE 6/30/16	FYE 6/30/17	FYE 6/30/18	FYE 6/30/19	Budget FYE 6/30/19	Budget FYE 6/30/20	
	20.76%	17.87%	19.05%	20.24%	19.52%	19.52%	19.00%	19.00%	CPI = 3.93%
	6.80/ft	6.95/ft	7.15/ft	7.35/ft	7.58/ft	7.90/ft	7.90/ft	8.15/ft	
<b>Revenues</b>									
1 Assigned Berthing	1,427,124	1,528,415	1,532,803	1,552,554	1,609,161	1,694,711	1,694,711	1,748,341	Prior year \$7.90, CPI \$8.21
2 Temporary Berthing	177,190	227,629	228,103	288,794	274,000	255,000	245,122	252,392	12.15/ft no amenity fee (Prior year 11.80/ft, CPI \$12.26)
3 Transient Berthing	64,865	65,608	46,460	37,639	33,000	37,000	37,000	38,087	1.25/ft (Prior year 1.25/ft, CPI \$1.30)
4 Quay/Annual Discount	(6,961)	(5,290)	(6,626)	(4,818)	(4,000)	(2,000)	(4,500)	(4,500)	3% annual
5 Commercial Discount	(14,596)	(14,855)	(14,439)	(13,125)	(11,500)	(12,000)	(12,000)	(12,000)	less \$0.50/ft, 41 berth holders avg. 30 ft. boats
6 Liveboard Fees	93,285	104,242	109,950	118,673	117,300	117,000	117,000	120,900	\$165 for each person (Prior year \$150, CPI \$155.90)
7 Intra-Harbor Towing	1,800	3,000	900	450	300	600	600	600	\$150 each way
8 Pump outs	-	200	1,000	1,000	400	800	800	800	\$200 per occurrence
9 Non-Op Surcharge	-	-	-	-	-	-	-	-	\$175 per month
10 Assigned Slip/LA App. Fee	10,895	10,115	8,527	9,587	9,450	6,000	9,000	9,000	\$75 filing fee/\$250 application fee liveboard
11 Recovered Lien Costs	1,358	2,332	700	10,868	850	1,800	1,000	1,000	
12 Late Fees	26,681	27,587	28,395	31,778	38,800	35,000	30,000	30,000	\$30 dollar charge per month (\$25 in 2016), on balances over \$90 past due
<b>13 Total Marina Revenues</b>	<b>1,782,571</b>	<b>1,948,993</b>	<b>1,935,773</b>	<b>2,033,400</b>	<b>2,067,761</b>	<b>2,133,611</b>	<b>2,118,733</b>	<b>2,184,631</b>	
<b>14 Trust Lands Lease Revenue</b>									
15 MBARI - Dock	23,930	23,725	25,297	25,667	26,868	27,748	27,748	28,838	Paid annually w/CPI (Expires 4/39)
16 MBARI-MARS Cable	1,182	1,208	1,247	1,285	1,324	1,326	1,326	1,378	Paid annually w/CPI (Expires 2/31)
17 Dynegy Outfall	59,830	61,795	63,595	63,595	65,163	67,269	67,269	69,913	Paid annually w/CPI (Expires 3/66)
<b>18 Total Trust Lands Lease Revenue</b>	<b>84,942</b>	<b>85,323</b>	<b>88,339</b>	<b>90,547</b>	<b>93,395</b>	<b>96,343</b>	<b>96,343</b>	<b>100,129</b>	
<b>19 Leases</b>									
20 Cannery Suites - (3)	78,512	80,361	82,549	85,080	86,770	89,619	89,619	93,233	\$7,408.54 mo. (ML Seafood Lund's, Prev. Sea Harvest) (Expires 11/31)
21 - (4)	75,790	77,717	79,834	81,268	83,917	86,668	86,668	90,168	\$7,164.84/mo. (Monterey Fish) (Expires 11/31)
22 - (18/10)	15,914	16,427	16,832	17,268	17,651	18,229	18,229	18,962	\$1,507.36/mo. (Jablonski) (Expires 12/22)
23 - (2)	28,340	28,993	29,724	30,616	31,374	32,405	32,405	39,835	\$2,679.12/mo. (Deyerte) (Expires 9/21)
24 - (5A)	-	2,394	9,722	9,972	10,192	10,536	10,536	11,355	\$970.64 (Running Stream) (Expires 4/17) w/ (5) 1-yr options
25 - (5B)	-	7,840	13,645	13,788	14,315	14,334	14,334	15,061	\$1,185.20 (Local Bounty)(Expires 12/17) w/ (1) 1-yr options
26 - (6A, B & D)	41,276	23,834	24,545	25,112	25,679	26,514	26,514	27,588	\$2,192.11 (Blomineral LLC )(Expires 1/22) w/ (1) 1-yr option
27 - (7)	7,658	7,857	662	-	-	-	-	-	Upstairs inside
28 - (8)	7,658	7,857	662	-	-	8,224	-	8,548	\$685.40/mo. (Veridian Advisors) (term. 5/1/2020)
29 - (9)	-	-	-	-	1,370	9,000	9,000	9,438	\$750.00/mo. (Verizon) Roof top and under stairs
30 - (10)	-	-	-	-	-	-	-	-	\$1,389.54/mo. (Upon Expiration 11/16)
31 - K-Pier	15,628	16,063	16,498	5,558	-	-	-	-	Utility reimbursement per lease
32 Cannery NNN	39,611	65,728	13,340	36,140	30,000	50,000	30,000	40,000	\$2,824.70 base + % rent (Expires 5/32)
33 Sea Harvest (Pacific House)	36,156	39,078	33,996	35,057	38,000	38,000	38,000	38,000	\$3,246.63/mo. (Month to month)
34 Pot Stop	35,449	44,500	37,862	47,081	-	-	-	-	
35 MB Kayak	30,251	45,736	39,195	58,478	40,000	40,000	40,000	40,000	\$1,543.79/mo, plus percentage rent (Month to month)
36 Martin/Mason	22,571	23,045	21,932	22,898	25,335	25,335	25,335	26,315	\$7,879.68, or 24% of gross, whichever is greater (Exp. 10/24)
37 S.H. Spare Office	4,917	5,044	5,146	1,772	-	-	-	-	\$436.21/mo.
38 RV Lot	29,055	29,794	30,605	31,466	32,171	33,228	33,228	34,567	\$2,746.76/mo. No less than 3% in lease agmt. (Expires 9/31)
<b>39 Total Lease Revenue</b>	<b>466,786</b>	<b>522,268</b>	<b>456,749</b>	<b>501,554</b>	<b>496,774</b>	<b>482,091</b>	<b>453,867</b>	<b>493,072</b>	
<b>40 Revenues - Other</b>									
41 Amenities Fee - Slip holders	254,070	263,230	286,334	281,892	290,000	275,600	275,600	275,600	\$53.00 for all assign. vessels in harbor (prior year \$53.00)
42 Passenger Vessel Fees	-	-	-	-	-	25,000	25,000	25,000	\$100 per multiplied by vessel capacity due annually.
43 Dry Storage (2)-Gear & Trailer	47,831	50,809	58,454	57,318	60,796	64,000	64,000	65,000	10'X20'/\$90, 10'X30'/\$100, 10'X40'/\$110 (was \$85, \$95 and \$105)
44 Near Shore Storage	-	-	-	-	-	-	-	-	10'X20'/\$140, 10'X30'/\$160, 10'X40'/\$180
45 North Harbor Use Fee	66,291	69,040	68,762	72,334	75,000	85,000	75,000	90,000	Vessels: \$18 use/park, \$12 use, \$170 annual use/park. Kayaks/ PWC: \$12 use/park, \$7 use, \$150 annual use/park, \$72 annual use only
46 NH Boat Wash	2,919	2,855	2,945	1,718	2,500	1,250	2,500	2,500	\$4 for 5 min
47 SH Parking	44,872	67,945	109,592	106,321	125,000	120,000	120,000	120,000	Monthly permits \$100, daily \$8, 24 hrs. \$15 (CCC Reg.)
48 Camping/RV	4,786	6,508	4,059	4,902	4,000	2,000	4,000	4,000	\$50.00 per night
49 Equipment Rental	7	803	1,725	-	-	250	250	250	
50 Facilities Use Permits	4,971	6,057	10,827	7,800	8,000	7,000	10,000	4,500	\$250 1st application, \$50 renewal Application, \$250 issuance fee
51 Vending (Soda/laundry)	7,723	9,107	8,901	10,712	10,000	10,000	10,000	10,000	\$1.00-\$1.25 per load
52 Merchandise - Clothing, etc.	592	673	1,009	1,952	550	200	500	500	
53 Copies, Key Sales, Bid Packages, etc.	448	5,582	7,195	6,094	8,600	4,000	8,000	8,000	\$1.00 pg., .15 pg. thereafter, Gate Keys \$10-25
54 Grant - DBW Derelict Disposal	26,857	30,000	-	13,700	-	10,000	10,000	10,000	
55 Misc. Charge/Pet fee	5,624	11,024	2,884	1,450	6,000	2,000	3,000	3,000	
56 Surplus Sale & Misc.. Insurance reimb.	-	33,624	-	135,242	-	100	100	100	Excess District equipment

MOSS LANDING HARBOR DISTRICT	A	B	C	D	E	F	G	H
BUDGET FYE 6/30/2020	FYE 6/30/14	FYE 6/30/15	FYE 6/30/16	FYE 6/30/17	FYE 6/30/18	FYE 6/30/19	Budget FYE 6/30/19	Budget FYE 6/30/20
57 Total Other Revenue	466,991	557,268	562,687	701,435	590,446	606,400	607,950	618,450
58 TOTAL REVENUES	2,803,290	3,113,852	3,043,548	3,326,936	3,186,375	3,319,445	3,276,894	3,396,262
59 Expenses								
60 Media/Publications/Advertising	12,155	3,797	2,663	6,408	5,000	2,500	5,500	5,500
61 General & Administrative	92,139	66,936	66,426	54,652	59,000	55,000	60,000	60,000
62 Accountant	37,922	34,459	34,796	38,306	38,000	38,000	40,000	40,000
63 Auditor	13,500	14,000	14,500	14,500	15,000	15,500	18,000	18,000
64 Attorney	43,490	66,010	115,328	313,228	105,000	75,000	100,000	100,000
65 Personnel	712,287	706,874	687,422	892,184	675,000	750,000	814,463	700,000
66 Insurance & Bonding	115,019	114,425	115,426	124,663	124,000	125,000	125,000	130,000
67 PG&E	162,654	218,251	223,714	230,000	210,000	210,000	210,000	210,000
68 Sewer	48,227	38,059	35,783	38,200	35,000	40,000	40,000	40,000
69 Water	30,971	28,722	32,238	26,802	30,000	30,000	32,000	32,000
70 Trash	49,072	50,241	48,044	52,392	52,000	53,000	53,000	53,000
71 Maintenance & Repairs	91,668	39,038	46,843	35,094	70,000	70,000	90,000	90,000
72 Operating Supplies	22,371	23,121	28,328	28,666	25,000	30,000	30,000	32,000
73 Outside Service Contracts	63,660	63,368	66,427	93,170	55,000	60,000	70,000	70,000
74 Bad Debt/bank charges	16,928	24,355	29,902	25,429	25,000	25,000	25,000	25,000
75 Commissioner Expenses	13,620	14,967	13,984	13,043	16,000	15,000	15,000	15,000
76 Comm Election		161,865					200,000	
77 Derelict Disposal	113,078	9,790	17,020	278	200	35,000	40,000	50,000
78 LAFCO	4,677	5,303	5,637	5,589	6,411	6,160	6,411	6,411
79 CSDA	4,919	5,288	5,659	6,026	6,050	6,358	6,358	6,800
80 County EIR								
81 Dredging	11,534	31,001	82,602	22,750	75,000	1,000,000	1,000,000	500,000
82 Depreciation	949,095	945,417	920,234	924,813	945,000	945,000	945,000	945,000
83 Total Expenses	2,608,976	2,664,287	2,594,976	2,746,183	2,571,661	3,646,518	3,925,732	3,128,711
84 Net Operating Income (Loss)	194,314	449,565	448,572	580,753	616,714	(328,073)	(648,838)	267,571
85								
86 Interest, Tax and Other Income								
87 Interest - Pinnacle Bank CD's	3,750	350						
88 Interest - First Capital Bank	3,085	3,074	3,089	3,086	3,100	3,000	1,500	1,500
89 Interest Umpqua		1,625	1,515	1,513	1,513	1,500	1,500	1,500
90 Interest Union Bank - Trust Account						25	50	50
91 Interest Union Bank	6,571	1,938	2,678	379	618	100	200	200
92 Desal Reimbursement		53,781	131,354	200,000	200,000	200,000	200,000	200,000
93 Property Taxes	255,693	258,407	269,055	279,193	275,000	200,000	200,000	200,000
94 Total Other Income	269,099	319,175	407,691	484,171	480,231	404,625	403,250	403,250
95								
96 Interest and Other Expenses								
97 Interest - UMPQUA (Includes refl. Fees)		197,713	126,402	116,185	110,072	99,407	99,407	88,453
98 Interest - CIEDB	131,870	45,287						
99 Interest - DBAW	38,888	6,365						
100 Interest - Union	23,723	2,910						
101 Interest - Trust Funds								
102 Interest - Municipal Finance	16,032	674						
103 CEQA-Desal Expenses reimbursable		20,705		200,000	200,000	200,000	200,000	200,000
104 Interest - Premium Finance	800	800	800	800	800	800	800	800
105 Total Other Expenses	211,313	274,454	127,202	316,985	310,872	300,207	300,207	289,253
106								
107 NET INCOME (LOSS)	252,100	494,286	729,061	747,939	786,073	(223,655)	(545,795)	381,568
108								
109 Capital Projects:								
110 Electric Panel Cabinets (3 of 6)							100,000	100,000
111 Security Camera		6,938					5,000	10,000
112 Piling replacement project							250,000	\$11K each; pile only

MOSS LANDING HARBOR DISTRICT	A	B	C	D	E	F	G	H
BUDGET FYE 6/30/2020	FYE 6/30/14	FYE 6/30/15	FYE 6/30/16	FYE 6/30/17	FYE 6/30/18	Projected FYE 6/30/19	Budget FYE 6/30/19	Budget FYE 6/30/20
	51,568	25,970	-	-	38,000	100,000	25,000	25,000
113 Sea Lion Deterrent		10,854	9,545				100,000	100,000
114 Dock maintenance		-	253,943				200,000	200,000
115 Concrete docks replacement		-	-				25,000	50,000
116 Computers (incl software)		62,130	46,913	399,033	210,000	210,000	3,000,000	1,000,000
117 New NH Building		-	-				400,000	400,000
118 NH Visitor Dock		-	9,070	12,186				
119 NH Wharf entrance repair		-	-					50,000
120 NH Pkg Resurfacing		-	-				50,000	50,000
121 Sewer Lift Station		-	-					
122 Tsunami Erosion Repair		31,872	66,332	876,814	140,000	140,000	165,000	75,000
123 NH 30 Rm. Hotel		-	-				165,000	-
124 Fisherman's Dorm/Cafe		-	-					
125 Cannery - Roof		5,995	10,982				36,000	100,000
126 Cannery HVAC		-	-					36,000
127 Distinct Vehicle		-	-				8,000	
128 Total Capital Requirements	51,568	143,759	396,785	1,288,033	388,000	485,000	4,279,000	2,446,000
129								
130 Capital Project Funding:								
131 From: FEMA				573,712			750,000	750,000
132 General Funds	51,568	143,759	396,785	1,288,033	388,000	485,000	3,529,000	1,696,000
133 Total Capital Contributions	51,568	143,759	396,785	1,861,745	388,000	485,000	4,279,000	2,446,000
134 Capital Projects Budget								
135								
136 Loan Payments								
137 Loan - UMPQUA	(338,359)	(349,825)	(359,358)	(363,425)	(369,147)	(379,197)	(379,197)	(389,516)
138 Total Loan Payments	(338,359)	(349,825)	(359,358)	(363,425)	(369,147)	(379,197)	(379,197)	(389,516)
139								
140 Cash Flow Reconciliation								
141 Add: Net Income (Loss)	252,100	494,286	729,061	747,939	786,073	(223,655)	(545,795)	381,568
142 Add: Depreciation	949,095	945,417	920,234	924,813	945,000	945,000	945,000	945,000
143 Plus: Loan Payments	(513,062)	(349,825)	(359,358)	(363,425)	(369,147)	(379,197)	(379,197)	(389,516)
144 Net Increase (decrease) in Cash	688,133	1,089,878	1,289,937	1,309,327	1,361,926	342,148	20,008	937,052
145								
146 Reserved Funds Allocation								
147 Capital Projects to be Funded	(51,568)	(143,759)	(396,785)	(1,288,033)	(388,000)	(485,000)	(3,529,000)	(1,696,000)
148 Plus Net increase (decrease) in Cash	688,133	1,089,878	1,289,937	1,309,327	1,361,926	342,148	20,008	937,052
149								
150 From General Funds	636,565	946,119	893,152	21,294	973,926	(142,852)	(3,508,992)	(758,948)

CPI = 3.33%

Fencing and other materials

Lumber, material, electrical and floats

Replacement (6174-8178) including fingers

Replace Marina program and system maintenance

New North Harbor Building, including lighting

Repair/Replacement

2 at NH, 1 at SH

Through permitting

Through permitting

Roof and drywall

1 replaced, 3 left to replace

annually under a lease including service

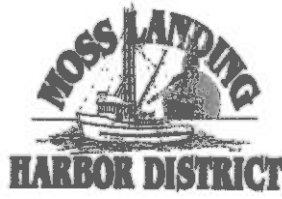
For dredging - 2017 Atmospheric River Storms

All other capital projects funded by General funds

Principal Payment (Unpaid balance \$3,298,374 Int. rate 2.85%)

All other capital projects funded by General funds

Extra funds needed for capital project funds



BOARD OF COMMISSIONERS  
Russell Jeffries  
Tony Leonardini  
Vincent Ferrante  
Margaret "Peggy" Shirrel, Ph.D.  
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GENERAL MANAGER/HARBOR MASTER  
Linda G. McIntyre, Esq.

ASSISTANT GM/ASSISTANT HM  
Tom Razzeca

## STAFF REPORT

ITEM NUMBER 21 – CONSIDER ADOPTING ORDINANCE 205 AMENDING THE DISTRICT'S FEE SCHEDULE BOARD MEETING OF April 24, 2019

When the Board fixes the final budget an Ordinance modifying the fee schedule must be adopted to coincide with the fees approved in the Budget. Attached is Ordinance No.205 reflecting the new fee schedule.

Highlights of the fees that have been changed, largely by COLA based on a CPI of 3.93% are as follows:

Assigned slip fees increased from \$7.90 to **\$8.15** per foot per month (below CPI).

Temporary slip fees increased from \$11.80 to **\$12.15** per foot per month (below CPI)

Transient slip fees remained **\$1.25** per foot per day.

Assigned-vessel pass-through Amenities fee remained the same at **\$53.00** per month.

The monthly Liveaboard Fee was increased from \$150 per person to **\$155** per person.

Dry storage has increased \$5 per space to **\$90, \$100 and \$110** depending on size.

The fees charged are supposed to approximate the actual value of the services or (goods) provided; however in an effort to accommodate our slipholders, these fees in many cases are below the value of the services or (goods) provided.

Staff recommends that the Board adopt Ordinance.No. 205 amending the District's Fee Schedule to reflect the new fees included in the 2019 - 2020 budget.

*SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947*

ITEM 21 – ORDINANCE 205 – FEE SCHEDULE  
04/24/2019

ORDINANCE NO. 205

AN ORDINANCE OF THE BOARD OF HARBOR COMMISSIONERS OF THE MOSS LANDING HARBOR DISTRICT AMENDING CHAPTER 20 – “FEES AND CHARGES” OF THE MOSS LANDING HARBOR DISTRICT ORDINANCE CODE

WHEREAS, District is proposing to amend Chapter 20 - “Fees and Charges” of the Moss Landing Harbor District Ordinance Code through the modification, elimination and addition of certain fees and charges;

WHEREAS, District has held open and noticed budget committee meetings allowing input on the proposed changes prior to the proposed date of adoption of this Ordinance and has received comments from Board Members.

THEREFORE, BE IT ORDAINED by the Board of Harbor Commissioners of the Moss Landing Harbor District as follows:

Chapter 20 of the Moss Landing Harbor District Ordinance Code, titled “Fees and Charges,” is hereby amended in the manner set forth in Exhibit “A,” attached hereto and by this reference incorporated herein. Although Exhibit A is set forth in the underline-strikeout format for ease of reference with respect to the changes made to the Code, the final version of the same shall be incorporated into the Code with struck-out items deleted and underlining removed.

This Ordinance was introduced and adopted at a regular meeting of the Moss Landing Harbor District Board of Harbor Commissioners on April 24, 2019 to become effective July 1, 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

\_\_\_\_\_  
Russ Jeffries, President  
Board of Harbor Commissioners

\_\_\_\_\_  
Linda G. McIntyre, Deputy Secretary  
Board of Harbor Commissioners



**Table 20.100 - District Fee Schedule**  
**Revised July 1, 2018~~9~~**

The fees and charges for services established by the Board under Section 20.100 of the Moss Landing Harbor District Ordinance Code for (A) berth rental fees, (B) District permits, and (C) services and equipment, are set forth below:

A) **Berth rental fees.** Berth rental fees for assigned, temporary, and transient berths, and for mooring in designated locations, are in the amounts set forth. Exceptions to assigned berth fees may be granted by the Board when the Board determines that conditions may warrant the suspension of the assigned berth charge or assessing a different charge against the government of the United States, or of any other nation, or otherwise is in the interest of public welfare.

1) Assigned Berth Permit Fees - Calculated on a monthly basis of ~~\$7.90~~ 8.15/foot. All vessels holding an assigned berth permit will be billed on the basis of vessel length over-all, or berth length, whichever is the greater for the berth to which the vessel is assigned. This is irrespective of the actual berth held by the vessel. Persons having an Assigned Berth shall be entitled to the following discounts:

a) Annual Payment Discount - A discount of 3% off the regular fee for payment of one year in advance. All such annual fees are due on October 1<sup>st</sup> of each year.

Should an assigned berth permit be issued subsequent to October 1<sup>st</sup> of any year, and the permittee wishes to pay the slip fee annually, a discount of 3% off the regular fee will be applied for the remaining months thru the following September 30<sup>th</sup>.

Existing annual assigned berth permittees will be entitled to a 3% discount until all annual accounts expire on September 30<sup>th</sup>, 2008.

In the event the berthing permit is terminated prematurely the berthing fee shall be recalculated without the advance payment discount prior to issuing of any refund. This discount may not be taken in addition to the Quarterly Payment Discount.

b) Quarterly Payment Discount - A discount of 3% off the regular fee for payment of 3 months in advance. In the event the berthing permit is terminated prematurely the berthing fee shall be recalculated without advance payment discount prior to issuing of any refund. This discount may not be taken in addition to the Annual Payment Discount.

c) Commercial Vessel Discount - A discount of \$.50/foot for commercial vessels defined as follows provided the owner's account is paid current:

(i) Commercial Fishing Vessel - A vessel currently licensed by the California Department of Fish and Game for commercial fishing, and currently documented by the United States Coast Guard as a fishing vessel or licensed by a state, and having landing receipts dated not more than one year prior to the date of application for commercial discount. Application for commercial discount shall be made under penalty of perjury on forms provided by the District.

(ii) The \$5,000 landing receipt requirement is suspended during any closure of any given fishery for which the assigned slipholder has a valid permit and on which the slipholder has relied in the past to meet the provisions of this section. The suspension is valid until the fishery reopens, the slipholder allows the fishing permit to lapse, or for a period of two years, whichever first occurs. Nothing contained herein shall prohibit the District from discontinuing or reducing the discount at any time.

- (iii) Notwithstanding the foregoing, unless the vessel provides \$5,000 worth of landing receipts, no persons will be allowed to stay on board the vessel without a liveaboard permit applied for and issued in accordance with §6.110.
  - (iv) Commercial Passenger Vessel - A vessel currently documented by the United States Coast Guard for the carriage of passengers or licensed by a state, and having proof of commercial service in the form of receipts or IRS Form 1040, Schedule C or other such proof acceptable to the Harbormaster, and whose owner holds a current Facilities Use Permit issued by the Moss Landing Harbor District permitting the commercial use of the vessel in or from Moss Landing Harbor. Application for commercial discount shall be made under penalty of perjury on forms provided by the District.
  - (v) Other Commercial Vessel - A vessel currently documented by the United States Coast Guard or licensed by a state, and having proof of commercial status acceptable to the Harbormaster, and whose owner holds a current Facilities Use Permit issued by the Moss Landing Harbor District permitting the commercial use of the vessel in or from Moss Landing Harbor. Application for commercial discount shall be made under penalty of perjury on forms provided by the District.
- d) Offloading Commercial Vessel Discount – a discounted berth fee of 50¢/foot per day will be charged to commercial vessels that are not subject to an existing berthing agreement with Moss Landing Harbor that offload fish in an established commercial fish offloading facility in the Harbor, subject to providing a landing receipt for such service to the Harbor upon check-in. Such discounted fee shall be in effect for a maximum of 48 hours. Thereafter, the vessel shall be subject to standard berthing fees established by the District's fee schedule.
  - e) Traveling Vessel Discount - A discount of \$1.00/foot for each full calendar month that the vessel is away from Moss Landing Harbor. This discount may only be taken if the owner or operator of the vessel notifies the harbor office on or before the 1<sup>st</sup> day of the month that the vessel will be absent for the month following.  
Except as otherwise provided for in this section the definition of "Commercial Vessel" contained in Section 2.200 remains in effect.
- 2) Temporary Berth Permit Fees - Calculated on a monthly basis of ~~\$11.80~~ 12.15/foot. All vessels holding a temporary berth permit will be billed on the basis of the berth size appropriate to the length of their vessel over-all. Fees apply whether vessel is side-tied, end-tied, in a berth or rafted. Fees apply whether or not vessel has access to utilities. Persons having a temporary berth shall be entitled to the following discount:
    - a) Quarterly Payment Discount - A discount of 3% off the regular fee for payment of 3 months in advance. In the event the berthing permit is terminated prematurely the berthing fee shall be recalculated without advance payment discount prior to issuing of any refund.
  - 3) Transient Berth Permit Fees - Calculated on a daily basis of \$1.25/foot. All vessels holding a transient berth permit will be billed on the basis of boat length over-all. Fees apply whether vessel is side-tied, end-tied, in a berth or rafted. Fees apply whether or not vessel has access to utilities. The minimum daily fee shall be \$10.00. No discounts.
  - 4) Multi-Hull Permit Fees – Unless occupying only a single berth, catamaran type vessels shall pay 150% of the applicable berthing fees for a vessel of its length, or length of its berth, as applicable and trimaran type vessels shall pay 200% of the applicable berthing fee for a vessel of its length, or length of its berth, as applicable.

EXHIBIT A ORDINANCE 205

- 5) In addition to berth rental fees specified above all Assigned Berth Permittees vessels utilizing District owned or operated facilities shall be charged an AMENITY FEE in the amount of \$53.00 per month. The AMENITY FEE shall be billed on a monthly basis only without adjustment. Failure to pay in accordance with your berthing agreement will result in disconnection of power to your vessel.
  - 6) Liveaboard Fee: Liveaboards, as defined by §6.110 shall pay a fee of \$15~~5~~9.00per person per month.
  - 7) Pet Fee: Any berther or regular visitor of the Harbor District or regular visitor of a berther who brings a pet onto District property shall pay a monthly fee of \$5.00 per pet.
- B) **District permits.** Permit application fees and permit fees are in the amounts set forth below. Applications for construction permits, rental business permits, short-term facilities use permit, and special activities use permits shall be accompanied by the CEQA review deposit described in paragraph C of this Table 20.100.

Permit	Application Fee	Permit Fee
Construction Permit	Actual cost to District. Payable per application form. CEQA review fee is also required.	None. Lease or License may be required as condition of permit.
Access/Use Permit Trailered Vessels, Includes 12 hours Parking		Daily Permit - \$ <del>17</del> 18.00 per In and Out. Annual Permit - \$ <del>17</del> 60.00 per calendar year. Vessels – Launch Only, \$ <del>12</del> 1.00
Access/Use Permit PWC and Kayaks only; Includes 12 hours Parking		\$ <del>12</del> 1.00 per day (Vehicle + a PWC/Kayak) \$ <del>14</del> 50.00 per calendar year. Additional PWC/ Kayak – Launch Access Only; \$ <del>6</del> 7.00 Annual Launch Access Only - \$ <del>6</del> 72.00
Parking Permit Assigned vessel receives one "free" Assigned Parking Permit unless owner has Handicap Placard or sticker which is automatically free.	None	Temporary and Transient Vessels and other persons having business in the Harbor or parking for any additional liveaboard - \$100.00 per month. Daily Parking \$8.00; \$15.00/24 hrs. Boat Trailer Parking overnight in certain areas as designated by General Manager - \$10.00
Living Aboard Permit Required By All Assigned Vessels With One or More Persons Living Aboard Except Commercial Fishing Vessels, Transient Vessels	\$250.00 – One time application processing fee	\$ <del>15</del> 59.00 per person per month.
Recreational Vehicle Park (Only available through District if commercial RV Park is full)	None.	Self-contained vehicles only on unimproved site. \$50.00 per night. Failure to pay will result in removal of vehicle at owner's expense.

EXHIBIT A ORDINANCE 205

Amenity Fee		\$53.00 per month
<del>Peddling Permit—Goods or Services with Principal Place of Business Being off Site.</del>	<del>\$250.00 application fee</del>	<del>\$250.00 Per year</del>
Facilities Use Permit, <u>including Peddlers with Principal Place of Business offsite</u>	\$250.00 application fee <u>\$50 annual renewal Fee if no changes plus</u> appropriate CEQA review fee if use is not exempt from CEQA.	\$250.00 per year <u>issuance fee</u> . Lease or license may be required as a condition of permit.
Special Activities Use Permit	\$250.00 application fee plus appropriate CEQA review fee if use is not exempt from CEQA.	\$250.00 <u>issuance fee</u>
Pet Permit		\$5.00 per month per pet.

C) **District services and equipment.** Persons utilizing the below-described District services and equipment shall pay the fee shown below. Persons utilizing other District services required by this Code shall pay the amount of expenses actually incurred by the District to provide the service. Examples include but are not limited to the expense under Section 6.120.B.2 of a surveyor to determine a vessel unseaworthy, the District's costs and expenses under Section 14.150.C for refuse removal. Use of District equipment shall be in the discretion of the General Manager and persons utilizing such equipment will be required to execute a written waiver of liability in advance of such use.

Service/Equipment	Fee
Pass-through credit card transaction fee	\$7.00 per transaction added to all payments made to District using Master Charge or Visa.
Appeal to the Board (Sec. 24.100)	\$25.00 filing fee
Berth Exchange Between Two Assigned Berth Holders (Sections 6.024 and 6.026)	\$25.00 processing fee for berth exchange between two assigned berth holders to be split between applicants.
Berth Rental Security Deposit (assigned berth) (Section 6.022.B.1.a.)	\$500.00
Assigned Slip and Liveboard Waiting List per §6.050.C.1 and (E) The \$75 assigned slip wait list application fee shall be waived in the event slips in the size category required are available immediately. Notwithstanding the foregoing fee waiver, the applicant will be required to complete the wait list application for administrative and documentary tracking purposes.	\$75.00 waiting list fee payable annually in January. An assigned vessel that intends to be away for one year or greater may give up its berth and be assigned to the highest position on the waiting list by payment of an annual fee equal to one month's berthing fee in advance and without discount. In the case of multiple vessels utilizing this provision Section 6.050(B) shall apply.

EXHIBIT A ORDINANCE 205

Service/Equipment	Fee
CEQA Review - Sections 20.240 and 22.220	\$75.00 deposit for project application subject to review by General Manager. \$500 deposit for project application subject to review by Board. Additional fees in amount actually incurred by the District for consultant, studies, public notices, etc. (See Section 20.240.)
Copies of Code Amendments – §1.200(B)(9) & and Copies of Public Records – §20.210	\$1.00 for first page, \$0.15 for each additional page. Fees waived for official distribution copies per Ordinance Code.
Dry Storage Space Rental – Section 12.300	<p>Palletized or Unitized storage of materials or gear.</p> <p>Loose gear or materials must be secured on pallets and stacked not more than 8 feet high. Vehicles including boats on trailers; current registration required. Inoperable vehicle registration or immobile vehicles not allowed.</p> <p>10' X 20' = <del>\$9085.00</del>            10' X 30' = <del>\$10095.00</del>            10' X 40' = <del>\$ 11095.00</del></p>
<u>Dry Storage Space – North Harbor</u>	<p><u>Boats on trailers only; current registration required</u></p> <p>10' X 20' = \$140.00            10' X 30' = \$160.00            10' X 40' = \$ 180.00</p>
Small Barge	\$115.00 per hour or fraction thereof for equipment and 1 employee, 1 hour minimum.
Skiff	\$150.00 per hour or fraction thereof for equipment and 1 employee, 1 hour minimum.
Forklift	\$75.00 per hour or fraction thereof including 1 employee, 1 hour minimum.
Truck	\$200.00 per hour or fraction thereof for equipment and 2 employees, 1 hour minimum.
Floating Barge/Crane (Requires skiff at separate skiff fee)	\$200.00 per hour or fraction thereof for equipment and 2 employees (skiff separate), 1 hour minimum.
Miscellaneous Equipment	As determined by the General Manager.
Pumpout	\$200.00 per hour or fraction thereof for 1 pump and 1 employee; \$100.00 per hour or fraction thereof for each additional pump with employee, 1 hour minimum.
Refloating of Sunken Vessel	The greater of \$800 or actual costs.
Towing Outside the Harbor (for non-emergency in Elkhorn Slough)	\$250.00 per hour or fraction thereof for one boat and two employees. Time begins when boat leaves berth. Time ends when boat returns to berth. 2 hour minimum.
Towing Within the Harbor	\$150.00 one way - includes 1 boat and two employees. \$100.00 per hour for each additional boat with employee, 1 hour minimum.
District Vehicle	\$75.00 per hour or fraction thereof for vehicle and 1

EXHIBIT A ORDINANCE 205

Service/Equipment	Fee
	employee, 1 hour minimum.
District Personnel	\$70.00 per hour or fraction thereof per employee during normal business hours; \$100.00 per overtime hour or fraction thereof per employee, 1 hour minimum.
Phone Installation	\$90.00 flat fee (installation only, any repairs refer above to District personnel for hourly rate)
Inoperable Vessel Mooring Surcharge - Sec. 6.120.C	\$175.00 per month until the vessel is made operable, or is removed from the Harbor, pro-rated for periods less than 1 month. Surcharge begins at the expiration of the 30-day period.
Key Issuance	<p>Metal keys - \$25.00 per key deposit. Deposit will be forfeited if key not returned within 60 days of departure.</p> <p>Magnetic keys - \$10 per key purchase price. District may repurchase in its discretion in an amount based on condition.</p> <p>Magnetic key fobs - \$12 per fob purchase price. District may repurchase in its discretion in an amount based on condition.</p>
Returned Check, Non-Sufficient Funds	\$25.00 per check.
Late Payment Handling Charge - Section 20.010(C)(2)	\$30.00 per occurrence on balances of \$90.00 or more.
Mailed Notices - Chapter 24.200 A) 2) a) (ii)	\$5.00 per individual notice; Fees waived for official distribution required by Brown Act, or to other agencies, or committee members.



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

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**GENERAL MANAGER**  
**HARBOR MASTER**  
Linda G. McIntyre, Esq.  
  
Assistant General Manager  
Tommy Razzeca

## **STAFF REPORT**

ITEM NUMBER 22 – RESO NO 19-03 CANCELING MAY 22, 2019 BOARD MEETING  
BOARD MEETING OF APRIL 24, 2019

The District's Regular meeting of the Board is scheduled for the 4<sup>th</sup> Wednesday of each month.

One Commissioner will be out of town during the regularly scheduled May 22, 2019 meeting. The public would not be served by holding the regular May 22, 2019 Board meeting without all Commissioners present to make decisions on behalf of the public. The Board should consider based on the foregoing rescheduling the May 22, 2019 Regular Board Meeting to June 6, 2019.

Staff recommends the Board adopt Resolution No.19-03 canceling the May 22, 2019 regular meeting and rescheduling the Regular meeting to June 6, 2019.

*SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947*

**RESOLUTION NO. 19-03**

**A RESOLUTION OF THE BOARD OF HARBOR COMMISSIONERS OF THE MOSS  
LANDING HARBOR DISTRICT  
CANCELING THE MAY 22, 2019 BOARD MEETING  
AND FIXING A SUBSTITUTE DATE THEREFOR**

**WHEREAS**, the Moss Landing Harbor District's Regular meetings are scheduled for the 4<sup>th</sup> Wednesday of each month, and

**WHEREAS**, one Commissioner will be out of town during the regularly scheduled May 22 2019 meeting, and

**WHEREAS**, the Moss Landing Harbor District Board of Commissioners does not anticipate the need for the regular May 22, 2019 meeting and

**WHEREAS**, the public would not be served by holding the regular May 22, 2019 Board meeting without all Commissioner present to make decisions on behalf of the public, and

**WHEREAS**, the Board has determined based on the foregoing that the May 22, 2019 Regular Board Meeting should be rescheduled, and

**WHEREAS**, the Commissioners, District Counsel and General Manager have all agreed to reschedule the meeting to June 6, 2019.

**NOW THEREFORE, BE IT RESOLVED** that the Board of Harbor Commissioners of the Moss Landing Harbor District hereby cancels the regularly scheduled meeting of May 22, 2019 and fixes the date of June 6, 2019 as the substitute meeting date for such canceled meeting.

\* \* \* \* \*

**CERTIFICATION**

Resolution 19-03 was duly adopted by the Board of Harbor Commissioners of the Moss Landing Harbor District at a Regular meeting of the Board held on the 24th day of April, 2019, a quorum present and acting throughout, by the following vote, to wit:

AYES:

NOES:

ABSENT:

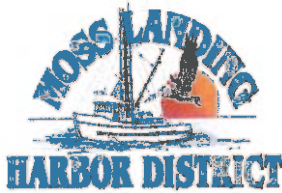
ABSTAIN:

\_\_\_\_\_  
Russ Jeffries, President  
Board of Harbor Commissioners

ATTEST:

\_\_\_\_\_  
Linda G. McIntyre, Deputy Secretary  
Board of Harbor Commissioner





**BOARD OF HARBOR COMMISSIONERS**  
Russell Jeffries  
Tony Leonardini  
Vincent Ferrante  
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**GENERAL MANAGER**  
**HARBOR MASTER**  
Linda G. McIntyre, Esq.  
  
Assistant General Manager  
Tommy Razzeca

## STAFF REPORT

### ITEM 23 – RESOLUTION NO. 19-04 APPROVING AT-WILL EMPLOYMENT AGREEMENT OF GENERAL MANAGER APRIL 24, 2019 REGULAR MEETING

With the retirement of General Manager/Harbor Master Linda McIntyre set for the end of June of this year, the District has been engaged in the process of securing the services of a new General Manager. After several months of negotiation, a Sub Committee and current Assistant General Manager/Assistant Harbor Master Tom Razzeca have been able to agree to the terms of a two-year at-will employment agreement for general manager/harbor master services.

Mr. Razzeca has been employed by the District for almost a decade and has served in the position of Assistant General Manager/Assistant Harbor Master since 2014. He is well versed in the day-to-day operations and administration of the Harbor, as well as the District's long-term goals and plans. The "At Will Employment Agreement" between the District and Mr. Razzeca is before the Board for consideration and approval by adopting Resolution No. 19-04.

At the time of posting, the Agreement has not been put into final form and will be distributed at the meeting.

*SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE*

**RESOLUTION NO. 19-04**

**A RESOLUTION OF THE MOSS LANDING BOARD OF HARBOR COMMISSIONERS  
APPROVING AN "AT-WILL EMPLOYMENT AGREEMENT FOR GENERAL  
MANAGER/HARBOR MASTER" BETWEEN THE DISTRICT  
AND THOMAS RAZZECA**

**WHEREAS**, with the pending retirement of current District General Manager/Harbor Master ("General Manager") Linda McIntyre in June of 2019, the District needs to secure the services of a new General Manager; and

**WHEREAS**, after considering its options, the District's Board has decided to recruit from within its own current workforce to fill the General Manager's position; and

**WHEREAS**, Thomas Razzeca ("Razzeca") commenced service with the District in Harbor Operations in 2010, was promoted to Operations and Maintenance Manager 3 months later, and was thereafter promoted to his current position of Assistant General Manager/Assistant Harbor Master in 2014; and

**WHEREAS**, based on his past experience and performance with the District, the Board believes that Razzeca is qualified to hold the position of District General Manager and after several months of negotiation, District and Razzeca have been able to agree to the terms of an Employment Agreement.

**NOW, THEREFORE, BE IT HEREBY RESOLVED** by the Board of Commissioners of the Moss Landing Harbor District that the "At-Will Employment Agreement for General Manager/Harbor Master" between the District and Thomas Razzeca, a copy of which is attached hereto as Exhibit "A" and by this reference incorporated herein, is hereby approved. The Agreement will have an effective date of July 1, 2019.

**CERTIFICATION**

Resolution 19-04 was duly adopted by the Board of Harbor Commissioners of the Moss Landing Harbor District at a regular meeting of the Board held on the 24<sup>th</sup> day of April, 2019, a quorum present and acting throughout, by the following vote:

AYES, and in favor thereof:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
RUSS JEFFRIES, President  
Board of Harbor Commissioners

ATTEST:

\_\_\_\_\_  
LINDA G. MCINTYRE, Deputy Secretary  
Board of Harbor Commissioners