



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

April 27, 2022 – 7:00 P.M.

Moss Landing Harbor District is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

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A. CLOSED SESSION

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

1. Confer with real property negotiators (District Counsel and GM) pursuant to Government Code Section 54956.8 - Moss Landing Commercial Park District proposal concerning Outfall Line, East Harbor Pumping Pier Property and Berthing Spaces
2. Confer with real property negotiators (District Counsel and GM) pursuant to Government Code §54956.8 regarding: Development proposal received regarding the District new 9500'sf building in North Harbor.

B. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE

Roll Call

Russ Jeffries – President

Tony Leonardini – Vice President

Vince Ferrante – Secretary

James Goulart - Commissioner

Liz Soto - Commissioner

Tommy Razzeca – General Manager

Mike Rodriguez – District Counsel

Shay Shaw – Administrative Assistant

C. PRESIDENT'S REMARKS

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

D. PUBLIC COMMENTS

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

E. CONSENT CALENDAR

1. Approval of March 30, 2022 Special Meeting Minutes

H. FINANCIAL REPORT

2. Financial report month ending March 31, 2022

I. MANAGER'S REPORTS

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

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

J. COMMITTEE REPORTS

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

K. NEW BUSINESS

19. ITEM – LAFCO Election Ballot Special District Representative Alternate
 - a. Staff report
 - b. Public comment
 - c. Board discussion
 - d. Board action

20. ITEM – Consider Resolution 22-05 Calling an Election
 - a. Staff report
 - b. Public comment
 - c. Board discussion
 - d. Board action

21. ITEM – Consider Adopting MLHD Preliminary Budget for FY 22/23

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

L. COMMISSIONERS COMMENTS AND CONCERNS

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

M. ADJOURNMENT

The next Meeting of the Board of Harbor Commissioners is scheduled for May 25, 2022 at 7:00 PM at the Moss Landing Harbor District, 7881 Sandholdt Road, Moss Landing, CA. Individuals requiring special accommodations should contact Administrative Assistant, Shay Shaw at Shaw@mosslandingharbor.dst.ca.us or at 831.633.2461 no less than 72 hours prior to the meeting or if 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/or by contacting the District at 831.633.5417 or Razzeca@mosslandingharbor.dst.ca.us or on the District's website at www.mosslandingharbor.dst.ca.us. All meetings are noticed and conducted in accordance with the Ralph M. Brown Act.



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

March 30, 2022

Moss Landing Harbor District is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/84588794542>

Meeting ID: 845 8879 4542

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Meeting ID: 845 8879 4542

Find your local number: <https://us02web.zoom.us/u/kbJpEzq7uP>

A. CLOSED SESSION

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

1. Confer with real property negotiators (District Counsel and GM) pursuant to Government Code Section 54956.8 - Moss Landing Commercial Park District proposal concerning Outfall Line, East Harbor Pumping Pier Property and Berthing Spaces.
2. Confer with real property negotiators (District Counsel and GM) pursuant to Government Code 54956.8 regarding the proposed lease of storage lot adjacent to the Santa Cruz Cannery Building located at 7532 Sandholdt Rd.
3. Confer with real property negotiators (District Counsel and GM) pursuant to Government Code §54956.8 regarding: Development proposal received regarding the District new 9500'sf building in North Harbor.

B. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE

The open session was called to order at 7:00 pm, after the Pledge of Allegiance Roll was called:

Commissioners Present:

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

Staff Present:

Tommy Razzeca – General Manager
Mike Rodriguez – District Counsel
Shay Shaw – Administrative Assistant

Liz Soto - Commissioner

C. PRESIDENT'S REMARKS

The President announced that the Board met in Closed Session and no decisions were made; direction was given to the General Manager and District Counsel.

D. PUBLIC COMMENTS

Gail Morton made a brief presentation to the Board of Harbor Commissioners as a LAFCO candidate for the seat as a Independent Special District Commissioner.

E. CONSENT CALENDAR

1. Approval of February 23, 2022 Regular Meeting Minutes. A motion was made by Commissioner Ferrante, seconded by Commissioner Soto, to approve the February, 2022 Regular Meeting Minutes. The motion passed unanimously on a roll-call vote.

H. FINANCIAL REPORT

2. Financial report month ending February, 2022. GM Razzeca gave the report. A motion was made by Commissioner Goulart, seconded by Commissioner Leonardini to accept the financial report. The motion passed unanimously on a roll-call vote.

I. MANAGER'S REPORTS

The General Manager will make oral or written presentations on the below subjects. The Board may take such action as deemed necessary.

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

J. COMMITTEE REPORTS

9. Finance Committee – Ferrante/Leonardini – Commissioner Ferrante made the report that they met with the General Manager and after reviewing the loan decided to leave it as is and continue pay the loan down due to low interest rates.
10. Elkhorn Slough Advisory Committee – Leonardini –
11. Special Districts – Jeffries/Ferrante – nothing to report
12. Liveboard Committee – Goulart/Soto – nothing to report
13. Harbor Improvement Committee – Goulart/Soto – nothing to report
14. Real Property Committee I – Jeffries/Leonardini– nothing to report
15. Real Property Committee II – Ferrante/Goulart – A request was made from a Permit holder to lower the cost per month/annually for the passenger vessel fee and to change the Ordinance Code accordingly to support their request. The Committees recommendation was to make no Ordinance change and continue billing the passenger vessel fee is.
16. Personnel Committee- Ferrante/Jeffries – nothing to report
17. Ad Hoc Budget Committee – Goulart/Soto – Commissioner Goulart reported that the committee has met and that the preliminary budget for FY 22/23 is in process and should be before the Board a during the April Meeting.
18. 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.

K. NEW BUSINESS

19. ITEM – Consider Approval of MBARI Special Activity Use Permit.

- a. Staff report – GM Razzeca gave the report
- b. Public comment – None
- c. Board discussion – None

d. Board action – A motion was made by Commissioner Ferrante, seconded by Commissioner Leonardini to approve the MBARI Special Activity Use Permit. The motion passed unanimously on a roll-call vote.

20. ITEM – Consider LAFCO Election Ballot

- a. Staff report – GM Razzeca gave the report
- b. Public comment – None
- c. Board discussion – Discussion ensued by Board members related to the different candidates on the ballot.

d. Board action – A motion was made to cast the MLHD vote for candidate David Kong by Commissioner Ferrante, seconded by Commissioner Jeffries. The motion passed unanimously on a roll-call vote.

21. ITEM – Consider Resolution No. 22-03 Amending the Lusamerica Foods Inc. Cannery Building Lease.

- a. Staff report – GM Razzeca gave the report
- b. Public comment – None
- c. Board discussion – None

d. Board action – A motion was made by Commissioner Ferrante seconded by Commissioner Soto to approve Resolution No. 22-03 amending the Lusamerica Cannery Building Lease. The motion passed unanimously on a roll-call vote.

22. ITEM – Consider Resolution 22-04 Approval of Miller Marine Solutions Cannery Building Lease.

- a. Staff report – GM Razzeca gave the report
- b. Public comment – None
- c. Board discussion – None

d. Board action – A motion was made by Commissioner Ferrante, seconded by Commissioner Goulart to approve Resolution No. 22-04 approving the Miller Marine Solutions Cannery Building Lease. The motion passed unanimously on a roll-call vote.

L. COMMISSIONERS COMMENTS AND CONCERNS

Commissioner Ferrante recommends that we get in contact with our field coordinators from CSDA to see about more funding for Special Districts. President Jeffries recommended that staff look into having a complete MLHD property survey completed.

M. ADJOURNMENT

The meeting adjourned at pm 8:20 pm

Respectfully submitted,

Vince Ferrante, Secretary
Board of Harbor Commissioners

ATTEST:

Tommy Razzeca, Deputy Secretary
Board of Harbor Commissioners

Moss Landing Harbor District Balance Sheet As of March 31, 2022

	Mar 31, 22	Mar 31, 21	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
1022 · 1st Capital Trust Account	3,985,868		3,985,868	100%
1001 · 1st Capital Operating Account	2,797,253		2,797,253	100%
1002 · Petty Cash	500	500		
1009 · Union - Operating	0	3,103,936	-3,103,936	-100%
1015 · 1st Capital Bank	1,559,675	1,556,559	3,116	0%
1018 · Union Bank- Trust Account		1,700,103	-1,700,103	-100%
1020 · Umpqua - Restricted	1,017,111	1,016,907	204	
Total Checking/Savings	9,360,407	7,378,005	1,982,402	27%
Accounts Receivable				
11290 · Leases				
1282 · NNN Receivable	102,892	41,363	61,529	149%
1284 · Local Bounty	4,951		4,951	100%
1294 · Monterey Fish		-7,825	7,825	100%
11290 · Leases - Other	1,125		1,125	100%
Total 11290 · Leases	108,968	33,538	75,430	225%
1200 · Marina Receivables	135,675	137,672	-1,997	-1%
1201 · Marina - Allow for Bad Debt	-43,526	-34,630	-8,896	-26%
Total Accounts Receivable	201,117	136,580	64,537	47%
Other Current Assets				
1271 · Prepaid Expenses				
1270 · Insurance	50,403	51,081	-678	-1%
Total 1271 · Prepaid Expenses	50,403	51,081	-678	-1%
Total Other Current Assets	50,403	51,081	-678	-1%
Total Current Assets	9,611,927	7,565,666	2,046,261	27%
Fixed Assets				
1650 · Construction in Progress	4,880,492	4,879,473	1,019	
1670 · Equipment	481,946	466,635	15,311	3%
1700 · Improvements				
1710 · NH Buildings & Improvements	6,893,102	6,893,102		
1720 · NH Floating Docks	524,675	524,675		
1725 · NH Offsite Improvements	632,218	632,218		
1730 · SH Buildings & Improvements	8,172,908	8,167,215	5,693	0%
1740 · SH Floating Docks	9,583,746	9,583,746		
Total 1700 · Improvements	25,806,649	25,800,956	5,693	

Moss Landing Harbor District
Balance Sheet
As of March 31, 2022

	<u>Mar 31, 22</u>	<u>Mar 31, 21</u>	<u>\$ Change</u>	<u>% Change</u>
1800 · Less - Depreciation				
1805 · Equipment	-452,248	-437,241	-15,007	-3%
1810 · NH Buildings & Improvements	-3,849,502	-3,624,032	-225,470	-6%
1820 · NH Floating Docks	-533,702	-533,702	0	
1825 · NH Offsite Improvements	-529,321	-510,531	-18,790	-4%
1830 · SH Buildings & Improvements	-6,425,060	-6,310,630	-114,430	-2%
1840 · SH Floating Docks	-7,089,501	-6,706,140	-383,361	-6%
Total 1800 · Less - Depreciation	<u>-18,879,334</u>	<u>-18,122,276</u>	<u>-757,058</u>	<u>-4%</u>
1900 · Land	1,642,860	1,642,860		
Total Fixed Assets	13,932,613	14,667,648	-735,035	-5%
Other Assets				
1320 · Workers Comp Deposit	200	200		
1530 · Principal Financial CS	7,389	7,389		
Total Other Assets	<u>7,589</u>	<u>7,589</u>		
TOTAL ASSETS	<u><u>23,552,129</u></u>	<u><u>22,240,903</u></u>	<u><u>1,311,226</u></u>	<u><u>6%</u></u>

Moss Landing Harbor District
Balance Sheet
As of March 31, 2022

	<u>Mar 31, 22</u>	<u>Mar 31, 21</u>	<u>\$ Change</u>	<u>% Change</u>
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
2010 · Accounts Payable	26,305	-9,259	35,564	384%
Total Accounts Payable	<u>26,305</u>	<u>-9,259</u>	<u>35,564</u>	<u>384%</u>
Other Current Liabilities				
2020 · Accrued Salaries Payable	16,705	16,850	-145	-1%
2021 · Accrued Vacation	39,621	22,412	17,209	77%
2023 · Accrued Payroll Taxes	1,148	6,865	-5,717	-83%
2030 · Customer Deposits	360,883	347,956	12,927	4%
2051 · Note Interest Payable				
2062 · Umpqua Accrued Interest	13,145	15,239	-2,094	-14%
Total 2051 · Note Interest Payable	<u>13,145</u>	<u>15,239</u>	<u>-2,094</u>	<u>-14%</u>
2080 · Prepaid Berth Fees	214,083	198,300	15,783	8%
2011 · Lusamerica Reimb. Acct.	15,000		15,000	100%
2082 · MLCP Cost Reimb. Deposit		74,811	-74,811	-100%
2086 · Prepaid Leases				
20861 · Vistra	73,131	72,933	198	0%
20862 · MBARI	32,811	2,057	30,754	1,495%
Total 2086 · Prepaid Leases	<u>105,942</u>	<u>74,990</u>	<u>30,952</u>	<u>41%</u>
2087 · Lease Deposits	19,756	19,501	255	1%
Total Other Current Liabilities	<u>786,283</u>	<u>776,924</u>	<u>9,359</u>	<u>1%</u>
Total Current Liabilities	<u>812,588</u>	<u>767,665</u>	<u>44,923</u>	<u>6%</u>
Long Term Liabilities				
2605 · Umpqua Loan	2,163,830	2,508,701	-344,871	-14%
Total Long Term Liabilities	<u>2,163,830</u>	<u>2,508,701</u>	<u>-344,871</u>	<u>-14%</u>
Total Liabilities	<u>2,976,418</u>	<u>3,276,366</u>	<u>-299,948</u>	<u>-9%</u>
Equity				
3020 · Retained Net Assets	6,456,231	6,456,231		
3050 · Prior Year Earnings	13,142,922	11,796,804	1,346,118	11%
Net Income	976,558	711,502	265,056	37%
Total Equity	<u>20,575,711</u>	<u>18,964,537</u>	<u>1,611,174</u>	<u>8%</u>
TOTAL LIABILITIES & EQUITY	<u>23,552,129</u>	<u>22,240,903</u>	<u>1,311,226</u>	<u>6%</u>

Moss Landing Harbor District
Statement of Cash Flows
July 2021 through March 2022

Jul '21 - Mar 22

OPERATING ACTIVITIES

Net Income	976,558
Adjustments to reconcile Net Income	
to net cash provided by operations:	
11290 · Leases	-1,125
11290 · Leases:1291 · Monterey Bay Kayak	18,891
1200 · Marina Receivables	-14,719
1201 · Marina - Allow for Bad Debt	19,125
11290 · Leases:1282 · NNN Receivable	-29,000
11290 · Leases:1284 · Local Bounty	-4,951
1271 · Prepaid Expenses:1270 · Insurance	-50,403
1800 · Less - Depreciation:1805 · Equipment	15,301
1800 · Less - Depreciation:1810 · NH Buildings & Improvements	236,284
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	225,322
2020 · Accrued Salaries Payable	1,707
2030 · Customer Deposits	12,528
2080 · Prepaid Berth Fees	-9,519
2086 · Prepaid Leases	-7,551
2086 · Prepaid Leases:20861 · Vistra	19,983
2086 · Prepaid Leases:20862 · MBARI	8,194
2087 · Lease Deposits	255
2051 · Note Interest Payable:2062 · Umpqua Accrued Interest	-16,646
2082 · MLCP Cost Reimb. Deposit	-73,761

Net cash provided by Operating Activities	1,824,922
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FINANCING ACTIVITIES

2605 · Umpqua Loan	-344,871
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Net cash provided by Financing Activities	-344,871
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Net cash increase for period	1,480,051
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Cash at beginning of period	7,880,357
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Cash at end of period	9,360,408
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Moss Landing Harbor District Profit & Loss Budget vs. Actual July 2021 through March 2022

Ordinary Income/Expense	Jul '21 - Mar 22	Budget	\$ Over Budget	% of Budget
Income				
4000 · MARINA REVENUES				
4100 · Berthing Income				
4110 · Assigned Berthing	1,339,039	1,358,630	-19,591	99%
4112 · Qtrly/Annual Discount	-2,442	-2,175	-267	112%
4113 · Commercial Vessel Dscnt	-8,993	-9,000	7	100%
4114 · Away (1 mnth) Dscnt	-142	-450	308	32%
4115 · Temporary Berthing	197,234	205,945	-8,711	96%
4120 · Liveaboard Fees	102,060	99,750	2,310	102%
4130 · Transient Berthing	7,262	24,150	-16,888	30%
4220 · Wait List	8,525	4,875	3,650	175%
4260 · Towing - Intra Harbor	500	450	50	111%
4270 · Pumpouts	400	600	-200	67%
4280 · Late Fees	23,651	26,250	-2,599	90%
4282 · Recovered Lien Costs		1,000	-1,000	
Total 4100 · Berthing Income	1,667,094	1,710,025	-42,931	97%
4200 · Other Income - Operations				
4225 · Merchandise		180	-180	
4230 · SH Parking	84,367	73,825	10,542	114%
4285 · Dog Fee	845	450	395	188%
4290 · Misc	8,216	1,500	6,716	548%
Total 4200 · Other Income - Operations	93,428	75,955	17,473	123%
4300 · Operating Grant Revenues	329,207			
Total 4000 · MARINA REVENUES	2,089,729	1,785,980	303,749	117%

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
July 2021 through March 2022

Expense	Jul '21 - Mar 22	Budget	\$ Over Budget	% of Budget
5200 · General & Administrative				
5100 · Advertising	3,975	4,875	-900	82%
5210 · Dues & Subscriptions	4,986	8,560	-3,574	58%
5220 · Office Supplies				
5223 · Administration	4,103	6,517	-2,414	63%
5225 · Operations	8,119	10,063	-1,944	81%
Total 5220 · Office Supplies	12,222	16,580	-4,358	74%
5230 · Postage & Equip Lease				
5232 · Meter Lease	713	518	195	138%
5235 · Postage	801	837	-36	96%
Total 5230 · Postage & Equip Lease	1,514	1,355	159	112%
5240 · Copier Lease & Supplies				
5242 · Copier Lease	2,635	2,205	430	120%
Total 5240 · Copier Lease & Supplies	2,635	2,205	430	120%
5250 · Telephone & Communications				
5253 · Administration	11,029	9,769	1,260	113%
5255 · Operations	602	363	239	166%
Total 5250 · Telephone & Communications	11,631	10,132	1,499	115%
5260 · Professional Services				
5262 · Accounting	29,073	36,000	-6,927	81%
5263 · Audit fees	17,000	18,000	-1,000	94%
5265 · Legal	26,690	75,000	-48,310	36%
5268 · Computer Consulting	1,478	1,404	74	105%
5269 · Payroll Processing	3,128	2,713	415	115%
Total 5260 · Professional Services	77,369	133,117	-55,748	58%
5290 · Credit Card Fees	4,076	8,472	-4,396	48%
5921 · Internet Billing Service	1,232	1,078	154	114%
Total 5200 · General & Administrative	119,640	186,374	-66,734	64%
5300 · Personnel				
5310 · Salaries				
5313 · Administration	182,994	204,085	-21,091	90%
5315 · Operations	119,208	153,683	-34,475	78%
5318 · Maintenance	95,237	116,110	-20,873	82%
Total 5310 · Salaries	397,439	473,878	-76,439	84%
5330 · Payroll Taxes				
5333 · Administration	13,993	15,613	-1,620	90%
5335 · Operations	11,369	11,757	-388	97%
5338 · Maintenance	7,289	8,882	-1,593	82%
Total 5330 · Payroll Taxes	32,651	36,252	-3,601	90%
5340 · Employee Benefits				
5343 · Administration	40,322	33,519	6,803	120%
5345 · Operations	610			
5348 · Maintenance	43,500	44,417	-917	98%
Total 5340 · Employee Benefits	84,432	77,936	6,496	108%

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
July 2021 through March 2022

	<u>Jul '21 - Mar 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
5350 · Workers Compensation				
5353 · Administration	2,700	797	1,903	339%
5355 · Operations	4,722	9,154	-4,432	52%
5358 · Maintenance	5,020	4,971	49	101%
Total 5350 · Workers Compensation	<u>12,442</u>	<u>14,922</u>	<u>-2,480</u>	<u>83%</u>
5360 · Education & Training				
5363 · Administration	3,224	1,500	1,724	215%
5365 · Operations	304	1,500	-1,196	20%
Total 5360 · Education & Training	<u>3,528</u>	<u>3,000</u>	<u>528</u>	<u>118%</u>
Total 5300 · Personnel	<u>530,492</u>	<u>605,988</u>	<u>-75,496</u>	<u>88%</u>
5400 · Insurance				
5410 · Liability Insurance	124,416	124,350	66	100%
Total 5400 · Insurance	<u>124,416</u>	<u>124,350</u>	<u>66</u>	<u>100%</u>
5500 · Utilities				
5510 · Garbage	88,599	86,250	2,349	103%
5520 · Gas and Electric	226,555	225,000	1,555	101%
5530 · Water	28,678	30,000	-1,322	96%
5540 · Sewer	31,701	32,250	-549	98%
Total 5500 · Utilities	<u>375,533</u>	<u>373,500</u>	<u>2,033</u>	<u>101%</u>
5600 · Operating Supplies				
5610 · Vehicles	6,206	11,310	-5,104	55%
5620 · Vessels	476	1,200	-724	40%
5625 · Operations	11,779	14,640	-2,861	80%
Total 5600 · Operating Supplies	<u>18,461</u>	<u>27,150</u>	<u>-8,689</u>	<u>68%</u>
5700 · Depreciation	375,017	375,000	17	100%
5800 · Repairs & Maintenance				
5810 · Vehicles	328	717	-389	46%
5830 · Equip Rental	2,421	4,276	-1,855	57%
5850 · Repair Materials	21,830	51,257	-29,427	43%
5860 · Outside Service Contracts	62,331	56,250	6,081	111%
5870 · Derelict Disposal	42,093	37,500	4,593	112%
Total 5800 · Repairs & Maintenance	<u>129,003</u>	<u>150,000</u>	<u>-20,997</u>	<u>86%</u>
5900 · Financial Expenses				
5920 · Bank Service Charges	4,622	3,750	872	123%
5990 · Bad Debt	19,125	18,750	375	102%
Total 5900 · Financial Expenses	<u>23,747</u>	<u>22,500</u>	<u>1,247</u>	<u>106%</u>
Total · MARINA EXPENSES	<u>1,696,309</u>	<u>1,864,862</u>	<u>-168,554</u>	<u>91%</u>
Net Ordinary Income - Marina Operations	<u>393,421</u>	<u>-78,882</u>	<u>472,303</u>	<u>-499%</u>

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
July 2021 through March 2022

	Jul '21 - Mar 22	Budget	\$ Over Budget	% of Budget
4400 · LEASE AND OTHER INCOME				
4050 · Trust Lands Lease Revenue				
4051 · Vistra	55,110	55,110	0	100%
4053 · MBARI	22,599	22,599		100%
Total 4050 · Trust Lands Lease Revenue	<u>77,709</u>	<u>77,709</u>	<u>0</u>	<u>100%</u>
4500 · Leases				
4501 · K-Pier Lease	25,373	10,195	15,178	249%
4502 · Cannery Building				
4517 · Suite 2	26,705	26,421	284	101%
4504 · Suite 3	72,818	73,061	-243	100%
4511 · Suite 1 & 10	14,852	14,900	-48	100%
4515 · Suite 4	70,933	70,660	273	100%
4518 · Suite 5	17,662	20,651	-2,989	86%
4510 · Suite 6	10,740	10,773	-33	100%
4512 · Suite 7	11,472	11,296	176	102%
4503 · Suite 8	7,401	7,188	213	103%
4520 · Suite 9	6,000	6,764	-764	89%
4523 · Canary NNN	28,256	30,000	-1,744	94%
Total 4502 · Cannery Building	<u>266,839</u>	<u>271,714</u>	<u>-4,875</u>	<u>98%</u>
4530 · RV Lot	27,036	27,135	-99	100%
4540 · Martin & Mason	26,911	28,481	-1,570	94%
4560 · North Harbor				
4562 · Sea Harvest	28,287	27,904	383	101%
4568 · Monterey Bay Kayaks	35,621	33,750	1,871	106%
Total 4560 · North Harbor	<u>63,908</u>	<u>61,654</u>	<u>2,254</u>	<u>104%</u>
Total 4500 · Leases	<u>410,067</u>	<u>399,179</u>	<u>10,888</u>	<u>103%</u>
4600 · District Property Taxes	203,898	150,000	53,898	136%
4700 · Other Revenues & Concessions				
4125 · Amenity Fee	264,938	266,250	-1,312	100%
4126 · Passenger Vessel Fees	6,774	22,500	-15,726	30%
4710 · Vending Activities				
4711 · Washer/Dryer	7,275	6,120	1,155	119%
4712 · Soda	115	255	-140	45%
Total 4710 · Vending Activities	<u>7,390</u>	<u>6,375</u>	<u>1,015</u>	<u>116%</u>
4720 · Dry Storage	46,106	47,250	-1,144	98%
4725 · North Harbor Use Fee	147,220	74,875	72,345	197%
4727 · Key Sales	3,926	3,705	221	106%
4730 · NH Washdown	480	1,400	-920	34%
4735 · Camp/RV	1,666	1,875	-209	89%
4740 · Equipment Rental	285	100	185	285%
4745 · Citations & Fines	3,811			
4751 · Permits	7,291	3,375	3,916	216%
4765 · Faxes, Copies & Postage		45	-45	
Total 4700 · Other Revenues & Concessions	<u>489,887</u>	<u>427,750</u>	<u>62,137</u>	<u>115%</u>

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
July 2021 through March 2022

	<u>Jul '21 - Mar 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
4800 · Interest				
4841 · Union Bank Interest	215	225	-10	96%
4843 · First Capital Bank	2,436	2,325	111	105%
4846 · Umpqua Interest	76	413	-337	18%
Total 4800 · Interest	<u>2,727</u>	<u>2,963</u>	<u>-236</u>	<u>92%</u>
Total 4400 · LEASE AND OTHER INCOME	<u>1,184,288</u>	<u>1,057,601</u>	<u>126,687</u>	<u>112%</u>
7000 · LEASE AND OTHER EXPENSES				
7100 · Interest Expense				
7134 · Umpqua NP Interest	49,939	49,939		100%
Total 7100 · Interest Expense	<u>49,939</u>	<u>49,939</u>		<u>100%</u>
7200 · Other Financial Expenses				
7221 · CSDA Dues	7,615	7,500	115	102%
7230 · LAFO Administrative Charges	5,393	7,000	-1,607	77%
Total 7200 · Other Financial Expenses	<u>13,008</u>	<u>14,500</u>	<u>-1,492</u>	<u>90%</u>
5700 · Depreciation	375,017	375,000	17	100%
7300 · Commissioner Expenses				
7320 · Monthly Stipend	9,875	16,500	-6,625	60%
7321 · Employer Payroll Taxes	755	1,350	-595	56%
7330 · Incurred Expenses	1,352	900	452	150%
Total 7300 · Commissioner Expenses	<u>11,982</u>	<u>18,750</u>	<u>-6,768</u>	<u>64%</u>
Total 7000 · LEASE AND OTHER EXPENSES	<u>449,946</u>	<u>458,189</u>	<u>-8,244</u>	<u>98%</u>
Net Ordinary Income - Lease & Other Operations	<u>734,343</u>	<u>599,412</u>	<u>134,931</u>	<u>123%</u>
Net Ordinary Income - Combined Operations	<u>1,127,763</u>	<u>520,530</u>	<u>607,233</u>	<u>217%</u>

Moss Landing Harbor District Profit & Loss Budget vs. Actual July 2021 through March 2022

	<u>Jul '21 - Mar 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Other Income/Expense				
Other Income				
8001 · Cost Reimbursements				
8101 · Revenue from reimbursements		-150,000	150,000	
8201 · Reimbursable expenses		150,000	-150,000	
Total 8001 · Cost Reimbursements				
Total Other Income				
Other Expense				
9000 · CAPITAL PROJECT EXPENSES				
5880 · Dredging	18,305	250,000	-231,695	7%
9051 · Sewer Lift Station	7,490	50,000	-42,510	15%
9053 · Dock Maintenance		100,000	-100,000	
9054 · Sea Lion Deterrent Fencing	1,882	25,000	-23,118	8%
9060 · NH Berthers Parking/Paving	76,718	100,000	-23,282	77%
9125 · North Harbor Parking Lot LTG		40,000	-40,000	
9150 · Cannery		375,000	-375,000	
9250 · Security Camera	19,507	50,000	-30,493	39%
9307 · Piling Replacement Proj.		100,000	-100,000	
9309 · New NH Building		1,000,000	-1,000,000	
9310 · NH Hotel	1,215	75,000	-73,785	2%
9470 · NH Visitor Dock		400,000	-400,000	
9565 · Miscellaneous Capital Projects	26,088	80,000	-53,912	33%
9750 · Office Computers		25,000	-25,000	
9800 · Dock Replacement		200,000	-200,000	
Total 9000 · CAPITAL PROJECT EXPENSES	<u>151,205</u>	<u>2,870,000</u>	<u>-2,718,795</u>	<u>5%</u>
Total Other Expense	<u>151,205</u>	<u>2,870,000</u>	<u>-2,718,795</u>	<u>5%</u>
Net Other Income	<u>-151,205</u>	<u>-2,870,000</u>	<u>2,718,795</u>	<u>5%</u>
	<u>976,558</u>	<u>-2,349,470</u>	<u>3,326,028</u>	<u>-42%</u>

Moss Landing Harbor District Profit & Loss YTD Comparison July 2021 through March 2022

	<u>Jul '21 - Mar 22</u>	<u>Jul '20 - Mar 21</u>	<u>\$ Change</u>	<u>% Change</u>
Ordinary Income/Expense				
Income				
4000 · MARINA REVENUES				
4100 · Berthing Income				
4110 · Assigned Berthing	1,339,039	1,302,717	36,322	3%
4112 · Qtrly/Annual Discount	-2,442	-2,413	-29	-1%
4113 · Commercial Vessel Dscnt	-8,993	-9,429	436	5%
4114 · Away (1 mnth) Dscnt	-142	-476	334	70%
4115 · Temporary Berthing	197,234	211,163	-13,929	-7%
4120 · Liveaboard Fees	102,060	95,295	6,765	7%
4130 · Transient Berthing	7,262	18,508	-11,246	-61%
4220 · Wait List	8,525	7,428	1,097	15%
4260 · Towing - Intra Harbor	500	600	-100	-17%
4270 · Pumpouts	400	1,400	-1,000	-71%
4280 · Late Fees	23,651	25,890	-2,239	-9%
4282 · Recovered Lien Costs		200	-200	-100%
Total 4100 · Berthing Income	<u>1,667,094</u>	<u>1,650,883</u>	<u>16,211</u>	<u>1%</u>
4200 · Other Income - Operations				
4225 · Merchandise		42	-42	-100%
4230 · SH Parking	84,367	51,215	33,152	65%
4285 · Dog Fee	845	870	-25	-3%
4290 · Misc	8,216	2,262	5,954	263%
Total 4200 · Other Income - Operations	<u>93,428</u>	<u>54,389</u>	<u>39,039</u>	<u>72%</u>
4300 · Operating Grant Revenues				
4300 · Operating Grant Revenues - Other	329,207		329,207	100%
Total 4300 · Operating Grant Revenues	<u>329,207</u>		<u>329,207</u>	<u>100%</u>
Total 4000 · MARINA REVENUES	<u>2,089,729</u>	<u>1,705,272</u>	<u>384,457</u>	<u>23%</u>

Moss Landing Harbor District
Profit & Loss YTD Comparison
July 2021 through March 2022

Expense	Jul '21 - Mar 22	Jul '20 - Mar 21	\$ Change	% Change
5200 · General & Administrative				
5100 · Advertising	3,975	3,633	342	9%
5210 · Dues & Subscriptions	4,986	20,266	-15,280	-75%
5220 · Office Supplies				
5223 · Administration	4,103	7,631	-3,528	-46%
5225 · Operations	8,119	8,565	-446	-5%
Total 5220 · Office Supplies	<u>12,222</u>	<u>16,196</u>	<u>-3,974</u>	<u>-25%</u>
5230 · Postage & Equip Lease				
5232 · Meter Lease	713	334	379	113%
5235 · Postage	801	679	122	18%
Total 5230 · Postage & Equip Lease	<u>1,514</u>	<u>1,013</u>	<u>501</u>	<u>49%</u>
5240 · Copier Lease & Supplies				
5242 · Copier Lease	2,635	3,095	-460	-15%
Total 5240 · Copier Lease & Supplies	<u>2,635</u>	<u>3,095</u>	<u>-460</u>	<u>-15%</u>
5250 · Telephone & Communications				
5253 · Administration	11,029	11,533	-504	-4%
5255 · Operations	602	567	35	6%
Total 5250 · Telephone & Communications	<u>11,631</u>	<u>12,100</u>	<u>-469</u>	<u>-4%</u>
5260 · Professional Services				
5262 · Accounting	29,073	29,776	-703	-2%
5263 · Audit fees	17,000	16,500	500	3%
5265 · Legal	26,690	30,259	-3,569	-12%
5268 · Computer Consulting	1,478	1,721	-243	-14%
5269 · Payroll Processing	3,128	3,147	-19	-1%
Total 5260 · Professional Services	<u>77,369</u>	<u>81,403</u>	<u>-4,034</u>	<u>-5%</u>
5270 · Licenses & Permits		10	-10	-100%
5290 · Credit Card Fees	4,076	11,464	-7,388	-64%
5921 · Internet Billing Service	1,232	1,369	-137	-10%
Total 5200 · General & Administrative	<u>119,640</u>	<u>150,549</u>	<u>-30,909</u>	<u>-21%</u>
5300 · Personnel				
5310 · Salaries				
5313 · Administration	182,994	118,618	64,376	54%
5315 · Operations	119,208	146,499	-27,291	-19%
5318 · Maintenance	95,237	125,154	-29,917	-24%
Total 5310 · Salaries	<u>397,439</u>	<u>390,271</u>	<u>7,168</u>	<u>2%</u>
5330 · Payroll Taxes				
5333 · Administration	13,993	7,917	6,076	77%
5335 · Operations	11,369	10,310	1,059	10%
5338 · Maintenance	7,289	8,477	-1,188	-14%
Total 5330 · Payroll Taxes	<u>32,651</u>	<u>26,704</u>	<u>5,947</u>	<u>22%</u>
5340 · Employee Benefits				
5343 · Administration	40,322	35,539	4,783	13%
5345 · Operations	610	2,308	-1,698	-74%
5348 · Maintenance	43,500	42,678	822	2%

Moss Landing Harbor District
Profit & Loss YTD Comparison
July 2021 through March 2022

	<u>Jul '21 - Mar 22</u>	<u>Jul '20 - Mar 21</u>	<u>\$ Change</u>	<u>% Change</u>
Total 5340 · Employee Benefits	84,432	80,525	3,907	5%
5350 · Workers Compensation				
5353 · Administration	2,700	2,700		
5355 · Operations	4,722	5,283	-561	-11%
5358 · Maintenance	5,020	6,003	-983	-16%
Total 5350 · Workers Compensation	12,442	13,986	-1,544	-11%
5360 · Education & Training				
5363 · Administration	3,224	1,292	1,932	150%
5365 · Operations	304	1,357	-1,053	-78%
5368 · Maintenance		1,100	-1,100	-100%
Total 5360 · Education & Training	3,528	3,749	-221	-6%
Total 5300 · Personnel	530,492	515,235	15,257	3%
5400 · Insurance				
5410 · Liability Insurance	124,416	111,901	12,515	11%
Total 5400 · Insurance	124,416	111,901	12,515	11%
5500 · Utilities				
5510 · Garbage	88,599	89,829	-1,230	-1%
5520 · Gas and Electric	226,555	196,636	29,919	15%
5530 · Water	28,678	26,503	2,175	8%
5540 · Sewer	31,701	28,688	3,013	11%
Total 5500 · Utilities	375,533	341,656	33,877	10%
5600 · Operating Supplies				
5610 · Vehicles	6,206	7,860	-1,654	-21%
5620 · Vessels	476	1,321	-845	-64%
5625 · Operations	11,779	14,387	-2,608	-18%
Total 5600 · Operating Supplies	18,461	23,568	-5,107	-22%
5700 · Depreciation	750,033	750,033		
5800 · Repairs & Maintenance				
5810 · Vehicles	328	148	180	122%
5830 · Equip Rental	2,421	3,054	-633	-21%
5850 · Repair Materials	21,830	34,777	-12,947	-37%
5860 · Outside Service Contracts	62,331	58,810	3,521	6%
5870 · Derelict Disposal	42,093	41,381	712	2%
Total 5800 · Repairs & Maintenance	129,003	138,170	-9,167	-7%
5900 · Financial Expenses				
5920 · Bank Service Charges	4,622	7,288	-2,666	-37%
5990 · Bad Debt	19,125	19,125		
Total 5900 · Financial Expenses	23,747	26,413	-2,666	-10%
Total · MARINA EXPENSES	2,071,325	2,057,525	13,800	1%
Net Ordinary Income - Marina Operations	18,404	-352,253	370,657	105%

Moss Landing Harbor District Profit & Loss YTD Comparison July 2021 through March 2022

	Jul '21 - Mar 22	Jul '20 - Mar 21	\$ Change	% Change
4400 · LEASE AND OTHER INCOME				
4050 · Trust Lands Lease Revenue				
4051 · Vistra	55,110	52,651	2,459	5%
4053 · MBARI	22,599	22,077	522	2%
Total 4050 · Trust Lands Lease Revenue	<u>77,709</u>	<u>74,728</u>	2,981	4%
4500 · Leases				
4501 · K-Pier Lease	25,373	14,595	10,778	74%
4502 · Cannery Building				
4517 · Suite 2	26,705	26,086	619	2%
4504 · Suite 3	72,818	70,997	1,821	3%
4511 · Suite 1 & 10	14,852	14,541	311	2%
4515 · Suite 4	70,933	69,808	1,125	2%
4518 · Suite 5	17,662	20,098	-2,436	-12%
4510 · Suite 6	10,740	18,304	-7,564	-41%
4512 · Suite 7	11,472	12,358	-886	-7%
4503 · Suite 8	7,401	7,185	216	3%
4520 · Suite 9	6,000	4,984	1,016	20%
4523 · Canary NNN	28,256	28,594	-338	-1%
Total 4502 · Cannery Building	<u>266,839</u>	<u>272,955</u>	-6,116	-2%
4530 · RV Lot	27,036	26,644	392	1%
4540 · Martin & Mason	26,911	28,481	-1,570	-6%
4560 · North Harbor				
4562 · Sea Harvest	28,287	27,461	826	3%
4568 · Monterey Bay Kayaks	35,621	72,826	-37,205	-51%
Total 4560 · North Harbor	<u>63,908</u>	<u>100,287</u>	-36,379	-36%
Total 4500 · Leases	<u>410,067</u>	<u>442,962</u>	-32,895	-7%
4600 · District Property Taxes	203,898	191,960	11,938	6%
4700 · Other Revenues & Concessions				
4125 · Amenity Fee	264,938	257,283	7,655	3%
4126 · Passenger Vessel Fees	6,774		6,774	100%
4710 · Vending Activities				
4711 · Washer/Dryer	7,275	4,691	2,584	55%
4712 · Soda	115	237	-122	-51%
Total 4710 · Vending Activities	<u>7,390</u>	<u>4,928</u>	2,462	50%
4720 · Dry Storage	46,106	44,295	1,811	4%
4725 · North Harbor Use Fee	147,220	116,964	30,256	26%
4727 · Key Sales	3,926	5,970	-2,044	-34%
4730 · NH Washdown	480	270	210	78%
4735 · Camp/RV	1,666	40	1,626	4,065%
4740 · Equipment Rental	285	100	185	185%
4745 · Citations & Fines	3,811	1,946	1,865	96%
4751 · Permits	7,291	4,027	3,264	81%
4765 · Faxes, Copies & Postage		14	-14	-100%
4770 · Surplus Auction/Sales		258	-258	-100%
Total 4700 · Other Revenues & Concessions	<u>489,887</u>	<u>436,095</u>	53,792	12%

Moss Landing Harbor District Profit & Loss YTD Comparison July 2021 through March 2022

	Jul '21 - Mar 22	Jul '20 - Mar 21	\$ Change	% Change
4800 · Interest				
4841 · Union Bank Interest	215	203	12	6%
4843 · First Capital Bank	2,436	2,335	101	4%
4846 · Umpqua Interest	76	382	-306	-80%
Total 4800 · Interest	2,727	2,920	-193	-7%
Total 4400 · LEASE AND OTHER INCOME	1,184,288	1,148,665	35,623	3%
7000 · LEASE AND OTHER EXPENSES				
7100 · Interest Expense				
7134 · Umpqua NP Interest	49,939	57,897	-7,958	-14%
Total 7100 · Interest Expense	49,939	57,897	-7,958	-14%
7200 · Other Financial Expenses				
7221 · CSDA Dues	7,615	7,253	362	5%
7230 · LAFO Administrative Charges	5,393	5,425	-32	-1%
Total 7200 · Other Financial Expenses	13,008	12,678	330	3%
7300 · Commissioner Expenses				
7320 · Monthly Stipend	9,875	11,250	-1,375	-12%
7321 · Employer Payroll Taxes	755	775	-20	-3%
7330 · Incurred Expenses	1,352	238	1,114	468%
Total 7300 · Commissioner Expenses	11,982	12,263	-281	-2%
Total 7000 · LEASE AND OTHER EXPENSES	74,929	82,838	-7,909	-10%
Net Ordinary Income - Lease & Other Expenses	1,109,359	1,065,827	43,532	4%
Net Ordinary Income - Combined Expenses	1,127,763	713,574	414,189	58%
Other Income/Expense				
Other Income				
8001 · Cost Reimbursements				
8101 · Revenue from reimbursements		4,636	-4,636	-100%
8201 · Reimbursable expenses		-4,756	4,756	100%
Total 8001 · Cost Reimbursements		-120	120	100%
Total Other Income		-120	120	100%
Other Expense				
9000 · CAPITAL PROJECT EXPENSES				
5880 · Dredging	18,305		18,305	100%
9051 · Sewer Lift Station	7,490		7,490	100%
9054 · Sea Lion Deterrent Fencing	1,882	1,953	-71	-4%
9060 · NH Berthers Parking/Paving	76,718		76,718	100%
9250 · Security Camera	19,507		19,507	100%
9310 · NH Hotel	1,215		1,215	100%
9565 · Miscellaneous Capital Projects	26,088		26,088	100%
Total 9000 · CAPITAL PROJECT EXPENSES	151,205	1,953	149,252	7,642%
Total Other Expense	151,205	1,953	149,252	7,642%
Net Other Income	-151,205	-2,073	-149,132	-7,194%
Net Income	976,558	711,501	265,057	37%

Moss Landing Harbor District A/P Aging Summary

As of March 31, 2022

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
ACE Hardware	312.35	0.00	0.00	0.00	0.00	312.35
Allied Administrators for Delta Dental	0.00	-402.14	0.00	0.00	0.00	-402.14
AT&T	209.16	0.00	0.00	0.00	0.00	209.16
CalPERS	0.00	-5,725.00	0.00	0.00	0.00	-5,725.00
Castroville "ACE" Hardware	0.00	312.35	0.00	0.00	0.00	312.35
Cintas	590.78	0.00	0.00	0.00	0.00	590.78
David Glouin	0.00	584.70	0.00	0.00	0.00	584.70
Doctors on Duty	0.00	122.50	0.00	0.00	0.00	122.50
Haley & Aldrich, Inc.	0.00	18,010.00	0.00	0.00	0.00	18,010.00
Jim Del Bonn	0.00	110.00	0.00	0.00	0.00	110.00
Mechanics Bank	852.69	0.00	0.00	0.00	0.00	852.69
Monterey Regional Waste Management Dist.	459.80	0.00	0.00	0.00	0.00	459.80
Monterey Sanitary Supply	1,139.55	0.00	0.00	0.00	0.00	1,139.55
New Pig	1,588.06	0.00	0.00	0.00	0.00	1,588.06
Pajaro/Sunny Mesa C.S.D.	2,668.29	0.00	0.00	0.00	0.00	2,668.29
Pitney Bowes Global Financial Svc LLC	151.21	0.00	0.00	0.00	0.00	151.21
Tynan Backflow Testing	0.00	0.00	0.00	0.00	688.50	688.50
U.S. Bank Equipment Finance	0.00	-293.21	0.00	0.00	0.00	-293.21
Unified Building Maintenance	1,350.00	0.00	0.00	0.00	0.00	1,350.00
United Site Services of Calif., Inc.	539.54	0.00	0.00	0.00	0.00	539.54
VALIC	1,788.29	0.00	0.00	0.00	0.00	1,788.29
Verizon Wireless	0.00	112.28	0.00	0.00	0.00	112.28
Vision Sevice Plan	0.00	-142.95	0.00	0.00	0.00	-142.95
West Marine Pro	0.00	1,278.59	0.00	0.00	0.00	1,278.59
TOTAL	<u>11,649.72</u>	<u>13,967.12</u>	<u>0.00</u>	<u>0.00</u>	<u>688.50</u>	<u>26,305.34</u>

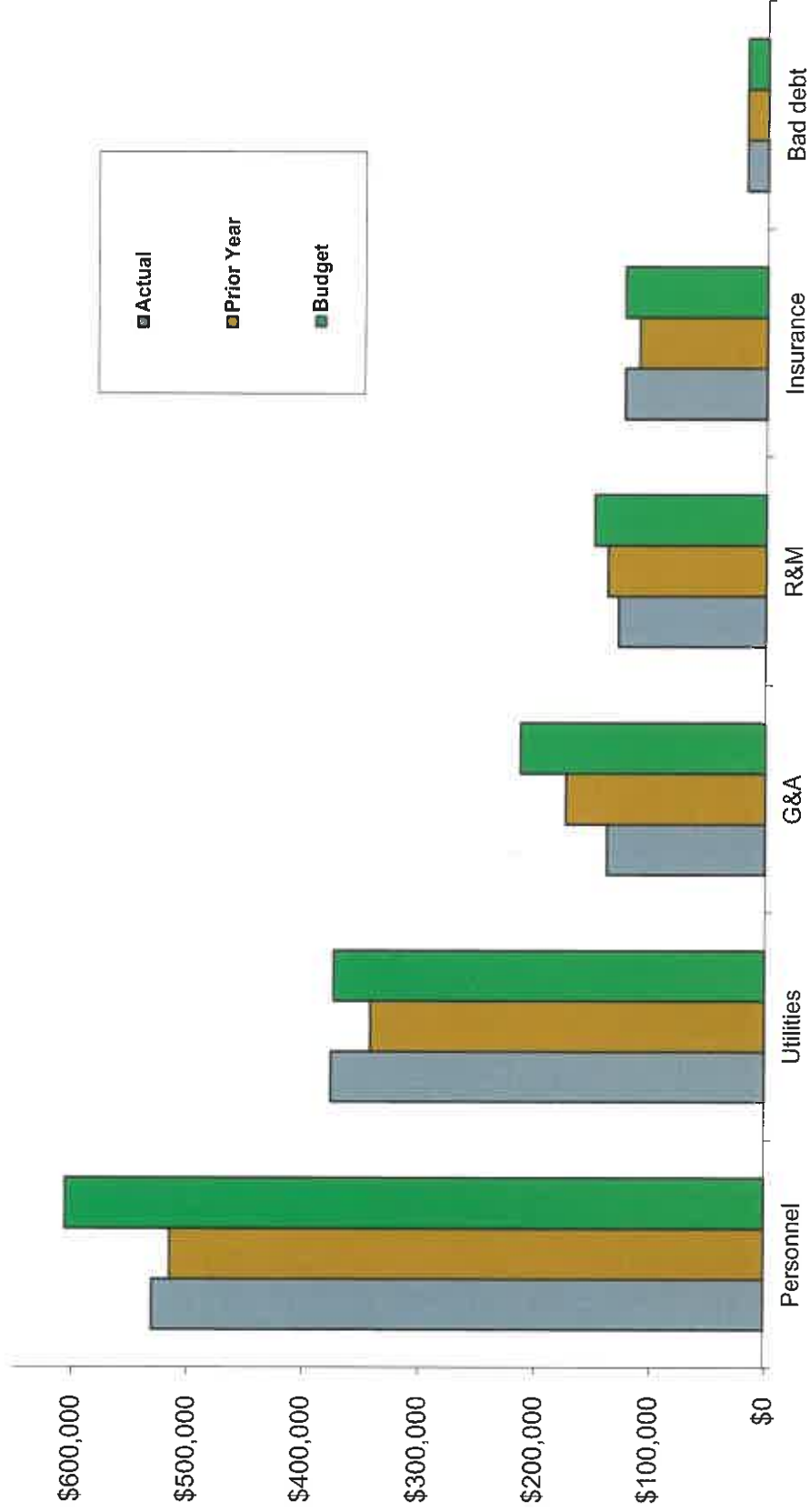
Moss Landing Harbor District
Warrant Listing
As of March 31, 2022

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>
1001 - 1st Capital Operating Account				
Bill Pmt -Check	03/01/2022	19215	CalPERS	-5,725.00
Bill Pmt -Check	03/01/2022	19216	Carmel Marina Corporation	-1,652.00
Bill Pmt -Check	03/01/2022	19217	Corralitos Electric	-580.99
Bill Pmt -Check	03/01/2022	19218	Danial Harpe	-500.00
Bill Pmt -Check	03/01/2022	19219	Don Adams	-500.00
Bill Pmt -Check	03/01/2022	19220	Home Depot	-219.51
Bill Pmt -Check	03/01/2022	19221	Joost Vankeppel	-550.00
Bill Pmt -Check	03/01/2022	19222	Office Depot	-70.43
Bill Pmt -Check	03/01/2022	19223	Sea Engineering, Inc.	-4,940.00
Bill Pmt -Check	03/01/2022	19224	WASH	-202.08
Bill Pmt -Check	03/01/2022	19225	Wendy L. Cumming, CPA	-3,552.50
Bill Pmt -Check	03/01/2022	19226	Carmel Marina Corporation	-6,786.92
Bill Pmt -Check	03/01/2022	19227	Carmel Marina Corporation	-1,774.66
Bill Pmt -Check	03/02/2022	19228	PG&E	-30,425.54
Check	03/02/2022		Payroll Partners	-141.28
Check	03/04/2022	4003	Ferrante, Vincent	-114.06
Check	03/04/2022	4004	Goulart, James	-219.85
Check	03/04/2022		Tony Leonardini	-114.06
Check	03/04/2022	4005	Jeffries, Russell	-114.07
Check	03/04/2022	4006	Tony Leonardini	-114.06
Check	03/04/2022	4007	Neal Norris	-818.37
Check	03/04/2022	4008	RJ Collier	-706.32
Bill Pmt -Check	03/07/2022	19229	Moss Landing Commercial Park, LLC-	-73,761.17
Check	03/07/2022		NPC Merchant Pymt Proc	-2,346.53
Bill Pmt -Check	03/14/2022	19230	A.L. Lease	-145.19
Bill Pmt -Check	03/14/2022	19231	Allied Administrators for Delta Dental	-402.14
Bill Pmt -Check	03/14/2022	19232	April LoFranco	-50.00
Bill Pmt -Check	03/14/2022	19233	AT&T	-589.05
Bill Pmt -Check	03/14/2022	19234	Auto Care LifeSaver Towing	-567.00
Bill Pmt -Check	03/14/2022	19235	Bayside Oil, Inc.	-375.00
Bill Pmt -Check	03/14/2022	19236	Cintas	-464.33
Bill Pmt -Check	03/14/2022	19237	Damm Good Water	-40.25
Bill Pmt -Check	03/14/2022	19238	Dianella Nunes	-542.70
Bill Pmt -Check	03/14/2022	19239	Dixon & Son Tire	-35.00
Bill Pmt -Check	03/14/2022	19240	Elaine Simeone	-300.00
Bill Pmt -Check	03/14/2022	19241	Eli Myrick	-500.00
Bill Pmt -Check	03/14/2022	19242	Gene DeRoule	-765.50
Bill Pmt -Check	03/14/2022	19243	Howard Stark	-525.00
Bill Pmt -Check	03/14/2022	19244	JD's Plumbing, Inc.	-4,795.00
Bill Pmt -Check	03/14/2022	19245	Johnson Electronics, Inc.	-120.00
Bill Pmt -Check	03/14/2022	19246	Luke Kilpatrick	-369.75
Bill Pmt -Check	03/14/2022	19247	MBS Business Systems	0.00
Bill Pmt -Check	03/14/2022	19248	Mechanics Bank	-255.56
Bill Pmt -Check	03/14/2022	19249	Monterey Regional Waste Management Dist.	-1,395.55

**Moss Landing Harbor District
Warrant Listing
As of March 31, 2022**

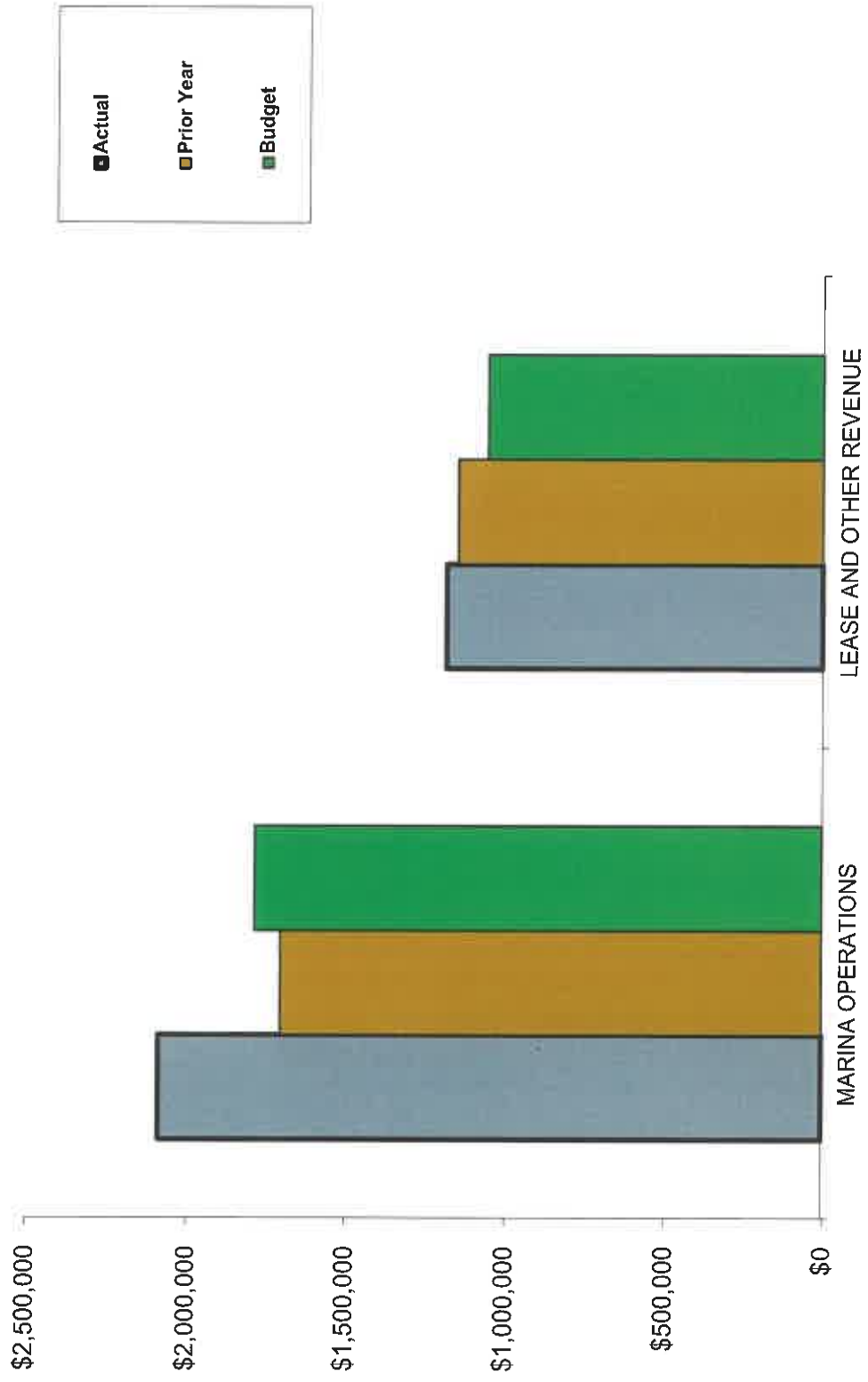
<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>
Bill Pmt -Check	03/14/2022	19250	Monterey Sanitary Supply	-794.07
Bill Pmt -Check	03/14/2022	19251	Moss Landing Boat Works	-991.08
Bill Pmt -Check	03/14/2022	19252	Pajaro Valley Lock Shop	-574.00
Bill Pmt -Check	03/14/2022	19253	Pajaro/Sunny Mesa C.S.D.	-2,405.48
Bill Pmt -Check	03/14/2022	19254	Pitney Bowes Global Financial Svc LLC	-259.14
Bill Pmt -Check	03/14/2022	19255	Randazzo Enterprises Inc.	-7,344.00
Bill Pmt -Check	03/14/2022	19256	Razzolink, Inc.	-136.85
Bill Pmt -Check	03/14/2022	19257	Tommy Razzeca	-350.00
Bill Pmt -Check	03/14/2022	19258	U.S. Bank	-1,269.27
Bill Pmt -Check	03/14/2022	19259	U.S. Bank Equipment Finance	-343.73
Bill Pmt -Check	03/14/2022	19260	Unified Building Maintenance	-2,700.00
Bill Pmt -Check	03/14/2022	19261	United Site Services of Calif., Inc.	-539.54
Bill Pmt -Check	03/14/2022	19262	Valero Marketing and Supply Company	-352.80
Bill Pmt -Check	03/14/2022	19263	VALIC	-1,788.29
Bill Pmt -Check	03/14/2022	19264	Verizon Wireless	-112.21
Bill Pmt -Check	03/14/2022	19265	Vision Sevice Plan	-142.95
Bill Pmt -Check	03/14/2022	19266	AT&T	-209.16
Bill Pmt -Check	03/14/2022	19267	Mechanics Bank	-539.09
Bill Pmt -Check	03/14/2022	19268	AT&T	-414.72
Bill Pmt -Check	03/15/2022	19269	Jim Thorpe, Inc.	-6,928.00
Check	03/17/2022		Payroll Partners	-131.48
Check	03/18/2022	4009	Neal Norris	-818.35
Check	03/18/2022	4010	RJ Collier	-706.33
Check	03/18/2022	4011	Dennis Dixon	-86.23
Bill Pmt -Check	03/28/2022	19270	Auto Care LifeSaver Towing	-846.50
Bill Pmt -Check	03/28/2022	19271	CalPERS	0.00
Bill Pmt -Check	03/28/2022	19272	Corralitos Electric	-654.54
Bill Pmt -Check	03/28/2022	19273	Home Depot	-959.98
Bill Pmt -Check	03/28/2022	19274	Jarvis, Fay, & Gibson, LLP	-2,840.00
Bill Pmt -Check	03/28/2022	19275	JD's Plumbing, Inc.	-3,414.95
Bill Pmt -Check	03/28/2022	19276	Office Depot	-17.00
Bill Pmt -Check	03/28/2022	19277	PG&E	-3,220.64
Bill Pmt -Check	03/28/2022	19278	Revel Enviornmental Manufacturing , Inc.	-572.00
Bill Pmt -Check	03/28/2022	19279	Sea Engineering, Inc.	-3,040.00
Bill Pmt -Check	03/28/2022	19280	U.S. Bank	-1,318.76
Bill Pmt -Check	03/28/2022	19281	U.S. Bank Equipment Finance	-293.21
Bill Pmt -Check	03/28/2022	19282	United Site Services of Calif., Inc.	-472.00
Bill Pmt -Check	03/28/2022	19283	WASH	-202.08
Bill Pmt -Check	03/28/2022	19284	Wendy L. Cumming, CPA	-3,008.75
Bill Pmt -Check	03/28/2022	19285	West Marine Pro	-1,359.36
Check	03/31/2022		Payroll Partners	-139.00
Total 1001 - 1st Capital Operating Account				-200,461.96
TOTAL				-200,461.96

**Operating Expenses
Year to Date Actuals vs. Budget and Prior Year
March 31, 2022**

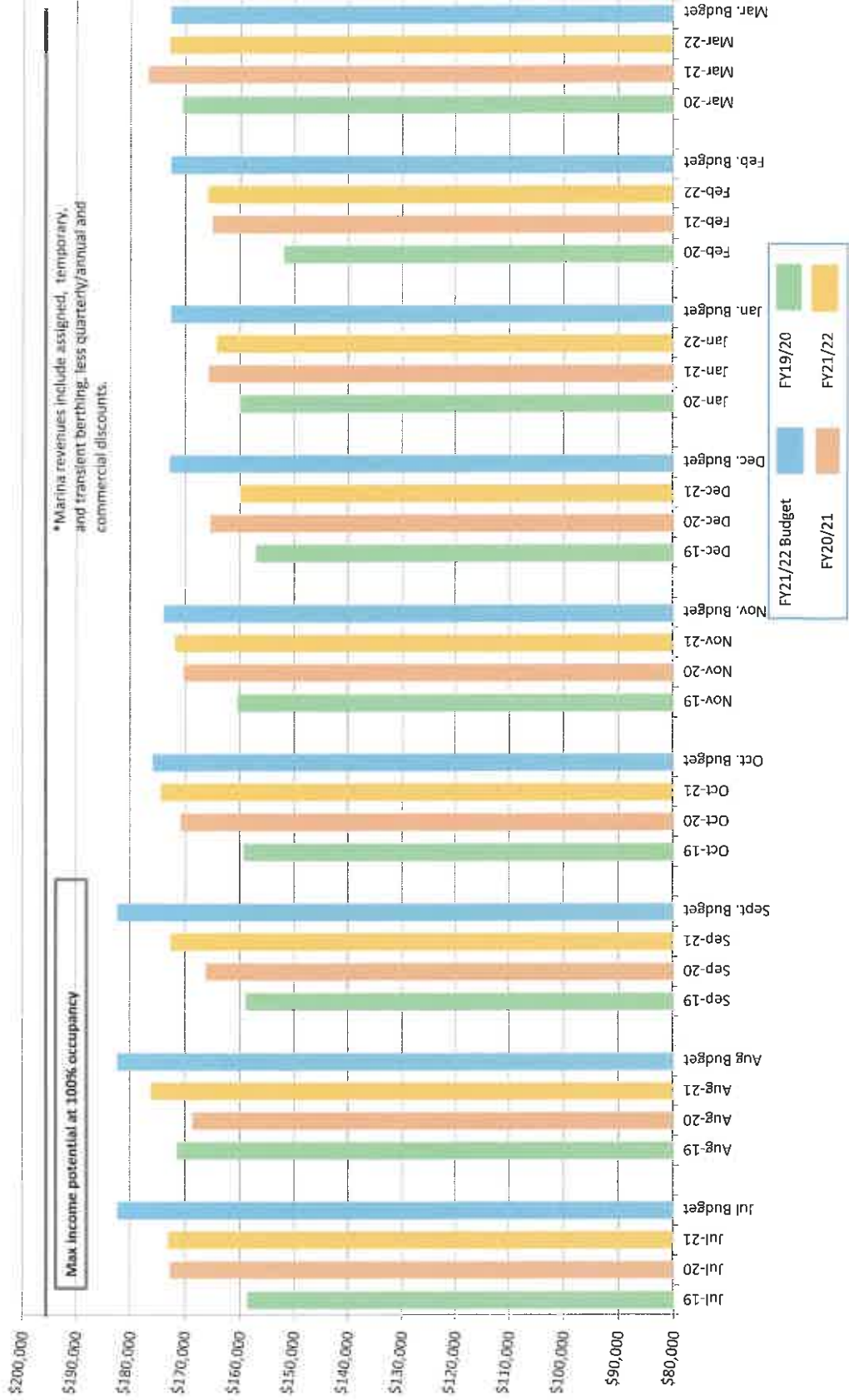


**** Expenses Exclude Dredging, Depreciation and Interest Expenses****

**Marina, Lease and Other Revenue
Year to Date Actual vs. Budget and Prior Year
March 31, 2022**



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





BOARD OF HARBOR COMMISSIONERS

Russell Jeffries
Tony Leonardini
Vincent Ferrante
James R. Goulart
Liz Soto

7881 SANDHOLDT ROAD
MOSS LANDING, CA 95039

TELEPHONE – 831.633.5417
FACSIMILE – 831.633.4537



**GENERAL MANAGER
HARBOR MASTER**

Tom Razzeca

STAFF REPORT

ITEM NUMBER 03 – PROJECT STATUS

BOARD MEETING April 27, 2022

1. North Harbor Building Listing: As of December 28, 2020, Mahoney & Associates was given notice that the contract they had with the Harbor District for the listing of the North Harbor Building was expired and that their services were no longer required. As of now, the Harbor District has no listing agent for the building and the General Manager and Real Property Committee has been negotiating with an interested party recently in the hopes of securing a building tenant in the very near future. The Board of Harbor Commissioners may choose to explore the options related to the representation of the new building listing by a real estate professional and if so, the General Manager will take appropriate action once given direction from the Board.

2. North Harbor Inn Project: This project remains on hold while the District explores options with the property. The District has received interest from a potential developer of the Hotel project but we await an update regarding their intentions.

3. Cannery Building HVAC and Penthouse Mechanical Room: 3 HVAC units at the Cannery Building are in need of replacement. The units are, and have been, quickly deteriorating due to the salt air environment here in Moss Landing. In an effort to prevent future units from deteriorating so quickly, staff is proposing a penthouse mechanical room be built to house the new units protecting them from the environment. This will reduce maintenance costs and extend the overall life of the new units. Staff hired Wald Ruhnke & Dost Architects (WRD) to render plans for the penthouse mechanical suite to be used for permitting and the notice inviting bids for the project. The project plans were completed by WRD and the permit to complete the project was received by staff in March 2022. Staff has advertised a notice inviting bids and will conduct a bid opening at 2pm on April 27, 2022 prior to this Regular Meeting of the Board. The General Manager should be in a position to provide additional information related to the bid opening during the Regular Board Meeting.

4. Demolition of Pot Stop Building: The former Pot Stop building located in the Moss Landing North Harbor has been vacant for a number of years due to its dilapidated condition. As previously discussed with the Board of Harbor Commissioners, staff plans to have the building demolished and received the permit to do so on April 21, 2022. Staff is in process of completing bid documents for the project and will advertise and

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947

conduct a bid opening in the near future. Staff plans to have the project complete prior to July 1, 2022.

5. Tsunami Damage Project: Resulting from the tsunami that took place on January 15, 2022, staff has discovered that the District has sustained damage to piles, docks and navigation channels in the Harbor. Staff and our consultants are currently working with California Office of Emergency Services personnel in an attempt to acquire emergency funding assistance to financially assist the District with repair to the damaged sustained during the incident. Staff will continue to update the Board and public as we have more information and updates moving forward in the process.



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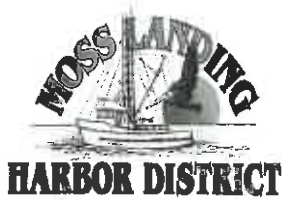


GENERAL MANAGER
 HARBORMASTER
 Tommy Razzeca

STAFF REPORT

ITEM NUMBER 04 – SUMMARY OF PERMITS ISSUED REGULAR BOARD MEETING OF APRIL 27, 2022

Permittee	Issue Date	Status	Permit Type	Exp. Date
Elkhorn Slough Research Foundation	01/01/2022	Current	Facilities Use	01/01/23
Blue Ocean Whale Watch	2/18/2022	Current	Facilities Use	2/18/2023
Whisper Charters	2/28/2022	Current	Facilities Use	2/28/2023
Fast Raft	3/28/2022	Current	Facilities Use	3/28/2023
MBARI-Otter Studies	4/1/2021	Expired	Non-renewed	4/1/2022
Monterey Eco Tours	4/16/2022	Current	Facilities Use	4/16/2023
Oceanic Expeditions	4/21/2022	Current	Facilities Use	4/21/2023
Venture Quest Kayaking	6/12/2021	Current	Facilities Use	6/12/2022
Monterey Bay Hydrobikes	6/12/2021	Current	Facilities Use	6/12/2022
Reel Nasty Sportfishing	6/12/2021	Current	Facilities Use	6/12/2022
Kayak Connection	6/30/2021	Current	Facilities Use	6/30/2022
Sanctuary Cruises	6/30/2021	Current	Facilities Use	6/30/2022
Sea Goddess Whale Watching-Tours	6/30/2021	Current	Facilities Use	6/30/2022
Sea Goddess Whale Watching-Souvenirs	6/30/2021	Current	Peddlers	6/30/2022
MBARI-Slough Test Moorings	6/30/2021	Current	Facilities Use	6/30/2022
Slater Moore Photography	07/07/2021	Current	Facilities Use	07/07/2022
Peninsula Dive Services	09/30/2021	Current	Facilities Use	09/30/2022
Elkhorn Slough Safari - Tours	10/19/2021	Current	Facilities Use	10/19/2022
Blue Water Ventures	10/30/2021	Current	Facilities Use	10/30/2022
Wild Fish-Vicki Crow	11/20/2021	Current	Peddlers	11/20/2022



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FACSIMILE – 831.633.4537



GENERAL MANAGER
HARBORMASTER
Tommy Razzeca

STAFF REPORT

ITEM NUMBER 05 – MEETING ANNOUNCEMENTS
BOARD MEETING OF APRIL 27, 2022

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 – Due to COVID-19 all meetings are done by E-mail until further notice but will eventually resume on the 2nd Thursday of each month in Moss Landing Harbor District Board Room, 4 p.m.

Monterey Bay Sanctuary Advisory Council Meetings – 2022 - <https://montereybay.noaa.gov>

June 17, 2022 Santa Cruz



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FACSIMILE – 831.633.4537



**GENERAL MANAGER
HARBOR MASTER**

Tom Razzeca

STAFF REPORT

ITEM NUMBER 06 - LIVEABOARD REPORT BOARD MEETING OF April 27, 2022

Pursuant to Ordinance Code §6.110 D) 1), attached is the report containing the names of all permitted live aboard vessels and all persons living aboard. The permits for these live boards 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. Hartman, Guenter	Taku, CF 7913 KL
2. Jones, L	Intrepid CF 0292 VE
3. Matsunaga, F	Mon Rochelle CF 8424 FB
4. Burns, P.	Tralfamadore, CF 9430 GL
5. Byrnes, K.	Grand Slam, CF 4540 FE
6. Doyle, M	Billikon, CF 3946 TM
7. Cayuela, R.	Rachel Angelet, CF 6969 UB
8. Michael, McVay	Gaviota, CF 4863 FP
9. Hughes, S	Sojourn, on 1067078
10 Cloer, J./Ajuria M.	Laurie, CF 2688 EX
11. Chambers, B.	Pyxis, ON 984193
12. Watwood, Preston	Robert Parker, CF 2116 UZ
13. Clark D.	Seaside Escape CF 4356 HW
14. Degnan, P.	No Name, CF 8344 GT
15. Lopez, M	Bust Loose CF 3450 GL
16. Elwell, G.	Pearl, ON 557575
17. Faneuf, C.	Ghost Ryder ON 1048498
18. Buford, C	No Name, CF 9215 EF
19. Potter, D.	Danu CF 4085 GC
20. Listle, A	Tekin ON 616325
21. Glovin, D	Aint to Shabby CF 7434 SL
22. Laoretti, P/ Laoretti, S	Shaka, ON 699611
23 Johnston, Bill	Heart Of Gold, CF 7590 EP

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24. Groom D
25. Jones, H.
26. Jones, T.
27. Kennedy C.
28. Ayres, Lloyd
29. Knudson L/Knudson A.
30. Malone, RJ
31. Marsee, E, Lynch, C
32. Burnett, Gary
33. Maris, T.
34. Robinson, D/ Robinson, L
35. Nieman J
36. Niswonger, R.
37. **Pending**
38. Otis, T.
39. Paul, J
40. Schlegelmilch, William
41. Velaquez F
42. Raaphorst, D.
43. Reins, D.
44. Rotger, M.
45. Dyer, B
46. Piro, Daniel
47. Schmidt, L
48. Sopota, M
49. Silveira, P
50. Salisbury, J.
51. Thomas, B.
52. Tufts, M.
53. Syracuse, Mike
54. Wolinski, Peter
55. Morgan, J
56. Samuelson, T.
57. Andrews, R/ Bullard, D
58. Riberal, Y/ Eric Duekerson
59. Schwontes, N/ Mosolov, A
60. Bowler, J

Phoenix, CF 5084 GJ
 Laetare, CF 5495 YB
 Sanity, CF 5249 SC
 Aztlan, ON 281903
 Gaviota, CF 4656 GG
 Spellbound, ON 082155
 Francis W, CF 2017 UZ
 Tolly Craft CF 9521 HT
 Zinful CF5419 JG
 Nimble, CF 3730 KB
 Damn Baby CF 9442 EX
 Inia, ON 1074183
 Illusion, CF 0836 TA

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
 Star of Light ON 1056334
 Gulf Star CF 6082 GL
 Lady Monroe CF5007 UM
 Mischief Maker, CF 9666 JK
 Quiet times, CF 2067 GC
 Oceanid, CF 4210 GA
 Coho, CF 9974 KK
 Enchantress, CF 0878 SX
 Sea Star, CF 4213 ES
 Muffin, ON 1148169
 Ripple, ON 1037076
 Moonstone CF 5122 GX
 Sea Free ON 613387
 Boss Lady, ON 556296
 Luna Sea, ON 1138367
 Myrtle Mae, CF 3187 FN

Total Number Vessels: 59
 Total Number Persons: 68
 Pending Applications -1-



BOARD OF COMMISSIONERS
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TELEPHONE – 831.633.2461
 FACSIMILE – 831.633.1201

GENERAL MANAGER/HARBOR MASTER
 Tom Razzeca

STAFF REPORT

ITEM NUMBER 7 - SLIP INCOME REPORT
 BOARD MEETING OF April 27, 2022

Slip Rates 2021/2022 per linear foot:

Assigned: \$8.55/ft./month
 Temporary: \$12.75/ft./month
 Transient: \$1.25/ft./day

INCOME

<u>March 2022</u>	<u>March 2021</u>	<u>March 2022 Budget</u>
\$172,934	\$176,896	\$172,730

For the month, slip income is in line with budget, Slip income is lower than prior year by \$4k, due to a combination of lower assigned and temporary berthing revenues.



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FACSIMILE – 831.633.1201

GENERAL MANAGER/HARBOR MASTER
Tom Razzeca

STAFF REPORT

ITEM NUMBER 08 -- INCIDENT REPORT
BOARD MEETING OF April 27, 2022

03/30/2022 Staff filed a report with the Monterey County Sheriff regarding a tenant who left the Harbor with an outstanding balance due on his account.

04/07/2022 2 young women were rescued from a fishing vessel in the Monterey Bay after being swept off shore from Salinas River State Beach. The Harbor staff was not involved in the rescue however the 2 young women were brought to the Harbor District Maintenance dock where they were met by medical personnel.

No further incidents to report as of April 21, 2022.



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FACSIMILE – 831.633.1201

GENERAL MANAGER/HARBOR MASTER
Tom Razzeca

STAFF REPORT

ITEM NUMBER 19 – LAFCO Independent Special District Selection Committee Ballot
BOARD MEETING OF APRIL 27, 2022

Attached to this Item is a copy of the Local Agency Formation Commission of Monterey County's (LAFCO) ballot for election of one Alternate Special District Representative to LAFCO. The Board should review the Ballot and statements provided by each candidate and consider casting a vote for one (1) of the two (2) candidates available to fill a 4 year term of Alternate Special District Representative (expiring May 2026).

Once the MLHD Board selects a candidate for which to cast the MLHD vote, President Jefferies (as the MLHD voting member) will mark the candidate selection on the ballot, sign the ballot and return it to General Manager Razzeca for submission to LAFCO prior to the voting deadline of May 13, 2022 at 5 p.m.

2022
Commissioners

Chair
Christopher Lopez
County Member

Vice Chair
Mary Ann Leffel
Special District Member

Luis Alejo
County Member

Wendy Root Askew
County Member, Alternate

Kimbley Craig
City Member

Matt Gourley
Public Member

Ian Oglesby
City Member

Warren Poitras
Special District Member

Steve Snodgrass
Public Member, Alternate

Graig R. Stephens
Special District Member, Alternate

Anna Velazquez
City Member, Alternate

Counsel

Kelly L. Donlon
General Counsel

Executive Officer

Kate McKenna, AICP
132 W. Gabilan Street, #102
Salinas, CA 93901

P.O. Box 1369
Salinas, CA 93902

Voice: 831-754-5838

www.monterey.lafco.ca.gov

MEMORANDUM

DATE: April 5, 2022

TO: Special District General Managers, Fire Chiefs and CEOs

FROM: Kate McKenna, AICP, Executive Officer



SUBJECT: Election of LAFCO Commissioners:
(1) First Ballot Results – Special District Regular Member
(2) Second Ballot For Your Action – Special District
Alternate Member (Due May 13, 2022)

I am writing with results of the first ballot election that concluded on April 1, and to request your help in conducting a second election for Special District representation on the Local Agency Formation Commission of Monterey County.

Special District Regular Member Election Results

Mary Ann Leffel, Board Member of the Monterey Regional Airport District, has been re-elected to a Special District Regular Member seat on LAFCO. She will be sworn in on April 25 to a term that will expire in May 2026. For your information, Warren E. Poitras, Board Member of the Monterey Regional County Fire Protection District, also serves as a Special District Regular Member in a seat that will expire in May 2024.

Special District Alternate Member Ballot (Due May 13)

A second election is now underway to fill the Special District Alternate Member seat for a four-year term that will expire in May 2026. This seat is currently held by Graig Stephens, Board Member of the Soledad Community Health Care District, who is retiring from LAFCO next month. Enclosed are a ballot and voting instructions for the second round of voting. The two candidates on the second ballot were also on the first ballot for the Regular Member position, and both agreed to run again for the Alternate Member position.

This sequential ballot process is intended to ensure diversity in representation. By policy, all three Special District LAFCO representatives should reflect a broad cross-section of services and geography, and no two Commissioners can be from agencies that provide like services.

Please scan and return the signed ballot to me at mckennak@monterey.lafco.ca.gov and contact me with any questions at (831) 682-0157. Thank you for participating in this process.

Enclosures:
Ballot and Voting Instructions

LAFCO *of Monterey County*

LOCAL AGENCY FORMATION COMMISSION OF MONTEREY COUNTY

April 5, 2022

OFFICIAL BALLOT OF THE INDEPENDENT SPECIAL DISTRICT SELECTION COMMITTEE

FOR ELECTION OF ONE ALTERNATE SPECIAL DISTRICT REPRESENTATIVE TO LAFCO

Voting Instructions:

1. The presiding officer of the legislative body of the District or the legislative body's alternate officer is authorized to vote. Please vote for one candidate. A majority of Districts must return ballots in order to conclude the election. The candidate receiving the most votes will be elected to an Alternate Member seat.
2. Please return a signed ballot to LAFCO of Monterey County by email to mckennak@monterey.lafco.ca.gov.
3. **Deadline** - Ballots must be received in the LAFCO office by **May 13, 2022, at 5:00 p.m.** LAFCO may extend this deadline if more time is needed to obtain ballots from a majority of Districts.

PLEASE VOTE FOR ONE CANDIDATE (ALTERNATE MEMBER SEAT):

David Kong (Greenfield Public Recreation District and Greenfield Cemetery District)

Gail Morton (Marina Coast Water District)

VOTING MEMBER SIGNATURE: _____

INDEPENDENT SPECIAL DISTRICT: _____

DATE: _____

LAFCO of Monterey County

LOCAL AGENCY FORMATION COMMISSION OF MONTEREY COUNTY

INDEPENDENT SPECIAL DISTRICT SELECTION COMMITTEE

NOMINATION FORM TO DECLARE CANDIDACY AND REQUEST NAME AND STATEMENT ON BALLOTS FOR ONE REGULAR POSITION AND ONE ALTERNATE POSITION ON THE LOCAL AGENCY FORMATION COMMISSION OF MONTEREY COUNTY

Due Date: February 28, 2022

Nominations will be considered to fill the four-year term for one Regular seat (expiring May 2026) and the four-term for one Alternate seat (expiring May 2026) for Independent Special District Commissioners on the Local Agency Formation Commission of Monterey County.

Nomination Deadline and Process:

Nominations must be received in the LAFCO Office by February 28, 2022 at 5:00 p.m. Qualified persons may submit their own nominations using this form (no Board action is needed). You may email the completed form to mckennak@monterey.lafco.ca.gov OR mail it to P.O. Box 1369, Salinas, CA 93902 OR hand-deliver it to 132 W. Gabilan Street, Suite 102 in Salinas.

Nomination Statement:

"I, David Kong, hereby declare myself a candidate for the election to the position of Regular or Alternate Commissioner of the LAFCO of Monterey County. I am an elected or appointed Monterey County Independent Special District board member or trustee residing within the county and not a member of a legislative body of a city or county. I request my name be placed on the official ballot and, if elected, I will qualify and accept the office of Regular or Alternate LAFCO Commissioner for which I am selected and serve to the best of my ability."

Nominee Information:

Name: David Kong
Address: 348 Barbera Way
Phone and e-mail: 831-682-2812 davidrkong@gmail.com
District represented: Greenfield Public Recreation District and Greenfield Cemetery District
Your position with the District: Board President
Number of years as a District Board Member or Trustee: 3 years

Candidate Statement for the Ballot:

Please give reasons for wanting to be an elected LAFCO Commissioner and briefly summarize qualifications and background:

I am interested in being an elected LAFCO Commissioner because I would like to represent the South Monterey Communities on the Commission
LAFCO makes many important decisions on matters concerning South Monterey County. I have been a lifelong resident of Monterey County. I have lived in Pacific Grove,
Salinas, and now have been a South County Resident for 21 years. I have served as a city planning commissioner, County Redistricting Commissioner, and School Board member
and now serve on the Greenfield Public Recreation District and Greenfield Cemetery District as Board President. I am interested in having good land management of
Monterey County. South Monterey County is mostly rural and agricultural. I am a good team player and I know a number of the current commissioners on LAFCO.
I would be honored to serve on the LAFCO Commission and asking for your vote.

Signed: David Kong
Name (Print): David Kong
Date: 02/25/2022

Thank you for your interest in serving on LAFCO of Monterey County.

LAFCO of Monterey County

LOCAL AGENCY FORMATION COMMISSION OF MONTEREY COUNTY

INDEPENDENT SPECIAL DISTRICT SELECTION COMMITTEE

NOMINATION FORM TO DECLARE CANDIDACY AND REQUEST NAME AND STATEMENT ON BALLOTS FOR ONE REGULAR POSITION AND ONE ALTERNATE POSITION ON THE LOCAL AGENCY FORMATION COMMISSION OF MONTEREY COUNTY

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Nominations must be received in the LAFCO Office by February 28, 2022 at 5:00 p.m. Qualified persons may submit their own nominations using this form (no Board action is needed). You may email the completed form to mckennak@monterey.lafco.ca.gov OR mail it to P.O. Box 1369, Salinas, CA 93902 OR hand-deliver it to 132 W. Gabilan Street, Suite 102 in Salinas.

Nomination Statement:

"I, GAIL MORTON, hereby declare myself a candidate for the election to the position of Regular or Alternate Commissioner of the LAFCO of Monterey County. I am an elected or appointed Monterey County Independent Special District board member or trustee residing within the county and not a member of a legislative body of a city or county. I request my name be placed on the official ballot and, if elected, I will qualify and accept the office of Regular or Alternate LAFCO Commissioner for which I am selected and serve to the best of my ability."

Nominee Information:

Name: GAIL MORTON
Address: 5 VIA JOAQUIN MONTEREY CA 93940
Phone and e-mail: 831 375-0100 gmorton@montereyfamilylaw.com or directormorton@mcwd.org
District represented: MARINA COAST WATER DISTRICT
Your position with the District: DIRECTOR
Number of years as a District Board Member or Trustee: 1 YEAR

Candidate Statement for the Ballot:

Please give reasons for wanting to be an elected LAFCO Commissioner and briefly summarize qualifications and background:

Set forth on Page 2 of 2

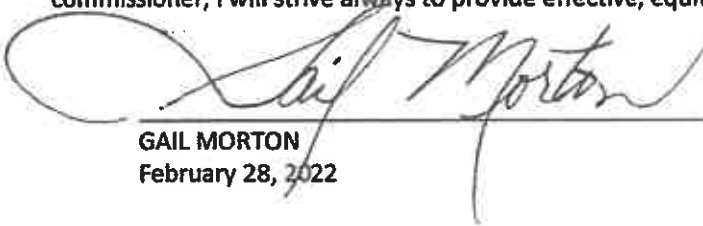
LAFCO's goal of preserving open space and agricultural land, discouraging urban sprawl, and delivering local and district services efficiently aligns well with the aims I have promoted in past decades as an activist, Marina councilmember, and a board member of Fort Ord Reuse Authority.

I currently serve as a director of the Marina Coast Water District (MCWD), the largest water district in County of Monterey. I focus on developing and implementing policies that will ensure a safe, clean, affordable water supply for current and future MCWD customers—*without* undermining affordable water for others throughout the County.

In their vital regional role, LAFCO commissioners must exercise prudence and diligence, anticipating unintended consequences, when shaping the development of local agencies advantageously for the present and future needs of our county. It is imperative that every board action reflect a holistic, countywide understanding of land and water resources; the practical demands of development in the decades to come; and the importance of protecting the County's economy, which depends on agricultural land and the attraction of open space for tourism.

I study issues carefully to bring as roundly informed a perspective to the table as possible. In my observation, cooperative, multiagency solutions with cross-jurisdictional benefit are key to successful governance. Some excellent strategies have been modeled in the past; this approach will continue to reap dividends when pursued.

LAFCO's independent and dependent special districts deserve fair and focused representation. As a leader at the city, FORA, and MCWD levels, I have a record of respect for the diverse interests of constituent groups and persons and a strong commitment to balanced, workable solutions. As a LAFCO commissioner, I will strive always to provide effective, equitable representation.



GAIL MORTON
February 28, 2022



BOARD OF COMMISSIONERS
Russell Jeffries
Tony Leonardini
Vincent Ferrante
James Goulart
Liz Soto

7881 SANDHOLDT ROAD
MOSS LANDING, CA 95039

TELEPHONE – 831.633.2461
FACSIMILE – 831.633.1201

GENERAL MANAGER/HARBOR MASTER
Tom Razzeca

STAFF REPORT

ITEM NUMBER 20 – CONSIDER RESOLUTION 22-05 CALLING AN ELECTION BOARD MEETING OF APRIL 27, 2022

Pursuant to Sections 10509 et. Seq. of the Elections Code, the Commissioners of the Moss Landing Harbor District must (1) call the election to be held on November 8, 2022 for the purpose of electing successors to the terms of office which will expire in January 2022; (2) pursuant to Section 13307 of the Elections Code, the Board needs to determine who will pay the cost of the candidate's statement and to fix the maximum number of words to be submitted; (3) the Board should consider authorizing the General Manager to execute the attached Service Agreement to reimburse the Elections Department potentially up to **\$1,000,000** (Estimated \$7.50-\$10 per voter) to perform services relating to the election pursuant to §10002 of the Elections Code .

There will be a total of two (3) offices within the District to be filled at the November 2022 election for 4-year terms that will expire in January 2027, which are now filled by the following Board Members:

The Honorable Antone Leonardini

The Honorable Vincent Ferrante

The Honorable James Goulart

As in previous elections, it is recommended that the candidates pay the cost of the candidate's statement and that the statement not exceed 200 words in length.

After considering the Service Agreement mentioned in (3) above, Staff recommends the Board adopt Resolution No. 22-05 ordering the November 8, 2022 District Election.

RESOLUTION 22-05

A RESOLUTION OF THE BOARD OF HARBOR COMMISSIONERS OF THE MOSS LANDING HARBOR DISTRICT ORDERING AN ELECTION, REQUESTING COUNTY ELECTIONS TO CONDUCT THE ELECTION, AND REQUESTING CONSOLIDATION OF THE ELECTION TO BE HELD ON NOVEMBER 8, 2022

* * * * *

WHEREAS, pursuant to Elections Code Section 10002, the governing body of any district may by resolution request the Board of Supervisors of the county to permit the county elections official to render specified services to the district relating to the conduct of an election; and

WHEREAS, the resolution of the governing body of the district shall specify the services requested; and

WHEREAS, pursuant to Elections Code Section 10002, the city or district shall reimburse the county in full for the services performed upon presentation of a bill to the city or district; and

WHEREAS, pursuant to Elections Code Section 10400, whenever two or more elections, including bond elections, of any legislative or congressional district, public district, city, county, or other political subdivision are called to be held on the same day, in the same territory, or in territory that is in part the same, they may be consolidated upon the order of the governing body or bodies, or officer or officers, calling the election; and

WHEREAS, pursuant to Elections Code Section 10400, such election for cities and special districts may be either completely or partially consolidated; and

WHEREAS, pursuant to elections Code Section 10403, whenever an election called by a district, city or other political subdivision for the submission of any question, proposition, or office to be filled is to be consolidated with a statewide election, and the question, proposition, or office to be filled is to appear upon the same ballot as that provided for that statewide election, the district, city or other political subdivision shall, at least 88 days prior to the date of the election, file with the board of supervisors, and a copy with the elections official, a resolution of its governing board requesting the consolidation, and setting forth the exact form of any question, proposition, or office to be voted upon at the election, as it is to appear on the ballot. Upon such request, the Board of Supervisors may order the consolidation; and

WHEREAS, pursuant to Elections Code Section 13307, whenever an election called by a district, city or other political subdivision that has offices to be filled, it is required to fix and determine the number of words that a candidate may submit on the candidate's statement to be either 200 or 400 words and to determine if the candidate or the political subdivision will pay the cost of the statement, and

WHEREAS, Elections Code Section 15651 requires the city or district to determine the means and manner in which a tie vote is to be resolved in the event that two or more persons receive an equal number of votes and the highest number of votes ("tie votes") for an office to be voted upon, and

WHEREAS, the resolution requesting the consolidation shall be adopted and filed at the same time as the adoption of the ordinance, resolution, or order calling the election; and

WHEREAS, various district, county, state and other political subdivision elections may be or have been called to be held on November 8, 2022.

NOW THEREFORE, BE IT RESOLVED AND ORDERED that the Board of Harbor Commissioners of the Moss Landing Harbor District hereby orders an election be called and consolidated with any and all elections also called to be held on November 8, 2022 insofar as said elections are to be held in the same territory or in territory that is in part the same as the territory of the Moss Landing Harbor District and requests the Board of Supervisors of the County of Monterey to order such consolidation under Elections Code Section 10401 and 10403; and

1. Pursuant to Section 13307 of the Elections Code, the District has resolved that the candidates will pay the cost of the candidate’s statement. Said statement shall not exceed 200 words in length; and
2. The candidate shall submit payment to the Elections Department upon submission of the Candidate’s statement.
3. That said governing body hereby requests the Board of Supervisors to permit the Monterey County Elections Department to provide any and all services necessary for conducting the election and agrees to pay for said services; and
4. That the Monterey County Elections Department conduct the election for the purpose of electing two (3) Members to the Moss Landing Harbor District Governing Board on the November 8, 2022 ballot:

SEAT	OFFICE	TERM
Antone Leonardini	Commissioner	4 Years Expiring January 2027
Vincent Ferrante	Commissioner	4 Years Expiring January 2027
James Goularte	Commissioner	4 Years Expiring January 2027

5. That tie votes shall be determined by Lot

* * * * *

CERTIFICATION

Resolution 22-05 was duly adopted by the Board of Commissioners of the Moss Landing Harbor District at a duly noticed meeting of the Board held on the 27th day of April, 2022, a quorum present and acting throughout, by the following vote, to wit:

AYES:
 NOES:
 ABSENT:
 ABSTAIN:

 Russ Jeffries, President
 Board of Harbor Commissioners

ATTEST:

 Tommy Razzeca, Deputy Secretary
 Board of Harbor Commissioners

MONTEREY COUNTY ELECTIONS

1441 Schilling Place-North Building
Salinas, CA 93901

PO Box 4400
Salinas, CA 93912

831-796-1499 Phone
831-755-5485 Fax

www.MontereyCountyElections.us

elections@co.monterey.ca.us

Gina Martinez
Registrar of Voters

Jessica Cedillo
Assistant Registrar of Voters



April 8, 2022

Moss Landing Harbor District
Attention: Tommy Razzeca, General Manager
7881 Sandholdt Road
Moss Landing, CA 95039

RE: DOCUMENTS REQUIRED FOR NOVEMBER 8, 2022 – GENERAL ELECTION

In preparation for the November 8, 2022 General Election, please review the information below in completing and submitting required documents:

Required documents:

Deadline	Document	Notes
July 6, 2022 (125 days before the election)	Notice of Election	EC §§§10509, 10522, 10524
July 6, 2022 (125 days before the election)	Statement of Election Facts	Form enclosed
July 6, 2022 (125 days before the election)	District map showing boundaries and, if applicable, divisions	EC §10522 A map is required even if no changes have been made
August 12, 2022 (88 days before the election)	Adopted Resolution and Service Agreement	Resolution checklist enclosed Resolution sample enclosed*

**If you need a sample resolution for a measure, please contact our office.*

Estimated Costs

During these unprecedented times, election costs are anticipated to increase over the normal cost estimate which is based on historical averages. Given the uncertainty in the market and projections from print and mailing vendors, the estimated cost for the November General Election is \$7.50 to \$10.00 per registered voter. Per Elections Code §10002, the district shall reimburse the county in full for the election services performed.

According to our records, the offices up for election include: (3) Harbor Commissioners - 4yr term

Please feel free to contact me for more information at CabaccangG@co.monterey.ca.us or (831) 796-1486.

Sincerely,

Genesis Cabaccang
Elections Program Manager
Enclosures

STATEMENT OF ELECTION FACTS

FULL LEGAL NAME OF DISTRICT AS IT SHOULD APPEAR ON ALL ELECTION DOCUMENTS:

MAIL SHOULD BE ADDRESSED TO: _____ TITLE: _____

MAILING ADDRESS: _____ TELEPHONE: _____

FAX: _____ E-MAIL: _____ WEBSITE: _____

MEMBERS OF THE GOVERNING BOARD

NAME	ADDRESS	DISTRICT WARD OR TRUSTEE (If applicable)	Member was elected by: 1) ELECTED/AIL* OR 2) APPOINTED TO FILL A VACANCY	YEAR Term ends	Full-term = 4yrs OR Short-term = 2yrs	IF THE MEMBER WAS APPOINTED BY THE BOARD TO FILL A VACANCY, WHO DID THIS MEMBER REPLACE?

*AIL= Appointed-in-lieu of Election (filed for office and didn't go on the ballot)

Name of the Presiding Officer: _____
Print Name

Name of the Secretary: _____
Print Name

Check the box which applies to your district:

- The District boundaries have changed since the last election. Enclosed is a new map to reflect those changes.
- I declare that there have been no boundary changes since the _____ election.
Election Date

The limitation on the number of words in a candidate statement will be: 200 words 400 words

The entity charged for the candidate statement sent to each voter will be the: District Candidate

In case of a tie vote, the winner will be determined by: Lot Runoff election

Signature of Presiding Officer _____

Date _____

SERVICE AGREEMENT FOR THE PROVISION OF ELECTION
SERVICES BETWEEN MOSS LANDING HARBOR DISTRICT AND
MONTEREY COUNTY REGISTRAR OF VOTERS
NOVEMBER 8, 2022

This Agreement, entered into this _____ day of _____ 2022, by and between Moss Landing Harbor District and Monterey County Registrar of Voters (hereinafter referred to as Registrar of Voters);

WHEREAS, it is necessary and desirable that the Registrar of Voters be retained for the purpose of conducting an election hereinafter described for the Moss Landing Harbor District (hereinafter referred to as the District);

NOW, THEREFORE, IT IS HEREBY AGREED BY THE PARTIES HERETO AS FOLLOWS:

SERVICES TO BE PERFORMED BY THE DISTRICT:

- 1) No later than the 123rd day prior to the election the District shall submit a board approved resolution which requests the Registrar of Voters for Monterey County to conduct an election for the District on **NOVEMBER 8, 2022** and requesting election related services of the Registrar of Voters.
- 2) The District shall submit to the Registrar of Voters in writing the exact number of offices to be voted on and/or the exact ballot wording to be voted by no later than the 88th day prior to the election, or by the 83rd day prior to the election if Elections Code §§ 10225, 10229, and 10407 are applicable.
- 3) The District shall prepare and deliver to the Registrar of Voters the Voter Guide information containing, as applicable, the ballot measure and tax rate statements. The last day for the submission of primary arguments (300 words) and impartial analysis shall be no later than **AUGUST 18, 2022**. The last day for the submission of rebuttal arguments (250 words) is **AUGUST 25, 2022**.

- 4) The District shall be responsible for reviewing and approving the language of the sample ballot and official ballot wording for candidates and measures.

SERVICES TO BE PERFORMED BY REGISTRAR OF VOTERS:

- 1) The Registrar of Voters shall publish the Notice of Election and the Notice to File Declarations of Candidacy for the District offices to be voted on, and/or the Notice to File Arguments for or against any measure.
- 2) The Registrar of Voters shall select and contract with the sample and official ballot printer(s) on behalf of the District.
- 3) The Registrar of Voters shall prepare and deliver to the printer the official ballot information.
- 4) The Registrar of Voters shall issue, receive and process all ballots on behalf of the District matters.
- 5) The Registrar of Voters shall procure all necessary and appropriate polling place locations, hire polling place workers, and conduct the election in accordance with all applicable state, federal and local laws.
- 6) The Registrar of Voters shall prepare a Canvass of Votes Cast and submit a Certificate of Registrar of Voters to the District regarding the District matters.
- 7) The Registrar of Voters shall conduct other various and miscellaneous election activities as required including but not limited to all those required as the District's Election Official other than those described under "Services to be Performed by the District".

TERMS:

This Agreement shall be in effect for the performance of all services incident to the preparation and conduct of the election to be held on **NOVEMBER 8, 2022**.

The parties will use best efforts to perform services herein. However, in the event the Registrar of Voters is unable to perform services required under this Agreement that are beyond his control, including an employee strike, vendor conditions, natural disasters, war, or other similar conditions, the Registrar of Voters will be relieved of all obligations under this Agreement. The Registrar will provide reasonable notice, if practical, of any conditions beyond his control, including notice at least 60 days prior to **NOVEMBER 8, 2022** of vendor conditions affecting the election services. In the event a vendor does not perform, the Registrar will attempt to obtain substitute services.

CONSIDERATION:

In consideration of the performance of services and supplies provided by the Registrar of Voters, the District shall pay to the Registrar of Voters a sum equal to the actual cost of such services, expenses, and supplies related to the work performed on behalf of District. In the event that this Agreement is terminated prematurely, the District shall pay to the Registrar a sum equal to the actual cost of such services performed or supplies/expenses incurred as of the effective date of the termination.

The District shall make payment within 30 days of receipt of invoice from Registrar of Voters.

DISTRICT:

Signature: _____ Date: _____

Print Name: _____

Title: _____

COUNTY:

Signature: _____ Date: _____

Print Name: _____

Title: _____

CITY/SPECIAL DISTRICT NAME:

RESOLUTION CHECKLIST FOR: November 8, 2022 – General Election

This checklist is a guideline for resolutions submitted by districts to consolidate board member elections. There is a separate checklist for resolutions calling for measures.

- Order the election
- Request that Monterey County Elections conduct the election
- Request the date on which the election is to be held
- Specify the number of seats up for election
- Request to permit Monterey County Elections Department to provide any and all services necessary for conducting the election
- Specify word count on the candidate statement per Elections Code §13307
- Specify whether the District or candidate will pay for the candidate statement per Elections Code §13307
- Request that the election be consolidated with any other jurisdiction within Monterey County holding an election on the same day per Elections Code § 10400
- Specify that the district will reimburse the Elections Department in full for the services performed upon presentation of a bill to the city or district per Elections Code §10002
- Indicate how tie votes will be resolved
- Indicate how tie votes shall be determined by





BOARD OF COMMISSIONERS
Russell Jeffries
Tony Leonardini
Vincent Ferrante
James Goulart
Liz Soto

7881 SANDHOLDT ROAD
MOSS LANDING, CA 95039

TELEPHONE – 831.633.2461
FACSIMILE – 831.633.1201

GENERAL MANAGER/HARBOR MASTER
Tom Razzeca

STAFF REPORT

ITEM NUMBER 21 – CONSIDER ADOPTING PRELIMINARY BUDGET FOR FY 22/23 BOARD MEETING OF APRIL 27, 2022

Harbors & Navigation Code §6093 requires that the Board adopt a Preliminary Budget on or before June 15 of each year and publish 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 Ad Hoc Budget Committee held two publicly noticed meeting to discuss and prepare its recommendations for the FY 2022-2023 budget.

The COLA based on CPI for 2021 was 5.52% so increases in slip and lease fees were largely based on that percentage, most notably Assigned Slip Fees which are proposed at \$9.02 per foot per month, up from \$8.55. Amenity fees are based on actual costs incurred during the prior year for utilities and the fee is proposed to increase from \$66.50 to \$69.50 per assigned slip per month. Temporary Slip Fees are proposed at \$13.45 per foot per month, up from \$12.75 and Liveaboard Fees increase from \$170 to \$180 per person per month.

Commissioner Goulart is the Chair of the Ad Hoc Budget Committee and Commissioner Soto is Vice Chair. They will make their comments and any other recommendations of the Committee to the Board.

After the Budget Committees' presentation, the Board should hear from the public regarding any comments, issues or questions, consider the Preliminary Budget, make any recommended changes, and adopt the Preliminary Budget.

After adopting the Preliminary Budget, staff recommends the Board direct the General Manager to publish the appropriate notice of the public hearing specifying the date of a Special Meeting of June 8, 2022 for fixing the final budget.

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947

MOSS LANDING HARBOR DISTRICT									
	A	B	C	D	E	F	G	H	
BUDGET FYE 6/30/2023	FYE 6/30/17	FYE 6/30/18	FYE 6/30/19	FYE 6/30/20	FYE 6/30/21	Projected FYE 6/30/22	Budget FYE 6/30/22	Budget FYE 6/30/23	CPI = 5.52%
Revenues	7,35ft	7,55ft	7,90ft	8,15ft	8,40ft	8,55ft	8,55ft	9,02ft	Vacancy Rate based on 22070 LF
Marina Revenues	1,552,554	1,625,225	1,626,780	1,644,944	1,750,735	1,785,385	1,811,506	1,875,253	Prior year \$8.55, with CPI \$9.02
1 Assigned Berthing	288,794	282,371	277,828	254,746	285,457	290,000	278,680	294,063	13.45ft no amenity fee (Prior year 12.75ft)(added CPI)
2 Temporary Berthing	37,639	24,750	52,720	38,852	23,093	25,000	50,000	30,000	1.25ft (Prior year 1.25ft.)
3 Transient Berthing	(4,816)	(3,270)	(2,499)	(1,890)	(3,326)	(3,000)	(3,500)	(3,000)	3% quarterly/ annual
4 Quirly/Annual Discount	(13,125)	(13,080)	(13,446)	(12,574)	(12,123)	(12,000)	(12,000)	(12,750)	less \$0.50/ft. 41 berth holders avg. 30 ft. boats
5 Commercial Discount	118,673	115,715	119,975	125,558	128,895	135,000	133,000	140,342	\$180 for each person (Prior year \$170)(Added \$10) *
6 Liveaboard Fees	450	150	450	900	600	600	600	600	\$200 each way
7 Intra-Harbor Towing	1,000	600	400	1,850	1,600	750	800	1,000	\$200 per occurrence
8 Pump outs	-	-	-	-	-	-	-	-	\$175 per month
9 Non-Op Surcharge	9,587	7,525	10,375	5,625	9,603	10,000	6,500	7,500	\$75 filling fee/\$250 application fee liveaboard
10 Assigned Slip/LA App. Fee	10,868	560	2,985	1,790	200	500	2,000	2,000	
11 Recovered Lien Costs	31,778	38,330	42,172	24,540	33,510	34,000	35,000	36,890	
12 Late Fees	2,033,400	2,078,876	2,117,740	2,084,341	2,218,244	2,266,235	2,302,585	2,371,997	\$35 dollar charge per month (Prior year \$30), on balances over \$130 past due
13 Total Marina Revenues	25,067	28,713	28,254	28,961	29,058	30,132	30,132	32,048	Paid annually w/CPI (Expires 4/39)
14 Trust Lands Lease Revenue	1,285	1,326	1,378	1,378	1,421	1,449	1,449	1,541	Paid annually w/CPI (Expires 2/31)
15 MBARI - Dock	63,595	65,533	67,716	69,070	72,437	73,480	73,480	78,153	Paid annually w/CPI (Expires 3/56)
16 MBARI-MARS Cable	90,547	95,572	97,348	99,409	102,916	105,061	105,061	111,743	
17 Vistra	85,080	88,440	90,216	93,555	95,270	97,577	97,577	107,644	\$8,433.95 mo. (ML Seafood Lund's, Prev. Sea Harvest) (Expires 5/30)
18 Total Trust Lands Lease Revenue	81,268	84,413	88,420	91,368	93,283	94,370	94,370	104,103	\$8,156.51/mo. (Monterey Fish) (Expires 5/30)
19 Leases	17,268	17,853	18,147	18,788	22,331	19,899	19,899	21,956	\$1,720.24/mo. (Local Bounty) (Month to month)
20 Cannery Suites - (3)	30,616	31,481	32,668	33,736	34,863	35,288	35,288	38,927	\$3,049.92/mo. (Deyarle) (Expires 8/31)
21 - (4)	9,972	10,311	10,448	12,350	11,077	11,493	11,493	12,319	\$965.21 (Running Stream) (Month to Month)
22 - (1&10)	13,788	14,112	14,831	15,621	15,883	16,088	16,088	17,755	\$1,391.07 (Local Bounty)(Expires 7/22) w/ (1) 1-yr options
23 - (2)	25,112	25,963	26,607	26,947	21,884	14,388	14,388	15,877	\$1,244.00 (Deep Water Desal)(Expires 2/23) w/ (1) 1-yr option
24 - (5A)	-	-	-	9,734	14,861	15,087	15,087	16,646	\$1,304.18/mo. Upstairs inside (Miller Marine Solutions)(Exp. 1/22)
25 - (5B)	-	-	-	8,544	8,225	9,033	9,033	9,959	\$780.27/mo. (Veridian Advisors) (term. 5/2022)
26 - (6A, B & D)	1,370	1,370	9,090	9,363	9,644	9,600	9,600	10,904	\$854.30/mo. (Verizon) Roof top and under stairs (3/23)
27 - (7)	-	-	-	-	19,439	39,000	13,616	30,957	\$2,425.46/mo. (Lusamerica)(Upon Expiration 2/23)
28 - (8)	5,558	-	-	-	67,981	40,000	40,000	40,000	Utility reimbursement per lease
29 - (9)	36,140	29,258	43,591	20,878	67,981	40,000	40,000	41,042	\$3,215.65 base + % rent (Expires 8/30)
30 - (10)	35,057	35,930	34,662	35,750	36,716	37,205	37,205	41,042	Not occupied
31 - K-Pier	47,081	9,740	-	-	-	-	-	-	
32 Cannery NNN	58,478	31,329	40,511	44,572	103,093	45,000	45,000	80,561	\$1,713.39/mo, plus percentage rent (Month to month)
33 Sea Harvest	22,898	25,335	26,355	24,562	28,481	26,911	28,481	28,481	\$7,879.68, or 24% of gross, whichever is greater (Exp. 10/24)
34 Pot Stop	1,772	-	-	-	-	-	-	-	\$436.21/mo.
35 MB Kayak	31,466	32,447	33,599	34,764	35,525	36,180	36,180	39,127	\$3,065.62/mo. No less than 3% in lease agmt. (Expires 9/31)
36 Marlin/Mason	501,554	437,982	478,272	480,532	618,556	547,119	523,304	616,256	
37 S.H. Spare Office	281,892	290,878	281,184	277,938	345,847	355,000	355,000	370,975	\$69.50 for all assign. vessels in harbor (prior year \$66.50)
38 RV Lot	-	-	12,480	28,946	-	13,550	30,000	30,000	\$100 per multiplied by vessel capacity due annually.
39 Total Lease Revenue	-	-	-	-	-	-	-	-	
40 Revenues - Other	-	-	-	-	-	-	-	-	
41 Amenities Fee - Slip holders	-	-	-	-	-	-	-	-	
42 Passenger Vessel Fees	-	-	-	-	-	-	-	-	

MOSS LANDING HARBOR DISTRICT		A	B	C	D	E	F	G	H
BUDGET FYE 6/30/2023		FYE 6/30/17	FYE 6/30/18	FYE 6/30/19	FYE 6/30/20	FYE 6/30/21	Projected FYE 6/30/22	Budget FYE 6/30/22	Budget FYE 6/30/23
43	Dry Storage (2)-Gear & Trailer	57,318	60,088	58,463	60,557	58,209	60,000	63,000	66,000
44	Near Shore Storage	-	-	-	-	-	-	-	-
45	North Harbor Use Fee	72,334	100,829	121,398	112,693	195,085	200,000	125,000	175,000
46	NH Boat Wash	1,718	1,993	1,559	1,076	551	500	2,000	1,200
47	SH Parking	106,321	118,889	105,430	84,330	92,313	120,000	115,000	130,000
48	Camping/RV	4,902	1,907	200	650	643	3,500	2,500	2,500
49	Equipment Rental	-	-	-	-	118	-	250	50
50	Facilities Use Permits	7,800	8,264	13,505	4,920	8,082	7,500	4,500	6,500
51	Vending (Soda/Laundry)	10,712	11,865	9,415	8,123	6,577	10,000	8,500	8,500
52	Merchandise - Clothing, etc.	1,952	366	108	222	42	-	250	-
53	Copies, Key Sales, Bid Packages, etc.	6,094	6,272	6,022	4,617	7,760	5,500	5,000	5,000
54	Government Grants	13,700	-	148,919	-	-	-	-	-
55	Misc. Charge/Pet fee	1,450	11,023	2,865	1,531	3,840	1,200	2,500	2,500
56	Surplus Sale & Misc., Insurance reimb.	135,242	152,342	126,967	-	-	5,700	100	100
57	Total Other Revenue	701,435	764,716	888,515	585,603	718,867	782,450	713,600	798,325
58	TOTAL REVENUES	3,326,936	3,377,146	3,581,875	3,249,885	3,658,583	3,700,865	3,644,551	3,898,221
59	Expenses								
60	Media/Publications/Advertising	6,408	2,613	6,101	7,192	5,175	5,000	6,500	6,500
61	General & Administrative	54,852	73,680	58,954	68,835	87,888	60,000	70,000	75,000
62	Accountant	38,306	40,645	35,250	38,179	37,751	40,000	48,000	48,000
63	Auditor	14,500	15,000	15,500	16,500	16,500	17,000	18,000	18,000
64	Attorney	313,228	67,618	69,873	52,770	43,909	35,000	100,000	100,000
65	Personnel	692,184	638,500	739,957	639,705	711,931	726,000	808,000	948,392
66	Insurance & Bonding	124,653	126,264	144,388	163,307	189,644	173,000	165,000	180,000
67	PG&E	230,000	211,315	201,187	281,088	275,064	280,000	300,000	300,000
68	Sewer	38,200	39,741	37,246	39,865	43,196	45,000	43,000	50,000
69	Water	26,802	30,085	31,819	38,097	36,922	40,000	40,000	45,000
70	Trash	52,392	69,741	62,552	98,269	114,138	118,000	115,000	120,000
71	Maintenance & Repairs	35,094	73,345	65,674	68,002	50,810	40,000	75,000	80,000
72	Operating Supplies	28,666	26,432	26,047	32,109	33,480	25,000	32,000	35,000
73	Outside Service Contracts	93,170	50,821	74,454	74,325	76,522	80,000	75,000	80,000
74	Bad Debt /bank charges	25,429	23,736	52,378	29,531	34,872	36,000	30,000	30,000
75	Commissioner Expenses	13,043	15,416	16,006	14,588	18,343	17,000	25,000	25,000
76	Comm Election	-	-	-	-	-	-	-	700,000
77	Derelect Disposal	278	100	19,184	34,666	40,690	45,000	50,000	50,000
78	LAFCO	5,589	6,411	6,160	6,357	5,425	5,393	7,000	7,000
79	CSDA	6,026	6,358	6,740	7,077	7,253	7,615	7,500	8,000
80	County EIR	-	-	-	-	-	-	-	-
81	Dredging	22,750	203,645	202,353	1,483,856	-	-	250,000	100,000
82	Depreciation	924,813	909,479	841,062	772,652	757,058	1,000,000	1,000,000	1,500,000
83	Total Expenses	2,746,183	2,630,945	2,712,885	3,968,970	2,586,571	2,795,008	3,265,000	4,505,892

21- MLHD budget 2022_2023 vs 6 4/22/2022 Revision PG 2

Current Vessels: \$21 use/park, \$15 use, \$210 annual use/park. Kayake/
PWC: \$16 use/park, \$10 use, \$160 annual use/park, \$95 annual use only
Monthly permits \$110, daily \$11, 24 hrs. \$19 (CCC Reg.)
\$50.00 per night
\$250 1st application, \$50 renewal Application, \$250 issuance fee
\$1.25-\$1.50 per load to wash/dry
\$1.00 pg. .15 pg. thereafter, Gate Keys \$10-25
Derelect Disposal/OES
Excess District equipment
Newspaper ads, NH Development, TV, website, public notice
Telephones, office supplies, postage, etc.
dock/mat/roofing/gangway
Fuel, paper products, parking envelopes, uniforms/CPI adj
Only if incumbent challenged, \$5-\$7 per voter
Mandatory membership fee
Optional membership (required for workers comp policy)
Moss Landing Community planning
Increase for NH Building (Est. to start 1/1/23)

MOSS LANDING HARBOR DISTRICT									
BUDGET FYE 6/30/2023									
A	B	C	D	E	F	G	H	CPI = 5.52%	
FYE 6/30/17	FYE 6/30/18	FYE 6/30/19	FYE 6/30/20	FYE 6/30/21	Projected FYE 6/30/22	Budget FYE 6/30/22	Budget FYE 6/30/23		
84	580,753	746,201	869,990	1,072,012	905,857	379,551	(607,671)		
85									
86									
87	3,086	3,084	3,090	3,111	3,100	3,100	3,100	.20% on \$1.56M	
88	1,513	1,515	2,566	508	100	550	100	.05% on \$1.17M	
89	-	-	200	-	-	-	252	.10% on \$250k	
90	379	590	200	285	200	300	-	Nader Agha per reimbursement agreement	
91	200,000	244,650	6,879	5,686	-	200,000	300,000		
92	279,193	293,976	315,386	348,780	300,000	300,000	300,000		
93	484,171	543,815	328,341	358,370	303,400	503,950	303,452		
94									
95									
96	116,185	105,686	99,407	72,449	66,585	66,585	57,303	Note Interest 2.85%	
97	200,000	214,217	5,781	5,686	-	200,000	-	Aspen Environmental	
98	800	800	800	800	800	800	800	Insurance policy, financed through AFCO	
99	316,985	320,703	105,988	78,935	67,395	267,395	58,103		
100									
101	747,939	969,313	1,091,343	1,351,447	1,141,872	616,116	362,322		
102									
103									
104	-	2,700	-	12,101	-	100,000	100,000	Subject to quote	
105	-	-	-	-	19,506	50,000	-		
106	-	6,593	-	-	-	100,000	350,000	\$12K each; pile only, tsunami damage repair	
107	-	34,008	104,546	126,562	-	100,000	150,000	Lumber, material, electrical and floats	
108	-	-	-	-	-	200,000	1,500,000	Dock infrastructure/improvements	
109	-	1,157	-	9,763	-	25,000	5,000	Replace Marina program and system maintenance	
110	399,033	1,584,972	2,204,319	306,397	2,828	1,000,000	3,000,000	New North Harbor Building, including lighting	
111	-	-	-	-	-	400,000	400,000	Repair/replacement	
112	12,186	-	-	-	76,718	100,000	-		
113	-	-	-	-	-	-	100,000		
114	-	-	-	-	40,000	50,000	-		
115	-	-	-	-	-	40,000	40,000		
116	-	-	-	-	-	-	-	2 at NH, 1 at SH	
117	876,814	152,985	79,307	-	-	75,000	-	Through permitting	
118	-	-	-	-	-	-	-	Through permitting	
119	-	-	-	-	-	250,000	250,000	Roof and drywall	
120	-	-	-	-	1,495	125,000	125,000	1 replaced, 3 left to replace	
121	-	10,642	-	12,473	-	-	-		
122	-	-	-	-	9,712	70,000	80,000		
123	-	-	-	-	-	40,000	50,000	Maint. Truck	
124	-	-	33,000	-	-	-	-		
125	1,288,033	1,793,057	2,421,172	151,136	150,259	2,725,000	6,150,000		
126									

MOSS LANDING HARBOR DISTRICT									
BUDGET FYE 6/30/2023									
	A	B	C	D	E	F	G	H	
	FYE 6/30/17	FYE 6/30/18	FYE 6/30/19	FYE 6/30/20	FYE 6/30/21	FYE 6/30/22	Budget FYE 6/30/22	Budget FYE 6/30/23	
127 Capital Project Fundin #:									
128 From: FEMA	573,712			662,710		329,034	600,000	-	
129 General Funds	1,288,033	1,793,057	2,421,172	316,160	151,136	150,259	2,125,000	6,150,000	
130 Total Capital Contributions	1,861,745	1,793,057	2,421,172	978,870	151,136	479,293	2,725,000	6,150,000	For dredging - 2017 Atmospheric River Storms All other capital projects funded by General funds
131 Capital Projects Budget									
132									
133 Loan Payments									
134 Loan - UMPQUA	(363,425)	(369,147)	(379,197)	(389,516)	(400,107)	(344,871)	(344,871)	(306,504)	Principal Payment (Unpaid balance \$2,163,830 int. rate 2.85%)
135 Total Loan Payments	(363,425)	(369,147)	(379,197)	(389,516)	(400,107)	(344,871)	(344,871)	(306,504)	
136									
137 Cash Flow Reconciliation									
138 Add: Net Income (Loss)	747,939	969,313	1,091,343	(469,497)	1,351,447	1,141,872	616,116	(362,322)	
139 Add: Depreciation	924,813	909,479	841,062	772,652	757,058	1,000,000	1,000,000	1,500,000	
140 Plus: Loan Payments	(363,425)	(369,147)	(379,197)	(389,516)	(400,107)	(344,871)	(344,871)	(306,504)	
141 Net Increase (decrease) in Cash	1,309,327	1,509,645	1,553,208	(86,361)	1,708,398	1,797,001	1,271,245	831,174	
142									
143 Reserved Funds Allocation									
144 Capital Projects to be Funded	(1,288,033)	(1,793,057)	(2,421,172)	(316,160)	(151,136)	(150,259)	(2,125,000)	(6,150,000)	All other capital projects funded by General funds
145 Plus Net increase (decrease) in Cash	1,309,327	1,509,645	1,553,208	(86,361)	1,708,398	1,797,001	1,271,245	831,174	
146									
147 From General Funds	21,294	(283,412)	(867,964)	(402,521)	1,557,262	1,646,742	(853,755)	(5,318,826)	Extra funds needed for capital project funds