



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

NOVEMBER 3, 2016, 7 P.M.

A. CLOSED SESSION

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

1. Confer with legal counsel and General Manager regarding two (2) matters of litigation pursuant to Government Code § 54956.9(a): 1. Catalano vs. MLHD 2. Deyerle vs. MLHD
2. Confer with real property negotiators pursuant to Government Code §54956.8 regarding Santa Cruz Cannery Building Lease. Negotiating parties: General Manager and District Counsel.

B. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE

Roll Call

Russ Jeffries – President
Tony Leonardini – Vice President
*Vince Ferrante – Secretary
Andrew Amaral - Commissioner
Peggy Shirrel - Commissioner

Linda G. McIntyre – General Manager
Mike Rodriquez – District Counsel
Tom Razzeca – Assistant General Manager
Marie Della Maggiore – Dir. Of Administrative
Services, Executive Assistant to the GM

*Commissioner Ferrante appearing via phone from the Hyatt Regency Hotel,
1209 L Street, Sacramento, CA

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. SPECIAL PRESENTATION OF ANNUAL AUDITED FINANCIAL STATEMENT

1. Consider accepting the FYE June 30, 2016 Audited Financial Statement.
 - a. Staff report
 - b. Public comment
 - c. Board discussion
 - d. Board action

F. CONSENT CALENDAR

2. Approval of the September 28, 2016 Regular Meeting Minutes.
3. Approval of the October 20, 2016 Special Meeting Minutes.

G. FINANCIAL REPORT

4. Financial report month ending September 30, 2016.

H. 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.

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

I. COMMITTEE REPORTS

12. Finance Committee – Ferrante/Leonardini
13. Elkhorn Slough Advisory Committee – Amaral/Leonardini
14. Special Districts – Jeffries/Ferrante
15. Liveboard Committee – Jeffries/ Amaral
16. Harbor Improvement Committee – Amaral/Shirrel
17. Real Property Committee I – Jeffries/Leonardini
18. Real Property Committee II – Ferrante/Shirrel
19. Meetings attended by Commissioners at District expense since the last regular meeting of the Board (AB 1234 requirements). Such reports may be oral or written.

J. NEW BUSINESS

20. ITEM – Update on North Harbor wharf/visitor dock erosion emergency repair project.
 - a. Staff report
 - b. Public comment
 - c. Board discussion
 - d. Board action
21. ITEM – Update on B Dock emergency repair project.
 - a. Staff report
 - b. Public comment
 - c. Board discussion
 - d. Board action
22. ITEM – Consider approving Amendment/Assignment to the Biomineral Holdings Lease at the Cannery Building.
 - a. Staff report
 - b. Public comment
 - c. Board discussion
 - d. Board action

23. ITEM - Consider adopting Resolution No. 16-21 canceling the November and December regular meetings of the Board of Harbor Commissioners and fixing a substitute date therefor.

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

J. COMMISSIONERS COMMENTS AND CONCERNS

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

K. ADJOURNMENT

The next Meeting of the Board of Harbor Commissioners is scheduled for December 7, 2016 2:00 PM at the offices of the Moss Landing Harbor District, 7881 Sandholdt Road, Moss Landing, CA 95039. Individuals who require special accommodations are requested to contact the Executive Assistant to the General Manager by calling 831.633.5417 or by emailing dellamaggiore@mosslandingharbor.dst.ca.us no less than 72 hours prior to the meeting or in the case of a Special Meeting, as soon as possible after the Agenda is posted. Copies of the agenda will be available 72 hours prior to Regular Meetings and 24 hours prior to Special Meetings and may be obtained by logging onto www.mosslandingharbor.dst.ca.us or by contacting the District at 831.633.5417. All meetings are noticed and conducted in accordance with the Ralph M. Brown Act.



BOARD OF COMMISSIONERS
Russell Jeffries
Tony Leonardini
Vincent Ferrante
Andrew Amaral
Margaret "Peggy" Shirrel, Ph.D.

7881 SANDHOLDT ROAD
MOSS LANDING, CA 95039

TELEPHONE – 831.633.2461
FACSIMILE – 831.633.1201

GENERAL MANAGER/HARBOR MASTER
Linda G. McIntyre, Esq.

ASSISTANT GM/ASSISTANT HM
Tom Razzeca

STAFF REPORT

ITEM 1 – ACCEPT AUDITED FINANCIAL STATEMENT FOR FYE JUNE 30, 2016 BOARD MEETING OF NOVEMBER 3, 2016

Typically, following review of the audited financial statements with Ryan Jolly, CPA, the Board will move to accept the statements. There were no significant changes from prior audits and the District received a clean rating, the highest available.

After the Board has reviewed the final audited financial statement information to their satisfaction, staff recommends the Board accept the FYE June 30, 2016 audited financial statements.

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947

MOSS LANDING HARBOR DISTRICT

**INDEPENDENT AUDITOR'S REPORT
AND
FINANCIAL STATEMENTS
JUNE 30, 2016**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Commissioners
Moss Landing Harbor District
Moss Landing, California

Report on the Financial Statements

We have audited the accompanying financial statements of the Moss Landing Harbor District (District), which comprise the statements of net position as of June 30, 2016 and 2015, and the related statements of revenues, expenses and changes in net position, and cash flows for the years then ended, and the related notes to the financial statements, which collectively comprise the District's basic financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these basic financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and the State Controller's Minimum Audit Requirements for California Special Districts. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Moss Landing Harbor District as of June 30, 2016 and 2015, and the changes in its net position and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 3 - 6 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

The basic financial statements include summarized prior year comparative information. Such prior year information does not include all of the information required to constitute a presentation in conformity with accounting principles generally accepted in the United States of America. Accordingly, such information should be read in conjunction with the District's basic financial statements for the year ended June 30, 2015, from which such summarized information was derived.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated September 26, 2016 on our consideration of the Moss Landing Harbor District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.



September 26, 2016

**MOSS LANDING HARBOR DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2016 AND 2015**

Our discussion and analysis of the Moss Landing Harbor District's (the "District") financial performance provides an overview of the District's financial activities for the fiscal years ended June 30, 2016 and 2015. Please read this in conjunction with the District's basic financial statements.

Financial Highlights

The District's financial statements are presented in accordance with the requirements of Governmental Accounting Standards Board Statement #34 (GASB 34). The underlying concept is that the financial statements are based on the governmental entity's assets, the liabilities related to those assets and the changes from year-to-year in those assets. The year-to-year changes result from net income, or loss, and contributions from outside sources (such as federal and state funding).

Operating revenues were \$3,042,887 in 2016, \$3,158,567 in 2015 and \$2,797,728 in 2014. Operating revenues were above budget by \$20,607, or .07%, in 2016. Berthing income and related revenues increased by \$9,918, or .04%, in 2016. Berthing and related revenues were above budget by \$23,221, or 1.07%. Rent, concessions and other income decreased by \$125,597, or 12.86%, over the prior year. The decrease in revenue over the prior year is primarily due to lower Cannery NNN income of \$52,388 in the current year, vacancies and an operating grant for \$30,000 that was received in the prior year. Rent, concessions and other income were above budget by \$53,191, or 6.67%.

The District's property tax revenues increased by \$10,648. Grant revenues decreased by \$506,041, due to completion of grant related projects and the final amounts to be received from the Federal Emergency Management Agency (FEMA) for those projects which was in response to damage incurred from the tsunami in March 2011.

Operating expenses (before depreciation) were \$1,676,999 in 2016, \$1,840,125 in 2015, and \$1,620,836 in 2014. The current year costs were lower than the prior year by \$163,126, or 8.86%, and below budget by \$41,259 or 2.40%. The decrease in expenses as compared to the prior year was due to debt refinancing costs incurred in 2015, lower interest expense in the current year as a result of the refinancing, and election costs of \$161,865 in the prior year. The District maintains a practice of budgeting annually for dredge expenses, acknowledging that dredge episodes are periodic and may only be incurred every three to five years.

Using This Annual Report

This annual report consists of management's discussion and analysis, the basic financial statements and notes to financial statements. Management's discussion and analysis provides a narrative of the District's financial performance and activities for the year ended June 30, 2016. The basic financial statements provide readers with a broad overview of the District's finances, in a manner similar to private-sector business. The notes provide additional information that is essential to a full understanding of the data provided in the basic financial statements.

The basic financial statements consist of three statements:

Statement of financial position – presents information on all of the District's assets and liabilities, with the difference between the two reported as fund equity. Over time, increases or decreases in fund retained earnings may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

Statement of revenues, expenses and changes in retained earnings – presents information showing how the District's retained earnings changed during the fiscal year. All changes in retained earnings are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of the related cash flows. Certain revenues and expenses are reported in this statement that will result in cash flows in future periods.

Statement of cash flows – presents information showing how the District's cash changed during the year. It shows the sources and uses of cash and cash equivalents.

Financial Analysis of the District as a Whole

Fund equity invested in capital assets represent the District's long-term investment in capital assets, net of accumulated depreciation and related debt, and are not available for current operations.

A summary of fund equity for years ended June 30, are presented below.

	<u>2016</u>	<u>2015</u>	<u>2014</u>
Current and other assets	\$ 6,935,488	\$ 6,074,144	\$ 4,470,227
Non-current assets	7,389	7,389	7,389
Capital assets, net of depreciation	<u>14,208,983</u>	<u>14,821,489</u>	<u>15,651,639</u>
Total assets	<u>\$ 21,151,860</u>	<u>\$ 20,903,022</u>	<u>\$ 20,129,255</u>
Current liabilities	\$ 1,231,245	\$ 1,218,638	\$ 1,256,551
Long-term debt	<u>4,046,718</u>	<u>4,406,076</u>	<u>4,559,371</u>
Total liabilities	<u>\$ 5,277,963</u>	<u>\$ 5,624,714</u>	<u>\$ 5,815,922</u>
Investment in capital assets, net of related debt	\$ 9,802,907	\$ 10,065,588	\$ 10,790,078
Retained earnings	<u>6,070,990</u>	<u>5,212,720</u>	<u>3,523,255</u>
Total fund equity	<u>\$ 15,873,897</u>	<u>\$ 15,278,308</u>	<u>\$ 14,313,333</u>

A summary of changes in retained earnings is presented below:

	<u>2016</u>	<u>2015</u>	<u>2014</u>
Changes in retained earnings			
Operating revenues	\$ 3,042,887	\$ 3,158,567	\$ 2,797,728
Operating expenses	(1,676,999)	(1,840,125)	(1,620,836)
Depreciation	<u>(920,234)</u>	<u>(945,417)</u>	<u>(949,096)</u>
Net operating income	445,654	373,025	227,796
Non-operating revenues	276,337	771,436	457,040
Non-operating expenses - interest	<u>(126,402)</u>	<u>(179,486)</u>	<u>(210,513)</u>
Increase in retained earnings	<u>\$ 595,589</u>	<u>\$ 964,975</u>	<u>\$ 474,323</u>

Financial Analysis of the District as a Whole (Continued)

A statement of major revenues and expenses is presented below,

	<u>2016</u>	<u>2015</u>	<u>2014</u>
Revenues			
Berthing	\$ 2,192,012	\$ 2,182,094	\$ 2,007,651
Rents	544,426	598,525	546,068
District property taxes	269,055	258,407	255,693
Operations, concessions and other	306,449	377,948	244,009
Grant revenues	-	506,041	187,942
Interest income	7,282	6,988	13,405
	<u> </u>	<u> </u>	<u> </u>
Total revenues	<u>\$ 3,319,224</u>	<u>\$ 3,930,003</u>	<u>\$ 3,254,768</u>
Expenses			
Depreciation	\$ 920,234	\$ 945,417	\$ 949,096
Personnel	687,422	711,905	715,933
Utilities	339,780	335,274	290,924
Interest	126,402	179,486	210,513
General and administrative	356,589	441,045	271,535
Repairs and maintenance	279,224	175,069	279,930
District	13,984	176,832	62,514
	<u> </u>	<u> </u>	<u> </u>
Total expenses	<u>\$ 2,723,635</u>	<u>\$ 2,965,028</u>	<u>\$ 2,780,445</u>

Future Plans

The District continues to be certified as a California Clean Marina, a standard that it intends to maintain for the benefit of its tenants as well as to attract new tenants. The District is continuing with infrastructure improvement projects, ongoing dock refurbishing and sea lion deterrent fencing where appropriate. Shoreline erosion repairs slated for future years in 3 locations were escalated because of Tsunami damage in 2011. FEMA granted an extension within which to conduct this project and is slated to cover 75% of the projected costs while the District will contribute the remaining 25%. The permits for construction of a new building at the North Harbor were approved by the County; the District obtained a waiver of impact fees from TAMC and will negotiate a reduction in impact fees from other agencies before securing the permits. If reasonable bids are received the District should break ground on the new North Harbor building sometime during the 2015/16 fiscal year. We continue to welcome numerous permanent and temporary slipholders who had previously been in other harbors but chose Moss Landing because of its reasonable prices and overall improvements. All of these efforts should maintain revenue and attract tenants.

Budget Highlights

The District's budget projected operating revenues of \$3,022,280. The District finished the budget year with operating revenues of \$3,042,887, which was \$20,607 or .07% more than budgeted.

The District's budget projected expenditures (before depreciation) of \$1,717,725. The District finished the budget year with expenditures of \$1,676,999, which was \$40,726 or 2.37% less than budgeted.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

The District's capital assets, net of accumulated depreciation, at June 30, 2016, 2015 and 2014, totaled \$12,566,123, \$13,178,629, and \$14,008,779, respectively, as shown below. This amount represents a net decrease, including additions and disposals, net of depreciation, of \$612,506, or 4.65% from June 30, 2015. This change largely due to depreciation expense.

Capital Assets (Net of Depreciation)

	<u>2016</u>	<u>2015</u>	<u>2014</u>
Buildings and improvements	\$ 17,011,483	\$ 16,793,849	\$ 16,747,651
Floating docks	9,659,823	9,623,001	9,623,001
Construction in progress	366,418	319,505	257,374
Equipment	779,968	773,609	766,671
	<u>27,817,692</u>	<u>27,509,964</u>	<u>27,394,697</u>
Less depreciation	<u>15,251,569</u>	<u>14,331,335</u>	<u>13,385,918</u>
	<u>\$ 12,566,123</u>	<u>\$ 13,178,629</u>	<u>\$ 14,008,779</u>

Debt Administration

All of the District's debt is related to the North Harbor facilities expansion, Cannery building improvements and the development of the K-Pier. The District's debt at June 30, 2016, 2015 and 2014, totaled \$4,406,076, \$4,755,901, and \$4,861,561, respectively. This represents a decrease of \$349,825, or 7.36%, from 2015. In July 2014, the District consolidated its existing loans in to one loan with UMPQUA Bank at a lower interest rate.

Contacting the District's Financial Management

This financial report is designed to provide a general overview of the District's accountability for the District's assets. If you have questions about this report or need additional financial information, contact Linda G. McIntyre, General Manager, Moss Landing Harbor District, 7881 Sandholdt Road, Moss Landing, CA 95039, by calling (831) 633-5417, emailing to mcintyre@mosslandingharbor.dst.ca.us or by visiting the District's web page at www.mosslandingharbor.dst.ca.us.

MOSS LANDING HARBOR DISTRICT

STATEMENTS OF NET POSITION

JUNE 30, 2016 AND 2015

	2016	2015
ASSETS		
Current assets		
Cash and cash equivalents	\$ 5,314,544	\$ 4,491,726
Restricted cash and cash equivalents	1,518,502	1,437,675
Accounts receivable, net	64,260	134,283
Prepaid expenses and other current assets	38,182	10,460
Total current assets	6,935,488	6,074,144
Non-current assets		
Investments	7,389	7,389
Capital assets, net of allowance for depreciation	14,208,983	14,821,489
Total non-current assets	14,216,372	14,828,878
Total assets	21,151,860	20,903,022
LIABILITIES		
Current liabilities		
Accounts payable	58,275	70,195
Accrued wages and vacation	101,371	104,623
Accrued interest	52,322	56,478
Deposits	412,261	397,645
Current portion of long-term debt	359,358	349,825
Total current liabilities	983,587	978,766
Non-current liabilities		
Long-term debt	4,046,718	4,406,076
Total non-current liabilities	4,046,718	4,406,076
Total liabilities	5,030,305	5,384,842
DEFERRED INFLOWS OF RESOURCES		
Unearned berth fees and lease receipts	247,658	239,872
Total deferred inflow of resources	247,658	239,872
NET POSITION		
Net investment in capital assets	9,802,907	10,065,588
Restricted for public land use	510,407	431,095
Restricted for debt service	1,008,096	1,006,580
Unrestricted	4,552,487	3,775,045
Total net position	\$ 15,873,897	\$ 15,278,308

MOSS LANDING HARBOR DISTRICT

STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET POSITION FOR THE YEARS ENDED JUNE 30, 2016 AND 2015

	2016	2015
Operating Revenues		
Berthing	\$ 2,192,012	\$ 2,182,094
Rent	544,426	598,525
Operations	143,581	227,177
Concessions and other revenues	162,868	150,771
Total operating revenues	<u>3,042,887</u>	<u>3,158,567</u>
Operating Expenses		
Personnel	687,422	711,905
Utilities	339,780	335,274
General and administrative	171,641	196,079
Insurance	115,426	114,425
Repairs and maintenance	279,224	175,069
Operating supplies	28,328	23,121
Bad debt	25,500	21,250
Commissioner	13,984	176,832
Miscellaneous	15,694	86,170
Depreciation	920,234	945,417
Total operating expenses	<u>2,597,233</u>	<u>2,785,542</u>
Operating income/(loss)	<u>445,654</u>	<u>373,025</u>
Nonoperating Revenues/(Expenses)		
Grant revenues	-	506,041
Property taxes	269,055	258,407
Interest income	7,282	6,988
Interest expense	(126,402)	(179,486)
Total non-operating revenues/(expenses)	<u>149,935</u>	<u>591,950</u>
Change in Net Position	<u>595,589</u>	<u>964,975</u>
Net Position		
Beginning of year	15,278,308	14,313,333
End of year	<u>\$ 15,873,897</u>	<u>\$ 15,278,308</u>

MOSS LANDING HARBOR DISTRICT

STATEMENTS OF CASH FLOWS YEARS ENDED JUNE 30, 2016 AND 2015

	2016	2015
Operating Activities		
Receipts from customers and users	\$ 3,135,312	\$ 3,113,069
Payments to suppliers for goods and services	(1,029,219)	(1,023,182)
Payments to employees for services	(690,674)	(709,970)
Net cash provided by operating activities	<u>1,415,419</u>	<u>1,379,917</u>
Noncapital Financing Activities		
Property taxes received	269,055	258,407
Net cash provided by noncapital financing activities	<u>269,055</u>	<u>258,407</u>
Capital and Related Financing Activities		
Acquisition of capital assets	(307,728)	(115,267)
Receipts from capital grants	-	792,385
Principal paid on long-term debt	(349,825)	(105,660)
Interest paid on long-term debt	(130,558)	(217,910)
Net cash provided by (used in) capital and related financing activities	<u>(788,111)</u>	<u>353,548</u>
Investing Activities		
Maturities of investments	-	750,000
Interest received	7,282	6,988
Net cash provided by investing activities	<u>7,282</u>	<u>756,988</u>
Net Increase in Cash and Cash Equivalents	903,645	2,748,860
Cash and Cash Equivalents		
Beginning of year	5,929,401	3,180,541
End of year	<u>\$ 6,833,046</u>	<u>\$ 5,929,401</u>
Cash Flows from Operating Activities		
Operating income (loss)	\$ 445,654	\$ 373,025
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:		
Depreciation	920,234	945,417
(Increase) Decrease in accounts receivable	70,023	(43,357)
(Increase) Decrease in prepaid expenses	(27,722)	151,956
Increase (Decrease) in accounts payable	(11,920)	(46,918)
Increase (Decrease) in accrued wages and vacation	(3,252)	1,935
Increase (Decrease) in customer deposits	14,616	(3,227)
Increase (Decrease) in deferred inflows	7,786	1,086
Net Cash Provided by Operating Activities	<u>\$ 1,415,419</u>	<u>\$ 1,379,917</u>

MOSS LANDING HARBOR DISTRICT

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED JUNE 30, 2016

Note 1 – Summary of Significant Accounting Policies (Continued)

Financial Statement Amounts

Cash and cash equivalents – The District considers all highly liquid assets, which have a term of less than ninety days to maturity as cash equivalents.

Investments – Investments consist of Principal Financial common stock. Investments are stated at fair value. This investment is a Level 1 Input as the valuation methodology is based on quoted prices (unadjusted) for identical assets or liabilities in active markets that a government can access at the measurement date.

Accounts Receivable – Accounts receivable are composed of amounts due from customers for berthing fees. Accounts receivable are recorded net of an allowance for doubtful accounts. The allowance is estimated from historical experience and management's analysis of individual customer balances. The allowance for doubtful accounts was \$25,395 at June 30, 2016.

Capital Assets – Capital assets are defined by the government as assets with an initial individual cost of more than \$1,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Betterments and major improvements which significantly increase values, change capacities or extend useful lives are capitalized. Upon sale or retirement of fixed assets, the cost and related accumulated depreciation are removed from the respective accounts and any resulting gain or loss is included in the results of operations.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets of business-type activities are included as part of the capitalized value of the assets constructed.

Capital assets in service are depreciated using the straight line method over the following estimated useful lives:

	Years
Land improvements	10 - 40
Buildings and improvements	10 - 40
Furniture, equipment and vehicles	3 - 20

MOSS LANDING HARBOR DISTRICT

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED JUNE 30, 2016

Note 1 – Summary of Significant Accounting Policies (Continued)

Compensated Absences – The District allows employees to accumulate unused vacation leave and sick leave. Upon termination, accumulated vacation that was not taken will be paid to the employee. One-half of the employee's sick leave is paid upon termination. Currently, there are only two employees who qualify for payout of sick leave upon termination.

Accumulated vacation leave that is expected to be paid with expendable available financial resources is recorded as an expense and liability as the benefits accrue.

Long-Term Obligations – Long-term debt and other obligations are reported as District liabilities. Loan fees are deferred and amortized over the life of the loan using the effective interest method.

Deferred Inflows of Resources – Deferred inflows of resources represents berth fees and lease payments collected before year-end which were not earned as of June 30, 2016. All deferred inflows of resources is expected to be earned within the following year.

Net Position/Fund Equity - The financial statements utilize a net position presentation. Net position is categorized as net investment in capital assets, restricted and unrestricted.

- Net Investment in Capital Assets - This category groups all capital assets, including infrastructure, into one component of net position. Accumulated depreciation and the outstanding balances of debt that are attributable to the acquisition, construction or improvement of these assets reduce the balance in this category.
- Restricted Net Position - This category presents external restrictions on net position imposed by creditors, grantors, contributors, laws or regulations of other governments and restrictions imposed by law through constitutional provisions or enabling legislation.
- Unrestricted Net Position - This category represents net position of the District not restricted for any project or other purpose.

Property Tax Revenue – Property tax revenue is composed of property taxes received from the County of Monterey. Property tax revenue is recognized when it is available from the County.

Note 2 – Cash and Investments

California law requires banks and savings and loan institutions to pledge government securities with a market value of 110% of the District's cash on deposits or first trust deed mortgage notes with a value of 150% of the deposit as collateral for all public agency deposits. Under California law this collateral remains with the institution but is held in the District's name and places the District ahead of general creditors of the institution. The District has waived collateral requirements for the portion of deposits covered by federal deposit insurance.

MOSS LANDING HARBOR DISTRICT

NOTES TO FINANCIAL STATEMENTS YEAR ENDED JUNE 30, 2016

Note 5 – Retirement Plans

Moss Landing Harbor District provides benefits to full time employees hired prior to January 1, 2013 through defined contribution plans. The plans cover full-time employees including those working under the collective bargaining agreements.

In July 2000, the District established a 457/401(a) define contribution plan for its non-union employees and continued the SEP-IRA for its union employees. The Plan offers each participating employee the ability to select various investment options. Employees are eligible to participate upon the completion of six months of employment. Participants are vested in the District contributions of 20% per year after the first year of service and are fully vested after five years of service.

The District makes contributions based on 11% of base salary for one union employee, 8% of base salary for all other union employees, and 6% of base salaries for non-union employees. Also, if the non-union employees elect to contribute to the 457 plan, the District contributes up to an additional 6%.

Note 6 – Risk Management

The District is exposed to various risks of loss to torts; theft of, damage of, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The District pays an annual premium for its general insurance coverage. The District continues to carry commercial insurance for all other risks of loss, including workers' compensation, and employee health and accident insurance. There have been no significant reductions in insurance coverage in the current year.

Note 7 – Subsequent Events

The District evaluated subsequent events for recognition and disclosure through September 26, 2016, the date which these financial statements were available to be issued. Management concluded that no material subsequent events have occurred since June 30, 2016 that required recognition or disclosure in such financial statements.

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL
OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER
MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS
PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS***

To the Board of Commissioners
Moss Landing Harbor District

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Moss Landing Harbor District (District), which comprise the statement of net position as of June 30, 2016, and the related statement of revenues, expenses and changes in net position, and cash flows for the year then ended, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated September 26, 2016.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Moss Landing Harbor District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

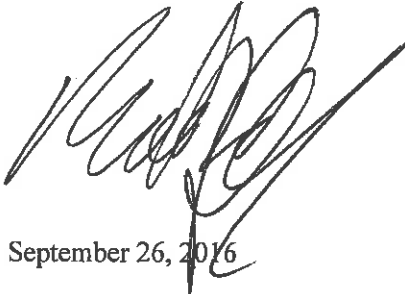
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Moss Landing Harbor District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in black ink, appearing to be 'K. J. [unclear]', written over the date.

September 26, 2016

Moss Landing Harbor District
Balance Sheet
As of September 30, 2016

	Sep 30, 16	Sep 30, 15	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
1018 · Union Bank- Trust Account	339,370	329,229	10,141	3%
1002 · Petty Cash	500	500		
1010 · Union - M.M.	3,745,708	2,843,221	902,487	32%
1009 · Union - Operating	90,100	56,288	33,812	60%
1011 · Union - Payroll	11,121	62,020	-50,899	-82%
1015 · 1st Capital Bank	1,542,078	1,539,520	2,558	0%
1016 · Pinnacle Bank Interest Account	22,922	22,922		
1020 · Umpqua - Restricted	1,008,477	1,006,961	1,516	0%
Total Checking/Savings	6,760,276	5,860,661	899,615	15%
Accounts Receivable				
11290 · Leases				
1282 · NNN Receivable	5,266	57,503	-52,237	-91%
1299 · Pottery Planet		-3,072	3,072	100%
Total 11290 · Leases	5,266	54,431	-49,165	-90%
1200 · Marina Receivables	58,114	52,188	5,926	11%
1201 · Marina - Allow for Bad Debt	-37,927	-12,427	-25,500	-205%
Total Accounts Receivable	25,453	94,192	-68,739	-73%
Other Current Assets				
1271 · Prepaid Expenses				
1270 · Insurance	19,469	18,466	1,003	5%
Total 1271 · Prepaid Expenses	19,469	18,466	1,003	5%
Total Other Current Assets	19,469	18,466	1,003	5%
Total Current Assets	6,805,198	5,973,319	831,879	14%
Fixed Assets				
1650 · Construction in Progress	366,418	319,505	46,913	15%
1670 · Equipment	779,968	773,609	6,359	1%
1700 · Improvements				
1710 · NH Buildings & Improvements	7,868,580	7,868,580		
1720 · NH Floating Docks	524,675	524,675		
1725 · NH Offsite Improvements	632,218	632,218		
1730 · SH Buildings & Improvements	8,276,755	8,256,228	20,527	0%
1740 · SH Floating Docks	9,369,077	9,135,149	233,928	3%
Total 1700 · Improvements	26,671,305	26,416,850	254,455	1%
1900 · Land	1,642,860	1,642,860		
1800 · Less - Depreciation				
1805 · Equipment	-763,789	-755,213	-8,576	-1%
1810 · NH Buildings & Improvements	-3,317,770	-3,060,297	-257,473	-8%
1820 · NH Floating Docks	-488,724	-477,036	-11,688	-2%
1825 · NH Offsite Improvements	-420,680	-401,667	-19,013	-5%
1830 · SH Buildings & Improvements	-5,634,736	-5,422,355	-212,381	-4%
1840 · SH Floating Docks	-4,861,868	-4,450,765	-411,103	-9%

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Moss Landing Harbor District
Balance Sheet
As of September 30, 2016

	<u>Sep 30, 16</u>	<u>Sep 30, 15</u>	<u>\$ Change</u>	<u>% Change</u>
Total 1800 · Less - Depreciation	<u>-15,487,567</u>	<u>-14,567,333</u>	<u>-920,234</u>	<u>-6%</u>
Total Fixed Assets	<u>13,972,984</u>	<u>14,585,491</u>	<u>-612,507</u>	<u>-4%</u>
Other Assets				
1530 · Principal Financial CS	7,389	7,389		
1320 · Workers Comp Deposit	200	200		
Total Other Assets	<u>7,589</u>	<u>7,589</u>		
TOTAL ASSETS	<u><u>20,785,771</u></u>	<u><u>20,566,399</u></u>	<u><u>219,372</u></u>	<u><u>1%</u></u>

Moss Landing Harbor District
Balance Sheet
As of September 30, 2016

	Sep 30, 16	Sep 30, 15	\$ Change	% Change
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
2010 · Accounts Payable	-1,451	34,213	-35,664	-104%
Total Accounts Payable	-1,451	34,213	-35,664	-104%
Other Current Liabilities				
2082 · MLCP Cost Reimb. Deposit	105,724	124,362	-18,638	-15%
2021 · Accrued Vacation	94,999	83,982	11,017	13%
2023 · Accrued Payroll Taxes		0	0	0%
2030 · Customer Deposits	288,743	288,763	-20	
2080 · Prepaid Berth Fees	163,512	158,051	5,461	3%
2087 · Lease Deposits	14,164	42,289	-28,125	-67%
2086 · Prepaid Leases				
20861 · Duke	36,912	36,083	829	2%
20862 · MBARI	14,939	14,958	-19	-0%
Total 2086 · Prepaid Leases	51,851	51,041	810	2%
2051 · Note Interest Payable				
2062 · Umpqua Accrued Interest	19,222	22,593	-3,371	-15%
Total 2051 · Note Interest Payable	19,222	22,593	-3,371	-15%
Total Other Current Liabilities	738,215	771,081	-32,866	-4%
Total Current Liabilities	736,764	805,294	-68,530	-9%
Long Term Liabilities				
2605 · Umpqua Loan	4,046,718	4,406,076	-359,358	-8%
Total Long Term Liabilities	4,046,718	4,406,076	-359,358	-8%
Total Liabilities	4,783,482	5,211,370	-427,888	-8%
Equity				
3050 · Prior Year Earnings	9,417,664	8,822,078	595,586	7%
3020 · Retained Net Assets	6,456,231	6,456,231		
Net Income	128,393	76,717	51,676	67%
Total Equity	16,002,288	15,355,026	647,262	4%
TOTAL LIABILITIES & EQUITY	20,785,770	20,566,396	219,374	1%

Moss Landing Harbor District
Statement of Cash Flows
July through September 2016

Jul - Sep 16

OPERATING ACTIVITIES

Net Income	128,393
Adjustments to reconcile Net Income to net cash provided by operations:	
1200 · Marina Receivables	17,825
1201 · Marina - Allow for Bad Debt	6,375
11290 · Leases:1262 · Monterey Bay Electronics	872
11290 · Leases:1282 · NNN Receivable	13,734
1271 · Prepaid Expenses:1270 · Insurance	-7,281
1800 · Less - Depreciation:1805 · Equipment	5,100
1800 · Less - Depreciation:1810 · NH Buildings & Improvements	64,748
1800 · Less - Depreciation:1820 · NH Floating Docks	3,009
1800 · Less - Depreciation:1825 · NH Offsite Improvements	7,346
1800 · Less - Depreciation:1830 · SH Buildings & Improvements	52,195
1800 · Less - Depreciation:1840 · SH Floating Docks	103,600
2010 · Accounts Payable	-33,932
2020 · Accrued Salaries Payable	-6,372
2030 · Customer Deposits	-3,630
2080 · Prepaid Berth Fees	-10,116
2086 · Prepaid Leases:20861 · Duke	-15,819
2086 · Prepaid Leases:20862 · MBARI	-6,360
2051 · Note Interest Payable:2062 · Umpqua Accrued Interest	-33,101

Net cash provided by Operating Activities 286,586

FINANCING ACTIVITIES

2605 · Umpqua Loan -359,358

Net cash provided by Financing Activities -359,358

Net cash increase for period -72,772

Cash at beginning of period 6,833,046

Cash at end of period 6,760,274

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
July through September 2016

	<u>Jul - Sep 16</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
4000 · MARINA REVENUES				
4100 · Berthing Income				
4110 · Assigned Berthing	391,162	394,182	-3,020	99%
4115 · Temporary Berthing	68,624	64,000	4,624	107%
4130 · Transient Berthing	9,594	16,756	-7,162	57%
4112 · Qtrly/Annual Discount	-893	-1,299	406	69%
4113 · Commercial Vessel Dscnt	-3,318	-3,750	432	88%
4114 · Away (1 mnth) Dscnt	-164		-164	100%
4120 · Liveaboard Fees	30,727	26,250	4,477	117%
4260 · Towing - Intra Harbor	150		150	100%
4270 · Pumpouts	400	200	200	200%
4140 · Non Operable Surcharge				
4220 · Wait List	1,525	1,800	-275	85%
4282 · Recovered Lien Costs	840		840	100%
4280 · Late Fees	7,223	7,500	-277	96%
Total 4100 · Berthing Income	505,870	505,639	231	100%
4200 · Other Income - Operations				
4225 · Merchandise	586	200	386	293%
4285 · Dog Fee	395	405	-10	98%
4230 · SH Parking	31,189	34,000	-2,811	92%
4290 · Misc	-721	400	-1,121	-180%
Total 4200 · Other Income - Operations	31,449	35,005	-3,556	90%
4300 · Operating Grant Revenues				
Total 4000 · MARINA REVENUES	537,319	540,644	-3,325	99%

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
July through September 2016

Expense	Jul - Sep 16	Budget	\$ Over Budget	% of Budget
5200 · General & Administrative				
5100 · Advertising	4,125	1,250	2,875	330%
5921 · Internet Billing Service	449	512	-63	88%
5210 · Dues & Subscriptions	2,824	1,650	1,174	171%
5220 · Office Supplies				
5223 · Administration	1,302	641	661	203%
5225 · Operations	3,424	1,720	1,704	199%
Total 5220 · Office Supplies	4,726	2,361	2,365	200%
5230 · Postage & Equip Lease				
5232 · Meter Lease	248	170	78	146%
5235 · Postage	26	283	-257	9%
Total 5230 · Postage & Equip Lease	274	453	-179	60%
5240 · Copier Lease & Supplies				
5242 · Copier Lease	652	1,058	-406	62%
5245 · Toner & Supplies				
Total 5240 · Copier Lease & Supplies	652	1,058	-406	62%
5250 · Telephone & Communications				
5253 · Administration	2,769	3,088	-319	90%
5255 · Operations	213	365	-152	58%
Total 5250 · Telephone & Communications	2,982	3,453	-471	86%
5260 · Professional Services				
5269 · Payroll Processing	688	920	-232	75%
5263 · Audit fees		2,000	-2,000	
5262 · Accounting	9,653	12,000	-2,347	80%
5264 · Peoples Desal Costs				
5265 · Legal	34,790	18,750	16,040	186%
5268 · Computer Consulting		1,285	-1,285	
Total 5260 · Professional Services	45,131	34,955	10,176	129%
5270 · Licenses & Permits		105	-105	
5281 · Resale Merchandise		331	-331	
5290 · Credit Card Fees	3,012	2,873	139	105%
Total 5200 · General & Administrative	64,175	49,001	15,174	131%
5300 · Personnel				
5310 · Salaries				
5313 · Administration	61,957	64,083	-2,126	97%
5315 · Operations	30,876	30,802	74	100%
5318 · Maintenance	17,398	18,830	-1,432	92%
Total 5310 · Salaries	110,231	113,715	-3,484	97%
5330 · Payroll Taxes				
5333 · Administration	5,060	4,902	158	103%
5335 · Operations	2,419	3,510	-1,091	69%
5338 · Maintenance	1,413	1,670	-257	85%
5330 · Payroll Taxes - Other				
Total 5330 · Payroll Taxes	8,892	10,082	-1,190	88%

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
July through September 2016

	<u>Jul - Sep 16</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
5340 · Employee Benefits				
5343 · Administration	16,963	21,024	-4,061	81%
5345 · Operations	6,704	4,854	1,850	138%
5348 · Maintenance	10,547	17,687	-7,140	60%
Total 5340 · Employee Benefits	<u>34,214</u>	<u>43,565</u>	<u>-9,351</u>	<u>79%</u>
5350 · Workers Compensation				
5353 · Administration	900	801	99	112%
5355 · Operations	1,761	1,347	414	131%
5358 · Maintenance	2,001	3,275	-1,274	61%
Total 5350 · Workers Compensation	<u>4,662</u>	<u>5,423</u>	<u>-761</u>	<u>86%</u>
5360 · Education & Training				
5363 · Administration	136		136	100%
Total 5360 · Education & Training	<u>136</u>		<u>136</u>	<u>100%</u>
Total 5300 · Personnel	<u>158,135</u>	<u>172,785</u>	<u>-14,650</u>	<u>92%</u>
5400 · Insurance				
5410 · Liability Insurance	27,658	29,500	-1,842	94%
Total 5400 · Insurance	<u>27,658</u>	<u>29,500</u>	<u>-1,842</u>	<u>94%</u>
5500 · Utilities				
5540 · Sewer	5,953	10,000	-4,047	60%
5510 · Garbage	14,859	13,250	1,609	112%
5520 · Gas and Electric	30,000	49,000	-19,000	61%
5530 · Water	7,989	8,000	-11	100%
Total 5500 · Utilities	<u>58,801</u>	<u>80,250</u>	<u>-21,449</u>	<u>73%</u>
5600 · Operating Supplies				
5610 · Vehicles	1,677	2,125	-448	79%
5620 · Vessels				
5625 · Operations	4,809	5,350	-541	90%
Total 5600 · Operating Supplies	<u>6,486</u>	<u>7,475</u>	<u>-989</u>	<u>87%</u>
5700 · Depreciation	117,999	118,125	-126	100%
5800 · Repairs & Maintenance				
5810 · Vehicles	113	1,302	-1,189	9%
5820 · Vessels				
5830 · Equip Rental	835	1,488	-653	56%
5840 · Small Tools		270	-270	
5850 · Repair Materials	7,857	18,190	-10,333	43%
5860 · Outside Service Contracts	21,900	15,000	6,900	146%
5870 · Derelict Disposal	88	7,500	-7,412	1%
Total 5800 · Repairs & Maintenance	<u>30,793</u>	<u>43,750</u>	<u>-12,957</u>	<u>70%</u>
5900 · Financial Expenses				
5920 · Bank Service Charges	931	1,000	-69	93%
5990 · Bad Debt	6,375	6,250	125	102%
Total 5900 · Financial Expenses	<u>7,306</u>	<u>7,250</u>	<u>56</u>	<u>101%</u>
Total 7000 · MARINA EXPENSES	<u>471,353</u>	<u>508,136</u>	<u>-36,783</u>	<u>93%</u>
Net Ordinary Income - Marina Operations	<u>65,966</u>	<u>32,508</u>	<u>33,458</u>	<u>203%</u>

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
July through September 2016

	<u>Jul - Sep 16</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
4400 · LEASE AND OTHER INCOME				
4050 · Trust Lands Lease Revenue				
4051 · Dynegy Outfall	15,819	15,820	-1	100%
4052 · MBARI - MARS Cable				
4053 · MBARI	6,360	6,526	-166	97%
Total 4050 · Trust Lands Lease Revenue	<u>22,179</u>	<u>22,346</u>	<u>-167</u>	<u>99%</u>
4500 · Leases				
4501 · K-Pier Lease	4,169	4,169	0	100%
4502 · Cannery Building				
4518 · Suite 5	5,904	5,904	0	100%
4510 · Suite 6	6,185	6,185	0	100%
4520 · Suite 9				
4504 · Suite 3	20,903	20,901	2	100%
4511 · Suite 1 & 10	4,253	4,254	-1	100%
4515 · Suite 4	20,216	20,214	2	100%
4517 · Suite 2	7,559	7,560	-1	100%
4523 · Canery NNN	547	7,500	-6,953	7%
Total 4502 · Cannery Building	<u>65,567</u>	<u>72,518</u>	<u>-6,951</u>	<u>90%</u>
4530 · RV Lot	7,750	7,749	1	100%
4540 · Martin & Mason				
4541 · SH Spare Office		1,309	-1,309	
4560 · North Harbor				
4562 · Sea Harvest	10,030	9,249	781	108%
4568 · Monterey Bay Kayaks	4,487	3,639	848	123%
4572 · Pottery Planet	9,455	9,455		100%
Total 4560 · North Harbor	<u>23,972</u>	<u>22,343</u>	<u>1,629</u>	<u>107%</u>
Total 4500 · Leases	<u>101,458</u>	<u>108,088</u>	<u>-6,630</u>	<u>94%</u>
4600 · District Property Taxes				
4700 · Other Revenues & Concessions				
4727 · Key Sales	1,419	1,800	-381	79%
4125 · Amenity Fee	70,564	69,139	1,425	102%
4710 · Vending Activities				
4711 · Washer/Dryer	1,904	1,950	-46	98%
Total 4710 · Vending Activities	<u>1,904</u>	<u>1,950</u>	<u>-46</u>	<u>98%</u>
4720 · Dry Storage	15,121	14,663	458	103%
4725 · North Harbor Use Fee	13,772	17,000	-3,228	81%
4726 · Annual Launch Fee (Sm. Water)				
4730 · NH Washdown	300	500	-200	60%
4735 · Camp/RV	2,610	2,000	610	131%
4740 · Equipment Rental		250	-250	
4751 · Permits	1,250	2,000	-750	63%
4765 · Faxes, Copies & Postage	17	200	-183	9%
Total 4700 · Other Revenues & Concessions	<u>106,957</u>	<u>109,502</u>	<u>-2,545</u>	<u>98%</u>
4800 · Interest				
4846 · Umpqua Interest	381	250	131	152%

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
July through September 2016

	Jul - Sep 16	Budget	\$ Over Budget	% of Budget
4843 · First Capital Bank	245	750	-505	33%
4841 · Union Bank Interest	32	175	-143	18%
4845 · SBB Interest	33			
Total 4800 · Interest	691	1,175	-484	59%
Total 4400 · LEASE AND OTHER INCOME	231,285	241,111	-9,826	96%
7000 · LEASE AND OTHER EXPENSES				
7100 · Interest Expense				
7134 · Umpqua Accrued Interest	29,686	30,113	-427	99%
7150 · Insurance Financing		200	-200	
Total 7100 · Interest Expense	29,686	30,313	-627	98%
7200 · Other Financial Expenses				
7230 · LAFO Administrative Charges	5,589	5,700	-111	98%
7221 · CSDA Dues				
Total 7200 · Other Financial Expenses	5,589	5,700	-111	98%
5700 · Depreciation	117,999	118,125	-126	100%
7300 · Commissioner Expenses				
7310 · Election Costs				
7320 · Monthly Stipend	2,056	3,000	-944	69%
7321 · Employer Payroll Taxes	157	270	-113	58%
7330 · Incurred Expenses		500	-500	
Total 7300 · Commissioner Expenses	2,213	3,770	-1,557	59%
Total 7000 · LEASE AND OTHER EXPENSES	155,487	157,908	-2,421	98%
Net Ordinary Income - Lease & Other Operations	75,798	83,203	-7,405	91%
Net Ordinary Income - Combined Operations	141,764	115,711	26,053	123%
Other Income/Expense				
Other Income				
8001 · Cost Reimbursements				
8101 · Revenue from reimbursements		45,000	-45,000	
8201 · Reimbursable expenses		-45,000	45,000	
Total 8001 · Cost Reimbursements				
Total Other Income				
Other Expense				
9000 · CAPITAL PROJECT EXPENSES				
9054 · Sea Lion Deterrent Fencing		25,000	-25,000	
9053 · Dock Maintenance		10,000	-10,000	
9052 · NH Wharf Entrance Repair	6,931			
9051 · Sewer Lift Station				
5880 · Dredging		6,000	-6,000	
9302 · Tsunami shoreline repairs	2,143	250,000	-247,857	1%
9750 · Office Computers				
9309 · New NH Restaurant	4,297		4,297	100%
9250 · Security Camera				
9150 · Cannery				
9470 · NH Visitor Dock				
Total 9000 · CAPITAL PROJECT EXPENSES	13,371	291,000	-277,629	5%

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
July through September 2016

Total Other Expense
Net Other Income
Net Income

Jul - Sep 16	Budget	\$ Over Budget	% of Budget
13,371	291,000	-277,629	5%
-13,371	-291,000	277,629	5%
128,393	-175,289	303,682	-73%

Moss Landing Harbor District
Profit & Loss YTD Comparison
July through September 2016

	<u>Jul - Sep 16</u>	<u>Jul - Sep 15</u>	<u>\$ Change</u>	<u>% Change</u>
Ordinary Income/Expense				
Income				
4000 · MARINA REVENUES				
4100 · Berthing Income				
4110 · Assigned Berthing	391,162	380,382	10,780	3%
4115 · Temporary Berthing	68,624	55,259	13,365	24%
4130 · Transient Berthing	9,594	13,061	-3,467	-27%
4112 · Qtrly/Annual Discount	-893	-1,689	796	47%
4113 · Commercial Vessel Dscnt	-3,318	-4,347	1,029	24%
4114 · Away (1 mnth) Dscnt	-164	-435	271	62%
4120 · Liveaboard Fees	30,727	26,156	4,571	17%
4260 · Towing - Intra Harbor	150	600	-450	-75%
4270 · Pumpouts	400		400	100%
4220 · Wait List	1,525	2,350	-825	-35%
4282 · Recovered Lien Costs	840		840	100%
4280 · Late Fees	7,223	7,950	-727	-9%
Total 4100 · Berthing Income	505,870	479,287	26,583	6%
4200 · Other Income - Operations				
4225 · Merchandise	586	298	288	97%
4285 · Dog Fee	395	425	-30	-7%
4230 · SH Parking	31,189	44,049	-12,860	-29%
4290 · Misc	-721	-461	-260	-56%
Total 4200 · Other Income - Operations	31,449	44,311	-12,862	-29%
Total 4000 · MARINA REVENUES	537,319	523,598	13,721	3%

Moss Landing Harbor District
Profit & Loss YTD Comparison
July through September 2016

Expense	Jul - Sep 16	Jul - Sep 15	\$ Change	% Change
5200 · General & Administrative				
5100 · Advertising	4,125	1,325	2,800	211%
5921 · Internet Billing Service	449	470	-21	-4%
5210 · Dues & Subscriptions	2,824	2,747	77	3%
5220 · Office Supplies				
5223 · Administration	1,302	634	668	105%
5225 · Operations	3,424	3,020	404	13%
Total 5220 · Office Supplies	4,726	3,654	1,072	29%
5230 · Postage & Equip Lease				
5232 · Meter Lease	248	120	128	107%
5235 · Postage	26	528	-502	-95%
Total 5230 · Postage & Equip Lease	274	648	-374	-58%
5240 · Copier Lease & Supplies				
5242 · Copier Lease	652	1,150	-498	-43%
Total 5240 · Copier Lease & Supplies	652	1,150	-498	-43%
5250 · Telephone & Communications				
5253 · Administration	2,769	2,594	175	7%
5255 · Operations	213	324	-111	-34%
Total 5250 · Telephone & Communications	2,982	2,918	64	2%
5260 · Professional Services				
5269 · Payroll Processing	688	793	-105	-13%
5262 · Accounting	9,653	9,585	68	1%
5265 · Legal	34,790	30,470	4,320	14%
Total 5260 · Professional Services	45,131	40,848	4,283	10%
5270 · Licenses & Permits		73	-73	-100%
5281 · Resale Merchandise		1,226	-1,226	-100%
5290 · Credit Card Fees	3,012	2,598	414	16%
Total 5200 · General & Administrative	64,175	57,657	6,518	11%
5300 · Personnel				
5310 · Salaries				
5313 · Administration	61,957	57,170	4,787	8%
5315 · Operations	30,876	29,821	1,055	4%
5318 · Maintenance	17,398	18,807	-1,409	-7%
Total 5310 · Salaries	110,231	105,798	4,433	4%
5330 · Payroll Taxes				
5333 · Administration	5,060	4,645	415	9%
5335 · Operations	2,419	2,458	-39	-2%
5338 · Maintenance	1,413	1,429	-16	-1%
Total 5330 · Payroll Taxes	8,892	8,532	360	4%
5340 · Employee Benefits				
5343 · Administration	16,963	22,551	-5,588	-25%
5345 · Operations	6,704	11,046	-4,342	-39%
5348 · Maintenance	10,547	11,583	-1,036	-9%
Total 5340 · Employee Benefits	34,214	45,180	-10,966	-24%

Moss Landing Harbor District
Profit & Loss YTD Comparison
July through September 2016

	<u>Jul - Sep 16</u>	<u>Jul - Sep 15</u>	<u>\$ Change</u>	<u>% Change</u>
5350 · Workers Compensation				
5353 · Administration	900	900		
5355 · Operations	1,761	1,761		
5358 · Maintenance	2,001	2,001		
Total 5350 · Workers Compensation	<u>4,662</u>	<u>4,662</u>		
5360 · Education & Training				
5363 · Administration	136		136	100%
Total 5360 · Education & Training	<u>136</u>		<u>136</u>	<u>100%</u>
Total 5300 · Personnel	<u>158,135</u>	<u>164,172</u>	<u>-6,037</u>	<u>-4%</u>
5400 · Insurance				
5410 · Liability Insurance	27,658	27,974	-316	-1%
Total 5400 · Insurance	<u>27,658</u>	<u>27,974</u>	<u>-316</u>	<u>-1%</u>
5500 · Utilities				
5540 · Sewer	5,953	6,126	-173	-3%
5510 · Garbage	14,859	13,007	1,852	14%
5520 · Gas and Electric	30,000	32,077	-2,077	-6%
5530 · Water	7,989	6,416	1,573	25%
Total 5500 · Utilities	<u>58,801</u>	<u>57,626</u>	<u>1,175</u>	<u>2%</u>
5600 · Operating Supplies				
5610 · Vehicles	1,677	1,792	-115	-6%
5625 · Operations	4,809	5,026	-217	-4%
Total 5600 · Operating Supplies	<u>6,486</u>	<u>6,818</u>	<u>-332</u>	<u>-5%</u>
5700 · Depreciation	<u>117,999</u>	<u>117,999</u>		
5800 · Repairs & Maintenance				
5810 · Vehicles	113	546	-433	-79%
5830 · Equip Rental	835	825	10	1%
5850 · Repair Materials	7,857	10,319	-2,462	-24%
5860 · Outside Service Contracts	21,900	9,428	12,472	132%
5870 · Derelict Disposal	88	16,580	-16,492	-99%
Total 5800 · Repairs & Maintenance	<u>30,793</u>	<u>37,698</u>	<u>-6,905</u>	<u>-18%</u>
5900 · Financial Expenses				
5920 · Bank Service Charges	931	1,536	-605	-39%
5990 · Bad Debt	6,375	6,375		
Total 5900 · Financial Expenses	<u>7,306</u>	<u>7,911</u>	<u>-605</u>	<u>-8%</u>
Total · MARINA EXPENSES	<u>471,353</u>	<u>477,855</u>	<u>-6,502</u>	<u>-1%</u>
Net Ordinary Income - Marina Operations	<u>65,966</u>	<u>45,743</u>	<u>20,223</u>	<u>44%</u>

Moss Landing Harbor District
Profit & Loss YTD Comparison
July through September 2016

	Jul - Sep 16	Jul - Sep 15	\$ Change	% Change
4400 · LEASE AND OTHER INCOME				
4050 · Trust Lands Lease Revenue				
4051 · Dynegy Outfall	15,819	15,166	653	4%
4053 · MBARI	6,360	6,198	162	3%
Total 4050 · Trust Lands Lease Revenue	22,179	21,364	815	4%
4500 · Leases				
4501 · K-Pier Lease	4,169	4,063	106	3%
4502 · Cannery Building				
4518 · Suite 5	5,904	5,754	150	3%
4510 · Suite 6	6,185	6,028	157	3%
4520 · Suite 9		662	-662	-100%
4504 · Suite 3	20,903	20,371	532	3%
4511 · Suite 1 & 10	4,253	4,145	108	3%
4515 · Suite 4	20,216	19,701	515	3%
4517 · Suite 2	7,559	7,367	192	3%
4523 · Canery NNN	547	355	192	54%
Total 4502 · Cannery Building	65,567	64,383	1,184	2%
4530 · RV Lot	7,750	7,553	197	3%
4541 · SH Spare Office		1,275	-1,275	-100%
4560 · North Harbor				
4562 · Sea Harvest	10,030	9,594	436	5%
4568 · Monterey Bay Kayaks	4,487	3,639	848	23%
4572 · Pottery Planet	9,455	9,215	240	3%
Total 4560 · North Harbor	23,972	22,448	1,524	7%
Total 4500 · Leases	101,458	99,722	1,736	2%
4700 · Other Revenues & Concessions				
4727 · Key Sales	1,419	1,951	-532	-27%
4125 · Amenity Fee	70,564	71,210	-646	-1%
4710 · Vending Activities				
4711 · Washer/Dryer	1,904	2,388	-484	-20%
Total 4710 · Vending Activities	1,904	2,388	-484	-20%
4720 · Dry Storage	15,121	14,971	150	1%
4725 · North Harbor Use Fee	13,772	22,282	-8,510	-38%
4730 · NH Washdown	300	1,048	-748	-71%
4735 · Camp/RV	2,610	2,178	432	20%
4740 · Equipment Rental		660	-660	-100%
4751 · Permits	1,250	2,021	-771	-38%
4765 · Faxes, Copies & Postage	17	4	13	325%
Total 4700 · Other Revenues & Concessions	106,957	118,713	-11,756	-10%
4800 · Interest				
4846 · Umpqua Interest	381	381	0	0%
4843 · First Capital Bank	245	776	-531	-68%
4841 · Union Bank Interest	32	1,042	-1,010	-97%
4845 · SBB Interest	33	349	-316	-91%
Total 4800 · Interest	691	2,548	-1,857	-73%

Moss Landing Harbor District

Profit & Loss YTD Comparison

July through September 2016

	Jul - Sep 16	Jul - Sep 15	\$ Change	% Change
Total 4400 · LEASE AND OTHER INCOME	231,285	242,347	-11,062	-5%
7000 · LEASE AND OTHER EXPENSES				
7100 · Interest Expense				
7134 · Umpqua Accrued Interest	29,686	33,887	-4,201	-12%
Total 7100 · Interest Expense	29,686	33,887	-4,201	-12%
7200 · Other Financial Expenses				
7230 · LAFO Administrative Charges	5,589	5,637	-48	-1%
Total 7200 · Other Financial Expenses	5,589	5,637	-48	-1%
5700 · Depreciation	117,999	117,999		
7300 · Commissioner Expenses				
7320 · Monthly Stipend	2,056	3,100	-1,044	-34%
7321 · Employer Payroll Taxes	157	237	-80	-34%
7330 · Incurred Expenses		733	-733	-100%
Total 7300 · Commissioner Expenses	2,213	4,070	-1,857	-46%
Total 7000 · LEASE AND OTHER EXPENSES	155,487	161,593	-6,106	-4%
Net Ordinary Income - Lease & Other Operations	75,798	80,754	-4,956	-6%
Net Ordinary Income - Combined Operations	141,764	126,497	15,267	12%
Other Income/Expense				
Other Income				
8001 · Cost Reimbursements				
8201 · Reimbursable expenses		-17,111	17,111	100%
Total 8001 · Cost Reimbursements		-17,111	17,111	100%
Total Other Income		-17,111	17,111	100%
Other Expense				
9000 · CAPITAL PROJECT EXPENSES				
9052 · NH Wharf Entrance Repair	6,931		6,931	100%
5880 · Dredging		26,723	-26,723	-100%
9302 · Tsunami shoreline repairs	2,143		2,143	100%
9309 · New NH Restaurant	4,297		4,297	100%
9565 · Miscellaneous Capital Projects		5,945	-5,945	-100%
Total 9000 · CAPITAL PROJECT EXPENSES	13,371	32,668	-19,297	-59%
Total Other Expense	13,371	32,668	-19,297	-59%
Net Other Income	-13,371	-49,779	36,408	73%
Net Income	128,393	76,718	51,675	67%

Moss Landing Harbor District
A/P Aging Summary
As of September 30, 2016

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
A.L. Lease	253.01	0.00	0.00	0.00	0.00	253.01
Airgas	74.75	0.00	0.00	0.00	0.00	74.75
American Arbitration Association	0.00	0.00	7,250.00	0.00	0.00	7,250.00
AT&T	113.57	0.00	0.00	0.00	0.00	113.57
Bayside Oil, Inc.	0.00	1,337.86	0.00	0.00	0.00	1,337.86
Brian Friedmann	373.00	0.00	0.00	0.00	0.00	373.00
Byte Technology	87.00	0.00	0.00	0.00	0.00	87.00
Californian, The	0.00	1,694.84	0.00	0.00	0.00	1,694.84
CalPERS	0.00	-7,562.03	0.00	0.00	0.00	-7,562.03
Carmel Marina Corporation	109.72	0.00	0.00	0.00	0.00	109.72
Cintas	551.88	0.00	0.00	0.00	0.00	551.88
DMV/Lien Sale Section	24.00	0.00	0.00	0.00	0.00	24.00
Freedom Tune Up	100.50	0.00	0.00	0.00	0.00	100.50
George Banard	115.00	0.00	0.00	0.00	0.00	115.00
Jarvis, Fay, Doporto & Gibson, LLP	5,552.50	0.00	3,727.69	0.00	0.00	9,280.19
Jerry Pfefferkorn	888.20	0.00	0.00	0.00	0.00	888.20
Labor Ready Southwest, Inc.	0.00	1,349.60	0.00	0.00	0.00	1,349.60
Linda G. McIntyre	0.00	-400.00	0.00	0.00	0.00	-400.00
MBS Business Systems	119.32	0.00	0.00	0.00	0.00	119.32
Michael O'Connor	500.00	0.00	0.00	0.00	0.00	500.00
Monterey Bay Systems	119.32	0.00	0.00	0.00	0.00	119.32
North County Fire District	0.00	340.00	0.00	0.00	0.00	340.00
Pajaro/Sunny Mesa C.S.D.	3,217.35	0.00	0.00	0.00	0.00	3,217.35
PG&E	0.00	-20,000.00	0.00	0.00	0.00	-20,000.00
Pitney Bowes Global Financial Svc LLC	129.15	0.00	0.00	0.00	0.00	129.15
Premium Assignment Corporation	0.00	-11,145.48	0.00	0.00	0.00	-11,145.48
Principal Financial	0.00	-252.94	0.00	0.00	0.00	-252.94
Rabobank	262.29	0.00	0.00	0.00	0.00	262.29
Social Vocational Services, Inc.	0.00	-1,022.45	0.00	0.00	0.00	-1,022.45
U.S. Bank	4,311.50	0.00	0.00	0.00	0.00	4,311.50
United Site Services of Calif., Inc.	0.00	223.03	0.00	0.00	0.00	223.03
VALIC	4,472.78	0.00	0.00	0.00	0.00	4,472.78
Veritiv Operating Company	841.48	0.00	0.00	0.00	0.00	841.48
Verizon Wireless	141.68	0.00	0.00	0.00	0.00	141.68
Vision Sevice Plan	0.00	-211.32	0.00	0.00	0.00	-211.32
Wald, Ruhnke & Dost Architects, LP	862.50	0.00	0.00	0.00	0.00	862.50
TOTAL	<u>23,220.50</u>	<u>-35,648.89</u>	<u>10,977.69</u>	<u>0.00</u>	<u>0.00</u>	<u>-1,450.70</u>

Moss Landing Harbor District Warrant Listing

As of September 30, 2016

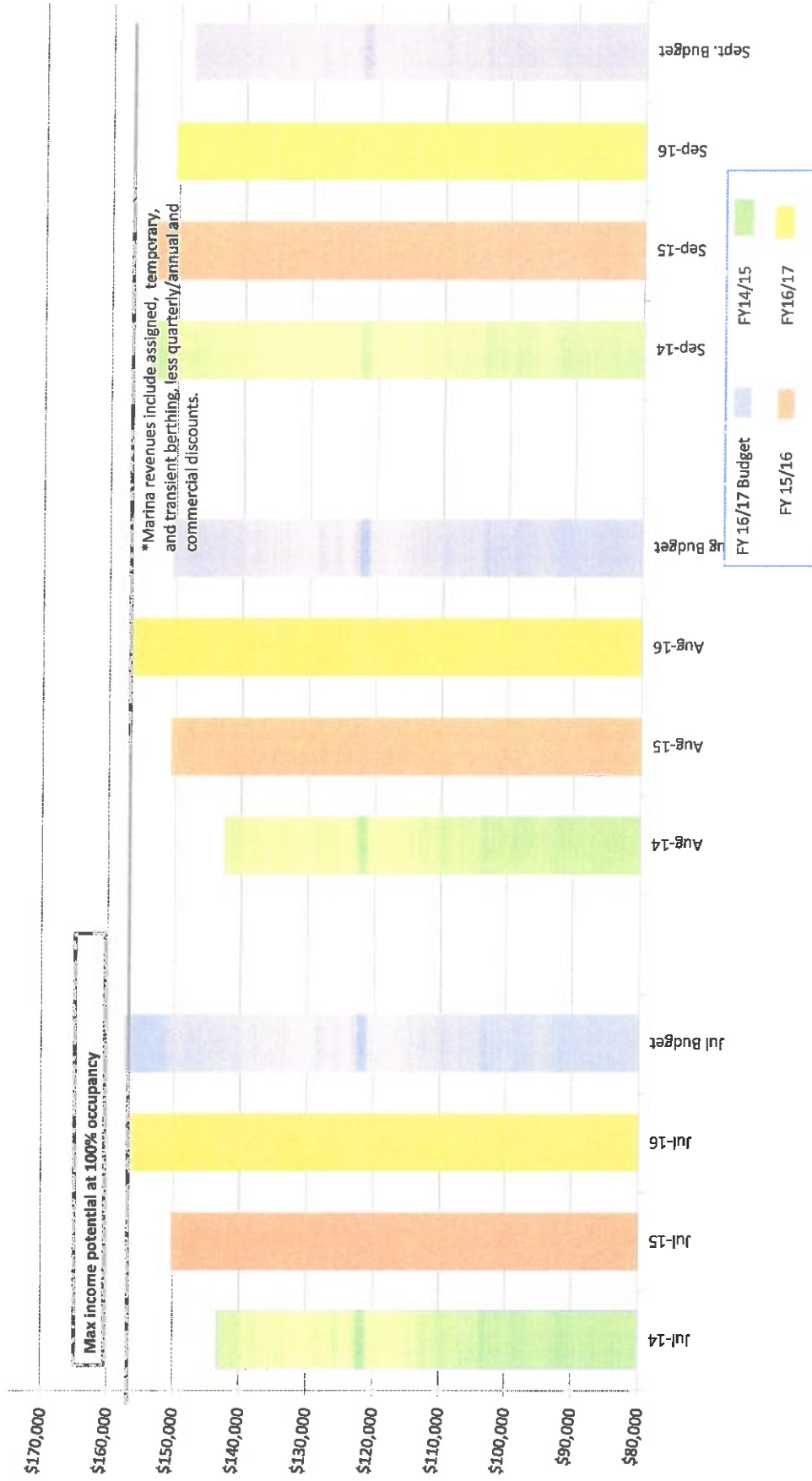
Type	Date	Num	Name	Amount
1009 - Union - Operating				
Bill Pmt -Check	09/02/2016	16778	Auto Care Towing	-504.00
Bill Pmt -Check	09/02/2016	16779	Blue Tarp Financial, Inc.	-96.54
Bill Pmt -Check	09/02/2016	16780	California Marine Affairs and Navigation	-1,350.00
Bill Pmt -Check	09/02/2016	16781	Californian, The	-214.95
Bill Pmt -Check	09/02/2016	16782	Carmel Marina Corporation	-109.72
Bill Pmt -Check	09/02/2016	16783	DMV/Lien Sale Section	-32.00
Bill Pmt -Check	09/02/2016	16784	Moss Landing Boat Works	-1,990.00
Bill Pmt -Check	09/02/2016	16785	MP Express	-2,897.36
Bill Pmt -Check	09/02/2016	16786	Sunrise Express	-43.33
Bill Pmt -Check	09/02/2016	16787	U.S. Bank	-719.19
Bill Pmt -Check	09/02/2016	16788	United Site Services of Calif., Inc.	-223.34
Bill Pmt -Check	09/02/2016	16789	Veritiv Operating Company	-1,186.28
Bill Pmt -Check	09/02/2016	16790	Wendy L. Cumming, CPA	-3,105.00
Bill Pmt -Check	09/09/2016	16791	Andy Babich	-696.00
Bill Pmt -Check	09/09/2016	16792	AT&T	-121.88
Bill Pmt -Check	09/09/2016	16793	Auto Care Towing	-3,024.00
Bill Pmt -Check	09/09/2016	16794	Byte Technology	-150.00
Bill Pmt -Check	09/09/2016	16795	Carmel Marina Corporation	-653.04
Bill Pmt -Check	09/09/2016	16796	Castroville "ACE" Hardware	-29.03
Bill Pmt -Check	09/09/2016	16797	Cintas	-560.08
Bill Pmt -Check	09/09/2016	16798	Communication Service Co	-380.00
Bill Pmt -Check	09/09/2016	16799	Henderson Marine Supply	-1,019.54
Bill Pmt -Check	09/09/2016	16800	Konica Minolta Premier Finance	-266.42
Bill Pmt -Check	09/09/2016	16801	Kristy Binnion	-525.00
Bill Pmt -Check	09/09/2016	16802	Monterey County Auditor-Controller	-5,589.00
Bill Pmt -Check	09/09/2016	16803	Monterey Regional Waste Management Dist.	-3,969.60
Bill Pmt -Check	09/09/2016	16804	Pajaro/Sunny Mesa C.S.D.	-2,946.15
Bill Pmt -Check	09/09/2016	16805	PG&E	-20,000.00
Bill Pmt -Check	09/09/2016	16806	Pillar Bay LLC	-551.00
Bill Pmt -Check	09/09/2016	16807	Premium Assignment Corporation	-11,145.48
Bill Pmt -Check	09/09/2016	16808	Principal Financial	-252.94
Bill Pmt -Check	09/09/2016	16809	Rabobank	-262.29
Bill Pmt -Check	09/09/2016	16810	Redshift	-136.85
Bill Pmt -Check	09/09/2016	16811	SDRMA	-1,097.83
Bill Pmt -Check	09/09/2016	16812	Social Vocational Services, Inc.	-1,022.45
Bill Pmt -Check	09/09/2016	16813	Valero Marketing and Supply Company	-362.05
Bill Pmt -Check	09/09/2016	16814	Vision Service Plan	-211.32
Bill Pmt -Check	09/09/2016	16815	WASH	-202.08
Bill Pmt -Check	09/09/2016	16816	Carmel Marina Corporation	-653.04
Bill Pmt -Check	09/09/2016	16817	Carmel Marina Corporation	-2,506.08
Bill Pmt -Check	09/12/2016	16818	VALIC	-4,321.83
Bill Pmt -Check	09/26/2016	16821	A.L. Lease	0.00
Bill Pmt -Check	09/26/2016	16822	Airgas	-77.02
Bill Pmt -Check	09/26/2016	1682	AT&T	-492.19

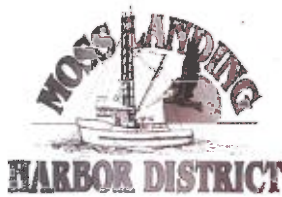
Moss Landing Harbor District Warrant Listing

As of September 30, 2016

Type	Date	Num	Name	Amount
Bill Pmt -Check	09/26/2016	16824	Byte Technology	-174.00
Bill Pmt -Check	09/26/2016	16825	CalPERS	-7,562.03
Bill Pmt -Check	09/26/2016	16826	Corralitos Electric	-735.00
Bill Pmt -Check	09/26/2016	16827	Fed Ex	-26.41
Bill Pmt -Check	09/26/2016	16828	Great American Alliance Insurance Co.	-1,000.00
Bill Pmt -Check	09/26/2016	16829	Home Depot	-2,147.20
Bill Pmt -Check	09/26/2016	16830	James Higuchi	-349.00
Bill Pmt -Check	09/26/2016	16831	Jarvis, Fay, Doportto & Gibson, LLP	0.00
Bill Pmt -Check	09/26/2016	16832	Linda G. McIntyre	-400.00
Bill Pmt -Check	09/26/2016	16833	Michael Morrissey	-500.00
Bill Pmt -Check	09/26/2016	16834	Mike O'Connor	-525.00
Bill Pmt -Check	09/26/2016	16835	MP Express	-208.53
Bill Pmt -Check	09/26/2016	16836	Revel Enviornmental Manufacturing , Inc.	-520.00
Bill Pmt -Check	09/26/2016	16837	Sea Engineering, Inc.	-2,143.30
Bill Pmt -Check	09/26/2016	16838	Tait Smith	-570.39
Bill Pmt -Check	09/26/2016	16839	Verizon Wireless	-141.82
Bill Pmt -Check	09/26/2016	16840	Wald, Ruhnke & Dost Architects, LP	-1,133.75
Bill Pmt -Check	09/26/2016	16841	Wendy L. Cumming, CPA	-4,117.50
Bill Pmt -Check	09/26/2016	16819	AT&T	-229.84
Bill Pmt -Check	09/26/2016	16820	Jarvis, Fay, Doportto & Gibson, LLP	-11,570.00
Total 1009 - Union - Operating				-109,749.67
TOTAL				-109,749.67

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





BOARD OF COMMISSIONERS
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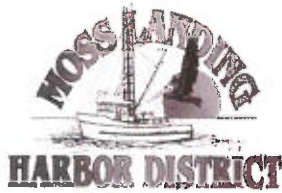
GENERAL MANAGER
 HARBORMASTER
 Linda G. McIntyre, Esq

STAFF REPORT

ITEM NUMBER 5 – PROJECT STATUS BOARD MEETING OF NOVEMBER 3, 2016

WHEN	WHAT	STATUS			COMMENTS
		DONE	ON TARGET	REVISED	
During NH Building Construction	Install electrical lights around the perimeter of NH parking lot as budget permits.			X	Awaiting relocation of electrical box during NH Building project. This will be an ongoing project. We will commence obtaining new permits as appropriate.
After NH Building Construction	Postponed due to budget constraints* Repair Cannery Building unimproved parking lot Lease proposal for site is pending.			X	Lease proposal for this site is pending as of June 2015; meeting proposed for February 2016. UPDATE 8.24.16: No further request from potential Lessor
After NH Building Construction	Postponed due to budget constraints* Install hardwood in Assistant GM's, Executive Assistant's and the GM's offices			X	Postponed due to budgeting constraints.
2015 - 2017?	Improve area around B dock entrance to a park-like setting			X	Follows undergrounding of electric pole next to B Dock by PG&E.
After NH Building construction	Postponed due to budget constraints* Magnetic Key Card system installation			X	B, C & J Docks completed; Next Docks: G & I dock @ \$3K per gate plus \$2200 if a relay is needed.
Sometime in December 2016	Tsunami Shoreline Erosion Project			X	Obtained FEMA extension of completion deadline to 12.31.16; permit approvals received 8/16; on 9.28.16 Agenda to award contract – no bids received; negotiated contract with Don Chapin approved by Board October 20, 2016; seeking time extension from FEMA, Permit mods with ACOE & CCC & increase in reimbursement.
Emergency Repairs by early 2017	NH pedestrian wharf and gangway access erosion			X	El Niño storms created emergency; Cal Trans permit process delaying project; CT reviewing design.
Ongoing (started 2014)	Sea Lion deterrent fencing as needed. Alternative deterrent methods being employed with better success (constant shooting coupled with constant paintball gun use)			X	Installed in several trouble spots throughout South Harbor. Discovered fencing doesn't work except in limited circumstances.
Ongoing (started July 2015)	Replacement of three (3) HVAC Units SC Cannery Bldg (one unit replaced in October 2015)		X		One unit that was in immediate need of replacement was replaced October 2015.
FY 2017	Postponed due to budget constraints NH visitor dock replacement			X	Visitor dock at NH destroyed by sea lions; because of 2 El Niño emergency projects will have to budget in 2017

***NORTH HARBOR BUILDING HAS PRIORITY.**



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ITEM NUMBER 6 – COMMUNITY RELATIONS, REQUESTS, ISSUES BOARD MEETING OF NOVEMBER 3, 2016

1. The Assistant GM met with the Fish & Wildlife agent in charge of the Elkhorn Slough, Dave Feliz, for a meet and greet. He may be considering re-starting the Reserve Advisory Committee (RAP).
2. The Assistant GM attended the annual CAHMPC training conference and trade show in San Pedro in October. The GM opted not to attend this year due to the number of pending projects at the Harbor.
3. Our condolences to long-time tenant Vicki Crow who lost her 91 year old mother on October 14.
4. Deepest condolences to our own Marie Della Maggiore who lost her son in an accident on October 23.

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ITEM NUMBER 7 – SUMMARY OF PERMITS ISSUED BOARD MEETING OF NOVEMBER 3, 2016

(Not Updated since Sept 23, 2016)

Permittee	Issue Date	Status	Permit Type	Exp. Date
MLML San Jose State - R. Starr	8/16/2015	Current	Facilities Use	10/31/2016
Elkhorn Slough Safari - merchandising	10/1/2015	Current	Peddlers	10/1/2016
Elkhorn Slough Safari - tours	10/1/2015	Current	Facilities Use	10/1/2016
Blue Water Ventures	10/31/2015	Current	Facilities Use	10/31/2016
Wild Fish - Vicki Crow	11/20/2015	Current	Peddlers	11/20/2016
Blue Water Marine	11/2/2015	Current	Facilities Use	11/2/2016
Pacific Yachts - Chris Chrones	1/1/2016	Current	Facilities Use	01/1/2017
Elkhorn Slough Research Foundation	1/1/2016	Current	Facilities Use	1/1/2017
Monterey Bay Hydrobikes	2/4/2016	Current	Facilities Use	2/4/2017
Blue Ocean Whale Watch	2/18/2016	Current	Facilities Use	2/18/2017
Whisper Charters	2/22/2016	Current	Facilities Use	2/22/2017
Kahuna Sportfishing	3/19/2016	Current	Facilities Use	3/19/2017
REI Outdoor School	3/26/2016	Current	Facilities Use	3/26/2017
Venture Quest Kayaking	5/16/2016	Current	Facilities Use	5/16/2017
Kayak Connection	5/18/2016	Current	Facilities Use	5/18/2017
Secret Harbor Charter Tours	5/24/2016	Current	Facilities Use	5/24/2017
Sanctuary Cruises	6/6/2016	Current	Facilities Use	6/6/2017
Sea Goddess Whale Watching	6/10/2016	Current	Facilities Use	6/10/2017
MBARI - Slough Test Moorings	6/27/2016	Current	Facilities Use	6/27/2017
SUP Shack	TBD	New App	Facilities Use	
Sea Mist Entertainment Food Truck	TBD	Approved	Peddlers	
Fast Raft	7/8/2015	Renewing	Facilities Use	7/8/2016
Save Our Shores - Dockwalker Program	9/2/2016	Current	Facilities Use	9/2/2017

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ITEM NUMBER 8 – MEETING ANNOUNCEMENTS BOARD MEETING OF NOVEMBER 3, 2016

2016 Meeting Schedule Monterey Bay National Marine Sanctuary Advisory Council (SAC). For more information contact Nichole Rodriguez, nichole.rodriguez@noaa.gov; 831.647.4206

December 8th – Monterey

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

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ITEM NUMBER 9 - ASSIGNED LIVEBOARD REPORT BOARD MEETING OF NOVEMBER 3, 2016

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

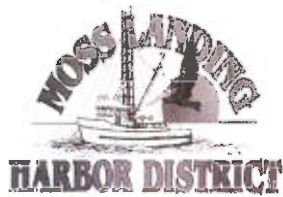
LIVEBOARDS

<u>Name</u>	<u>Vessel</u>
1. Anderson, T.	<i>Lanikai</i> CF 4134N
2. Auten, D.	<i>Serenity</i> , CF 8246 VH
3. Bachmanova, A.	<i>Expresso</i> , ON991915
4. Bohigian, D.	<i>Finesse</i> , CF 3764 ET
5. Burns, P.	<i>Tralfamadore</i> , CF 9430 GL
6. Byrnes, K.	<i>Grand Slam</i> , CF 4540 FE
7. Callahan, T.	<i>Deb on Air</i> , CF 3174 HA
8. Cayuela, R.	<i>Rachel Angelet</i> , CF 6969 UB
9. Chojnowski, G.	<i>Moon Shadow</i> , CF 2325 SZ
10. Clark, N.	<i>China Cloud</i> , ON 999772
12. Cloer, J./Ajuria M.	<i>Laurie</i> , CF 2688 EX
13. Chambers, B.	<i>Pyxis</i> , ON 984193
14. Comendant, T.	<i>Mariah</i> , CF 9747 GR
15. Crow, F.	<i>Tortuga</i> , ON 1190479
16. Degnan, P.	No Name, CF 8344 GT
17. Delahanty, G.	<i>Dreamer</i> 8370 EA
18. Elwell, G.	<i>Pearl</i> , ON 557575
19. Faneuf, C.	<i>Sandpiper</i> , CF 6280 EU
20. Felicano, J.	<i>Takara</i> , CF 3767 AS
21. Graham, D.	<i>Shelter Dog</i> , ON 593068
22. Harrington, H.	<i>Isle of View</i> , ON 997142
23. Ho, R.	<i>Carolynn Ann</i> CF 5796 FG
24. Heatley, J.	<i>Darla Jean</i> , CF 2303 UN
25. Jerred, D.	<i>Westwind</i> , CF8564 GM
26. Groom D	<i>Phoenix</i> , CF 5084 GJ
27. Jones, H.	<i>Laetare</i> , CF 5495 YB
28. Jones, T.	<i>Sanity</i> , CF 5249 SC
29. Johnson, J. /LaFever M.	<i>Aztlan</i> , ON 281903

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30. Kampas,B./ LaFeaver	<i>Tee-Time</i> CF 5670 UY
31. Knudson L./Knudson A.	<i>Spellbound</i> , ON 082155
32. Kurle L.	<i>Sweet Liberty</i> ON 105217
33. Larke, R.	<i>Rhiannon</i> , CF 8551 CA
34. Burnett	<i>Zinful</i> CF5419 JG
35. Maris, T. Joey Rodriguez	<i>Nimble</i> , CF 3730 KB
36. Markley, S.	<i>Olivia</i> , CF 0322 VP.
37. Nieman J.	<i>Inia</i> , ON 1074183
38. Niswonger, R.	<i>Illusion</i> , CF 0836 TA
39. Nunes, D.	<i>Auoroa</i> , ON 676686
40. Otis, T.	<i>Blue Moon</i> , CF 1886 GT
41. Phelps, B. Gruber R	<i>Shadow II</i> , ON 661129
42. PhillipsA/FlavinS/FlavinC/FlavinS	<i>Odyle</i> , ON 559168
43. Velaquez A/ Velaquez R/ Velaquez R	Lorraine CF 0533 JL
44. Raaphorst, D./Raaphorst M.	<i>Spirit</i> , ON 664971
45. Reins, D.	<i>Second Paradise</i> , ON 912484
46. Rotger, M.	<i>Raven</i> , ON 241650
48. Roulet, J.	<i>Double Eagle</i> , ON 519846
49. Piro, Daniel	<i>Gulf Star</i> CF 6082 GL
50. Schuber, T.	<i>Bulldog</i> , ON 1219673
51. Stegmann, R.	<i>Wild Goose</i> , ON 589319
52. Stark, H.	<i>Outta Here</i> , CF 8370 EA
53. Snyder, R.	<i>Jeannie B</i> , ON 261236
54. Thomas, B.	<i>Coho</i> , CF 9974 KK
55. Tufts, M./ M White/ P Wiseman/R son	<i>Enchantress</i> , CF 0878 SX
56. Whaley, C/ Whaley C.	<i>Karuna</i> , ON 653218
57. Wolinski, Peter	<i>Ramona</i> , ON 1114657
58. Waters, J./Waters, M.	No Name CF 5670 GD

Total Number Vessels: 58
Total Number Persons: 73
Pending Applications: -2-



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STAFF REPORT

ITEM NUMBER 10 - SLIP INCOME REPORT BOARD MEETING OF NOVEMBER 3, 2016

Slip Rates 2016/2017 per linear foot:

Assigned: \$7.35/ft./month
Temporary: \$11.60/ft./month
Transient: \$1.25/ft./day

INCOME

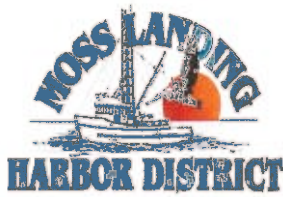
September 2016
\$150,556

September 2015
\$154,711

September 2016 Budget
\$147,981

Slip income is better than budget by \$2,575 due to higher temporary berthing revenue in the current year. Slip income is below prior year by \$4,155 due to lower than anticipated assigned berthing revenue. Some lost revenue is attributable to the unavailability of several slips on B Dock due to the *Sandra Lee* accident .that occurred on September 4.

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Tommy Razzeca

STAFF REPORT

ITEM NUMBER 11 – INCIDENT REPORT BOARD MEETING OF NOVEMBER 3, 2016

9/28/16 A dry storage tenant reported a propeller missing from his vessel; the tenant was asked to file a report with the Monterey County Sheriff.

10/11/16 Staff received a report of some fishing poles missing from a vessel. Staff asked the tenant to report the missing poles to the Monterey County Sheriff.

10/14/16 A vessel sunk on A-dock; the vessel owner contacted a local dive company which was able to refloat the vessel that same day. The tenant has since removed the vessel from the Harbor and disposed of it.

No further incidents to report as of the date of this report (10.28.16)

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STAFF REPORT

ITEM NUMBER 20 – North Harbor Erosion Emergency - UPDATE BOARD MEETING OF NOVEMBER 3, 2016

Resolution 16-01, declaring El Niño-caused erosion at the North Harbor wharf access an emergency, states that Staff and the Board shall review the status of the emergency at every regularly scheduled meeting to determine whether the emergency can be terminated.

Erosion continues to deteriorate the wharf access and the electrical panel pad. Our engineering consultant has prepared more extensive drawings per the requirements of a CalTrans encroachment permit application and has submitted them with the permit application to CalTrans.

Our engineer submitted drawings to CT in August and just received their request for revisions in October. County of Monterey also sent comments and there are still some details to add to the drawings based on those comments; Monterey County required a Permit Fee of \$1,827.20. Revised drawings were sent back to CT for another round of reviews. They also requested that I sign a maintenance agreement stating the Harbor District would maintain the sea wall once it's in stalled and pay a Permit fee of \$902.00. They will also require the Contractor to apply for a Permit for further reviews and additional fees.

Especially because higher ocean surges and winter storms are occurring, it is evident that the condition of the wharf area continues to be an emergency and work on the project should not be terminated.

The Board should indicate on the record by simple consensus that emergency conditions continue to exist and that the provisions of Resolution 16-01 should continue in full force and effect.

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STAFF REPORT

ITEM NUMBER 21– B DOCK EMERGENCY REPAIR BOARD MEETING OF NOVEMBER 3, 2016

Resolution 16-18, declaring the damage to several fingers and an area of the main dock walkway of B dock an emergency, states that Staff and the Board shall review the status of the emergency at every regularly scheduled meeting to determine whether the emergency can be terminated.

Our insurer's marine surveyor and the vessel owner's insurer's marine survey met on site to review the damage. The vessel owner's request for a quote from Bellingham Marine to repair the visible damage was around \$40,000; did not include any fingers and provided only minimal main dock replacement – it was "bare bones". We are discussing our options with our own insurance carrier who sent an outline of options on the date of this writing (October 31, 2016).

Based on the observation and opinion of our engineering consultant and what can be seen with the naked eye, it is evident that the condition of the broken dock continues to be an emergency and work on the project should not be terminated.

The Board should indicate on the record by simple consensus that emergency conditions continue to exist and that the provisions of Resolution 16-18 should continue in full force and effect.

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STAFF REPORT

ITEM NUMBER 23 – AMENDING BIOMINERAL HOLDINGS CANNERY BLDG.
LEASE
BOARD MEETING OF NOVEMBER 3, 2016

Biomineral Holdings has an existing Lease for approximately 1366 sf at the Santa Cruz Cannery Building. They have been good tenants since 2011. The Lease expires January 1, 2017. Biomineral Holdings requested that the Lease be amended to extend the termination date to January 1, 2019, as well as assign the Lease to Deep Water Desal LLC with the same principals and same guarantors.

The terms of the Lease would remain the same, including an annual COLA increase in based rent based on CPI.

The Tenants are also interested in leasing additional space in the Cannery Building should the same become available (the space is currently under lease to another tenant).

Staff recommends the Board authorize the General Manager to execute an Amendment to the existing Lease extending the expiration date and authorizing the assignment of the Lease as requested subject to satisfactory financial verification equal to or better than the existing Lessee's.

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ITEM 22 - EXTEND BIOMINERAL HOLDINGS LEASE & ASSIGN TO DWD
11/03/16



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STAFF REPORT

ITEM NUMBER 23 - CANCELING NOV & DEC 2016 REGULAR MEETINGS BOARD MEETING OF NOVEMBER 3, 2016

Regularly scheduled Board meetings are on the 4th Wednesday of each month. The fourth Wednesday in November falls the day before Thanksgiving Day. The fourth Wednesday in December is between the Christmas and New Year's holidays when several staff members, Commissioners and consultants are on vacation.

Historically the Board has canceled the regular meetings and fixed one day in early December to accomplish the November and December business of the District.

Staff proposes that the Board adopt Resolution No. 16-21 fixing the date of December 7th as a Special Meeting to accommodate the November and December regular meetings. Regardless of the date chosen for that meeting, staff recommends setting the time of the closed session of the special meeting at 2:00 p.m., and the open session at 2:30 p.m.

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947

RESOLUTION NO. 16-21

A RESOLUTION OF THE BOARD OF HARBOR COMMISSIONERS OF THE MOSS LANDING HARBOR DISTRICT CANCELING THE NOVEMBER AND DECEMBER 2016 MEETINGS AND FIXING A SUBSTITUTE DATE THEREFOR

WHEREAS, the Moss Landing Harbor District Board of Commissioners does not anticipate the need for the regular November 23rd meeting which falls on the day before the Thanksgiving holiday, and

WHEREAS, the following regularly scheduled meeting of the Board is December 28, 2016, and

WHEREAS, the public would not be served by holding the regular November meeting the evening before a 2-day holiday or holding the regular December meeting the week between the Christmas and New Year's holidays, and

WHEREAS, historically the Commissioners, District Counsel and General Manager have all agreed to a rescheduled meeting sometime early in December.

NOW THEREFORE, BE IT RESOLVED, that the Board of Harbor Commissioners of the Moss Landing Harbor District hereby cancels the regularly scheduled meetings of November 23rd and December 28th, 2016 and fixes the date of December 7, 2016 as the substitute meeting date for both.

* * * * *

CERTIFICATION

Resolution 16-21 was duly adopted by the Board of Harbor Commissioners of the Moss Landing Harbor District at a Special meeting of the Board held on the 3rd day of November, 2016, a quorum present and acting throughout, by the following vote, to wit:

AYE:

NOES:

ABSENT:

ABSTAIN:

Russ Jeffries, President
Board of Harbor Commissioners

ATTEST:

Linda G. McIntyre, Deputy Secretary
Board of Harbor Commissioner