



AGENDA  
REGULAR MEETING  
OF THE BOARD OF HARBOR COMMISSIONERS  
MOSS LANDING HARBOR DISTRICT  
7881 Sandholdt Road  
Moss Landing, CA 95039  
AUGUST 24, 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 real property negotiators pursuant to Government Code §54956.8 regarding APN 413.022.003 (NH Building Pad). Negotiating parties: General Manager and District Counsel.
2. Confer with legal counsel and General Manager regarding one (1) matter of significant exposure to litigation pursuant to Government Code §54956.9(d)(2).
3. Confer with legal counsel and General Manager regarding one (1) matter of potential litigation pursuant to Government Code § 54956.9(a): Claim of Samuel Frazier.
4. Confer with legal counsel and General Manager regarding one (1) matter of potential litigation pursuant to Government Code § 54956.9(a): Claim of Camilla Corvin.
5. Consider personnel matter pursuant to Government Code §54957 – General Manager annual performance evaluation.
6. Confer with real property negotiators pursuant to Government Code §54956.8 regarding Moss Landing Commercial Park (formerly National Refractories). Negotiating parties: General Manager and District Counsel.
7. 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 and (3) Monterey County RDA vs. State of CA Department of Finance

## **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

## **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.

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## **E. SPECIAL PRESENTATION**

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1. Eric Tynan, General Manager of the Castroville Community Services District will give a presentation on the Moss Landing Sewer Allocation Plan (MLSAP).

## **F. CONSENT CALENDAR**

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All matters listed on the Consent Calendar are considered to be routine by the Board of Harbor Commissioners and will be enacted by one motion at the appropriate time. There will be no separate discussion on these items. If discussion is desired, that item will be removed from the Consent Calendar and will be considered separately.

2. Approval of the June 28, 2016 Rescheduled Regular Meeting Minutes.

## **G. FINANCIAL REPORT**

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3. Financial Reports – Month ending July 31, 2016.

## **H. MANAGER'S REPORTS**

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

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

## **I. COMMITTEE REPORTS**

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11. Finance Committee – Chair Ferrante/V. Chair Leonardini
12. Elkhorn Slough Advisory Committee – Amaral/Alt. Leonardini
13. Special Districts/LAFCO – Jeffries/Ferrante
14. Liveaboard Committee – Chair Amaral/V. Chair Jeffries
15. Harbor Improvement Committee – Chair Shirrel/V. Chair Amaral
16. Real Property Committee I – Chair Leonardini/V. Chair Jeffries
17. Real Property Committee II – Chair Ferrante/V. Chair Shirrel
18. Meetings Commissioners attended at District Expense (AB 1234 requirement)

## **J. NEW BUSINESS**

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19. ITEM – Update on North Harbor wharf/visitor dock access erosion emergency repair project.
  - a. Staff report
  - b. Public comment
  - c. Board discussion
  - d. Board action
20. ITEM – Consider denying the claim of Camilla Corvin.
  - a. Staff report
  - b. Public comment
  - c. Board discussion

- d. Board action
- 21. ITEM – Consider approving General Manager Contract Amendment.
  - a. Staff report
  - b. Public comment
  - c. Board discussion
  - d. Board action

#### **K. COMMISSIONERS COMMENTS AND CONCERNS**

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

#### **L. ADJOURN MEETING**

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The next Regular Meeting of the Board of Harbor Commissioners is scheduled for September 28, 2016 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](mailto: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 the meeting and may be obtained by logging onto [www.mosslandingharbor.dst.ca.us](http://www.mosslandingharbor.dst.ca.us) or by contacting the District at 831.633.5417. All meetings are noticed and conducted in accordance with the Ralph M. Brown Act.



**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 NUMBER – 1 – SPECIAL PRESENTATION ON THE MOSS LANDING  
SEWER ALLOCATION PLAN (MLSAP).  
BOARD MEETING OF AUGUST 24, 2016**

The Moss Landing community, including Moss Landing Harbor, was allocated a guaranteed sewer capacity allotment as set out in a 1984 Ordinance passed by the Monterey County Board of Supervisors.

The Draft General Plan Update proposes to eliminate the allocations. The Moss Landing sewer system had been operated by the County of Monterey until 2011 when the Castroville Community Services District (CCSD) took it over. Since then certain studies and assessments of the system have been conducted.

The General Manager of the CCSD, Eric Tynan will be providing information to the Board of Harbor Commissioners regarding the sewer capacity of the Moss Landing sewer system.

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MINUTES  
RESCHEDULED REGULAR MEETING  
OF THE BOARD OF HARBOR COMMISSIONERS  
MOSS LANDING HARBOR DISTRICT  
7881 Sandholdt Road  
Moss Landing, CA 95039  
June 28, 2016, 7 P.M.

#### **A. CLOSED SESSION**

The Board adjourned to closed session at 6:00 p.m. to discuss the following:

1. Confer with real property negotiators pursuant to Government Code §54956.8 regarding APN 413.022.003 (NH Building Pad). Negotiating parties: General Manager and District Counsel.
2. Confer with real property negotiators pursuant to Government Code §54956.8 regarding proposed fencing at North Harbor on State Parks/District boundary (west side). Negotiating parties: General Manager and District Counsel.
3. Confer with legal counsel and General Manager regarding one (1) matter of significant exposure to litigation pursuant to Government Code §54956.9(d)(2).
4. Confer with legal counsel and General Manager regarding one (1) matter of potential litigation pursuant to Government Code § 54956.9(a): Claim of Samuel Frazier.
5. Confer with real property negotiators pursuant to Government Code §54956.8 regarding Moss Landing Commercial Park (formerly National Refractories). Negotiating parties: General Manager and District Counsel.
6. Confer with legal counsel and General Manager regarding two (2) matters of litigation pursuant to Government Code § 54956.9(a): 1. Catalano vs. MLHD and 2. Deyerle vs. MLHD.

#### **B. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE**

The meeting was called to order at 7:17 p.m. After the Pledge of Allegiance, roll was called.

**Commissioners present:**

Russ Jeffries – President  
Tony Leonardini – Vice President  
Vince Ferrante – Secretary

**Commissioners absent:**

Andrew Amaral – Excused  
Peggy Shirrel - Excused

**Staff present:**

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

#### **C. PRESIDENT'S REMARKS**

President Jeffries reported that the Board met in closed session; no reportable action was taken and direction was given to the General Manager and District Counsel. He said at the conclusion of the Open Session, the Board will return to Closed Session followed by reporting out any action taken in Closed.

#### **D. PUBLIC COMMENTS**

No public comment.

#### **E. CONSENT CALENDAR**

1. Approval of the May 31, 2016 Rescheduled Regular Meeting Minutes.
2. Approval of the City of Seaside Proposed Tax Sharing Agreement.

A motion was made by Commissioner Leonardini and seconded by Commissioner Ferrante to approve items 1 and 2 on the Consent Calendar. The motion passed 3-0-2 on a roll call vote; Commissioners Jeffries, Leonardini and Ferrante voting aye; Commissioner Amaral and Shirrel absent.

## **F. TREASURER'S REPORT**

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Written report. GM McIntyre gave the highlights for the 11-month period ending May 31, 2016:

- Marina Revenues are better than budget by \$52k. South Harbor parking revenue is better than budget by \$43k, temporary berthing is better by \$16k, and live aboard fees are better by \$7k. This is offset by assigned and transient berthing below budget by \$5k and \$10k, respectively.
- Marina Expenses are lower than budgeted by \$106k. The variance is largely due to a combination of repairs and maintenance costs and personnel expenses under budget by \$56k and \$58k, respectively. Other expense categories are reasonably within budget.
- Marina operations show a year to date profit of \$46k, which is higher than budgeted by \$158k.
- Lease and other operating revenues are better than budget by \$91k due to higher than anticipated property tax, amenity and dry storage revenues. The variance is further offset by lower than anticipated revenue for N.H. Use income of \$10k.
- Lease and other operating expenses are slightly below budget by \$2k.
- Lease and other operations shows a year to date profit of \$647k, which is higher than budget by \$93k.
- Overall for the eleven month period combined operations show a profit of \$693k, higher than budget by \$251k.

GM McIntyre commented that in view of the bleak salmon and crab seasons and some of the commercial fishermen struggling to pay their berthing fees, this is a pretty rosy report. She added that the District received a Monterey County Tax Appropriation in the amount of \$10,300 today.

A motion was made by Commissioner Ferrante and seconded by Commissioner Leonardini to accept the month ending May 31, 2016 financial report. The motion passed 3-0-2 on a roll call vote; Commissioners Jeffries, Leonardini and Ferrante voting aye; Commissioner Amaral and Shirrel absent.

## **G. MANAGER'S REPORTS**

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4. Projects Status/Update – Written report, no comments.
5. Community Relations; Requests/Issues – Written report, no comments.
6. Summary of Permits Issued – Written report, no comments.
7. Meeting Announcements – Written report, no comments.
8. Assigned Liveaboard Report – Written report, no comments.
9. Assigned Slip Income Report – Written report, no comments.
10. Incident Report – Written report, no comments.

## **H. COMMITTEE REPORTS**

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11. Finance Committee – No meetings reported.
12. Elkhorn Slough Advisory Committee – No meetings reported.
13. Special Districts/LAFCO – No meetings reported.
14. Liveaboard Committee – No meetings reported.
15. Harbor Improvement Committee – No meetings reported.
16. Real Property Committee I – No meetings reported.
17. Real Property Committee II – No meetings reported.
18. Meetings Commissioners attended at District Expense (AB 1234 requirement) – No other meetings reported.

## **I. NEW BUSINESS**

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19. ITEM – Update on North Harbor wharf/visitor dock access erosion emergency repair project.

- a. Staff report – GM McIntyre gave the staff report. Commissioner Ferrante asked how long it was anticipated the project would take to be completed to which GM McIntyre responded about a week.
  - b. Public comment – No public comment.
  - c. Board discussion – No further discussion.
  - d. Board action – The Board by consensus agreed that the emergency conditions necessitating the project still exist and that all terms and conditions of Resolution 16-01 remain in effect.
20. ITEM - Consider approving the District's insurance renewal package.
- a. Staff report – GM McIntyre gave the staff report.
  - b. Public comment – No public comment.
  - c. Board discussion – No further discussion.
  - d. Board action – A motion was made by Commissioner Leonardini and seconded by Commissioner Ferrante to approve the District's insurance renewal package. The motion passed 3-0-2 on a roll call vote; Commissioners Jeffries, Leonardini and Ferrante voting aye; Commissioner Amaral and Shirrel absent.
21. ITEM – Consider financing options for the District's annual insurance renewal premium.
- a. Staff report – GM McIntyre gave the staff report.
  - b. Public comment – No public comment.
  - c. Board discussion – No further discussion.
  - d. Board action – A motion was made by Commissioner Ferrante and seconded by Commissioner Leonardini to approve Financing Option #1. The motion passed 3-0-2 on a roll call vote; Commissioners Jeffries, Leonardini and Ferrante voting aye; Commissioner Amaral and Shirrel absent.
22. ITEM – Consider/select a candidate for CSDA Board of Directors, Coastal Network, Seat B.
- a. Staff report – Written report.
  - b. Public comment – No public comment.
  - c. Board discussion – Commissioner Ferrante recommended candidate Jeff Hodge.
  - d. Board action - A motion was made by Commissioner Ferrante and seconded by Commissioner Leonardini to cast their vote for Jeff Hodge in the CSDA Board of Directors election. The motion passed 3-0-2 on a roll call vote; Commissioners Jeffries, Leonardini and Ferrante voting aye; Commissioner Amaral and Shirrel absent.
23. ITEM – Consider denying the claim of Samuel Frazier.
- a. Staff report – Written report.
  - b. Public comment – No public comment.
  - c. Board discussion – No further discussion.
  - d. Board action – A motion was made by Commissioner Leonardini and seconded by Commissioner Jeffries to deny the claim of Samuel Frazier. The motion passed 3-0-2 on a roll call vote; Commissioners Jeffries, Leonardini and Ferrante voting aye; Commissioner Amaral and Shirrel absent.
24. ITEM – Consider State Parks' proposed fencing on the west side of North Harbor.
- a. Staff report – GM McIntyre gave the staff report. She said the Board is familiar with the issue and she will relay any concerns or suggestions to State Parks on behalf of the Board.
  - b. Public comment – No public comment.
  - c. Board discussion – Commissioner Ferrante said signage should be in several languages. Commissioner Leonardini said he would like to try signage first before installing a fence and, if fencing is still needed, a boundary should be surveyed. President Jeffries suggested "visual signage". GM McIntyre read the description of proposed standard State Parks fencing and costs and said the emails discussion included mention of installing buoys to keep kayakers and vessels away from the water side.

d. Board action – By Board consensus, direction was given to the GM on response to give to State Parks. President Jeffries and Commissioner Leonardini expressed concerns that these proposals would continue on up into the Slough. All agreed it will be tough to enforce any of it.

**25. ITEM – Consider request from the ESNERR for Ramsar wetland designation.**

a. Staff report – GM McIntyre gave the staff report.

b. Public comment – No public comment.

c. Board discussion – Commissioner Leonardini said there has not been any further Elkhorn Slough Advisory Committee meetings on the topic and, except for being a good neighbor, he did not see any real benefit to the District by joining in the application for Ramsar designation. GM McIntyre added that under that designation, the District may end up exposed to future expansion of regulations to “protect resources” by reason of the designation even though it currently does not subject the property owner to regulations.

d. Board action – The Board by consensus gave direction to the GM to decline the offer of inclusion in the Ramsar Wetland designation application.

**J. COMMISSIONERS COMMENTS AND CONCERNS**

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Commissioner Leonardini inquired if any action has taken place in regards to the Monterey Fish proposals to install an electric box or lease the unimproved land next to the Cannery to which GM McIntyre responded no, the owner has indicated he is too busy to work on it. GM McIntyre told the Board Assistant GM Razzeca was looking into the possibility of solar power per the Board’s request.

**K. ADJOURN TO CLOSED SESSION**

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The meeting was adjourned at 8:03 p.m. After a short break, the Board returned to Closed Session to discuss the following Item:

6. Confer with legal counsel and General Manager regarding two (2) matters of litigation pursuant to Government Code § 54956.9(a): 1. Catalano vs. MLHD and 2. Deyerle vs. MLHD.

**L. RETURN TO OPEN; ADJOURN MEETING**

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At 8:39 p.m. the Board returned to Open Session. President Jeffries reported that no action was taken in Closed. The meeting adjourned at 8:40 pm.

Respectfully submitted:

ATTEST:

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Vince Ferrante, Secretary  
Board of Harbor Commissioners

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Linda G. McIntyre, Deputy Secretary  
Board of Harbor Commissioners



**Moss Landing Harbor District**  
**Balance Sheet**  
**As of July 31, 2016**

	Jul 31, 16	Jul 31, 15	\$ Change	% Change
<b>ASSETS</b>				
<b>Current Assets</b>				
<b>Checking/Savings</b>				
1018 · Union Bank- Trust Account	214,854	161,645	53,209	33%
1002 · Petty Cash	500	500	-	0%
1010 · Union - M.M.	3,567,714	2,656,551	911,163	34%
1009 · Union - Operating	71,735	101,414	(29,679)	-29%
1011 · Union - Payroll	9,568	52,299	(42,731)	-82%
1015 · 1st Capital Bank	1,542,078	1,539,005	3,073	0%
1016 · Pinnacle Bank Interest Account	22,922	22,922	-	0%
1020 · Umpqua - Restricted	1,008,224	1,006,709	1,515	0%
<b>Total Checking/Savings</b>	<b>6,437,595</b>	<b>5,541,045</b>	<b>896,550</b>	<b>16%</b>
<b>Accounts Receivable</b>				
<b>11290 · Leases</b>				
1262 · Monterey Bay Electronics	(436)	-	(436)	-100%
1282 · NNN Receivable	40,644	61,424	(20,780)	-34%
1291 · Monterey Bay Kayak	(1,496)	8,594	(10,090)	-117%
1299 · Pottery Planet	-	7,474	(7,474)	-100%
<b>Total 11290 · Leases</b>	<b>38,712</b>	<b>77,492</b>	<b>(38,780)</b>	<b>-50%</b>
1200 · Marina Receivables	74,397	61,859	12,538	20%
1201 · Marina - Allow for Bad Debt	(33,677)	(8,177)	(25,500)	-312%
<b>Total Accounts Receivable</b>	<b>79,432</b>	<b>131,174</b>	<b>(51,742)</b>	<b>-39%</b>
<b>Other Current Assets</b>				
<b>1271 · Prepaid Expenses</b>				
1270 · Insurance	18,505	19,328	(823)	-4%
<b>Total 1271 · Prepaid Expenses</b>	<b>18,505</b>	<b>19,328</b>	<b>(823)</b>	<b>-4%</b>
<b>Total Other Current Assets</b>	<b>18,505</b>	<b>19,328</b>	<b>(823)</b>	<b>-4%</b>
<b>Total Current Assets</b>	<b>6,535,532</b>	<b>5,691,547</b>	<b>843,985</b>	<b>15%</b>
<b>Fixed Assets</b>				
1650 · Construction in Progress	319,505	319,505	-	0%
1670 · Equipment	779,968	773,609	6,359	1%
<b>1700 · Improvements</b>				
1710 · NH Buildings & Improvements	7,868,580	7,868,580	-	0%
1720 · NH Floating Docks	524,675	524,675	-	0%
1725 · NH Offsite Improvements	632,218	632,218	-	0%
1730 · SH Buildings & Improvements	8,256,228	8,256,228	-	0%
1740 · SH Floating Docks	9,135,149	9,135,149	-	0%
<b>Total 1700 · Improvements</b>	<b>26,416,850</b>	<b>26,416,850</b>	<b>-</b>	<b>0%</b>
1900 · Land	1,642,860	1,642,860	-	0%
<b>1800 · Less - Depreciation</b>				
1805 · Equipment	(772,214)	(751,813)	(20,401)	-3%
1810 · NH Buildings & Improvements	(3,276,126)	(3,017,132)	(258,994)	-9%
1820 · NH Floating Docks	(487,066)	(475,029)	(12,037)	-3%
1825 · NH Offsite Improvements	(426,153)	(396,770)	(29,383)	-7%

**Moss Landing Harbor District**  
**Balance Sheet**  
As of July 31, 2016

	Jul 31, 16	Jul 31, 15	\$ Change	% Change
1830 · SH Buildings & Improvements	(5,596,337)	(5,387,559)	(208,778)	-4%
1840 · SH Floating Docks	(4,796,098)	(4,381,698)	(414,400)	-9%
Total 1800 · Less - Depreciation	(15,353,994)	(14,410,001)	(943,993)	-7%
Total Fixed Assets	13,805,189	14,742,823	(937,634)	-6%
Other Assets				
1530 · Principal Financial CS	7,389	7,389	-	0%
1320 · Workers Comp Deposit	200	200	-	0%
Total Other Assets	7,589	7,589	-	0%
TOTAL ASSETS	20,348,310	20,441,959	(93,649)	0%

**Moss Landing Harbor District**  
**Balance Sheet**  
**As of July 31, 2016**

	<u>Jul 31, 16</u>	<u>Jul 31, 15</u>	<u>\$ Change</u>	<u>% Change</u>
<b>LIABILITIES &amp; EQUITY</b>				
<b>Liabilities</b>				
<b>Current Liabilities</b>				
<b>Accounts Payable</b>				
2010 · Accounts Payable	(5,514)	21,845	(27,359)	-125%
<b>Total Accounts Payable</b>	<u>(5,514)</u>	<u>21,845</u>	<u>(27,359)</u>	<u>-125%</u>
<b>Other Current Liabilities</b>				
2082 · MLCP Cost Reimb. Deposit	62,080	61,617	463	1%
2020 · Accrued Salaries Payable	2,285	(100)	2,385	2385%
2021 · Accrued Vacation	78,788	81,697	(2,909)	-4%
2023 · Accrued Payroll Taxes	-	-	-	0%
2030 · Customer Deposits	288,887	285,556	3,331	1%
2050 · Employee 457 Payable	(172)	-	(172)	-100%
2080 · Prepaid Berth Fees	169,910	167,467	2,443	1%
2087 · Lease Deposits	14,164	42,289	(28,125)	-67%
2086 · Prepaid Leases				
20861 · Duke	47,458	46,110	1,348	3%
20862 · MBARI	19,659	19,090	569	3%
<b>Total 2086 · Prepaid Leases</b>	<u>67,117</u>	<u>65,200</u>	<u>1,917</u>	<u>3%</u>
2051 · Note Interest Payable				
2062 · Umpqua Accrued Interest	4,970	2	4,968	248400%
<b>Total 2051 · Note Interest Payable</b>	<u>4,970</u>	<u>2</u>	<u>4,968</u>	<u>248400%</u>
<b>Total Other Current Liabilities</b>	<u>688,029</u>	<u>703,728</u>	<u>(15,699)</u>	<u>-2%</u>
<b>Total Current Liabilities</b>	<u>682,515</u>	<u>725,573</u>	<u>(43,058)</u>	<u>-6%</u>
<b>Long Term Liabilities</b>				
2605 · Umpqua Loan	4,046,718	4,406,076	(359,358)	-8%
<b>Total Long Term Liabilities</b>	<u>4,046,718</u>	<u>4,406,076</u>	<u>(359,358)</u>	<u>-8%</u>
<b>Total Liabilities</b>	<u>4,729,233</u>	<u>5,131,649</u>	<u>(402,416)</u>	<u>-8%</u>
<b>Equity</b>				
3050 · Prior Year Earnings	9,096,640	8,822,078	274,562	3%
3020 · Retained Net Assets	6,456,231	6,456,231	-	0%
<b>Net Income</b>	<u>66,202</u>	<u>32,001</u>	<u>34,201</u>	<u>107%</u>
<b>Total Equity</b>	<u>15,619,073</u>	<u>15,310,310</u>	<u>308,763</u>	<u>2%</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>20,348,306</u></u>	<u><u>20,441,959</u></u>	<u><u>(93,653)</u></u>	<u><u>0%</u></u>

**Moss Landing Harbor District**  
**Statement of Cash Flows**  
July 2016

	<u>Jul 16</u>
<b>OPERATING ACTIVITIES</b>	
Net Income	66,202
Adjustments to reconcile Net Income to net cash provided by operations:	
11290 · Leases:1291 · Monterey Bay Kayak	1,496
1200 · Marina Receivables	1,543
1201 · Marina - Allow for Bad Debt	2,125
11290 · Leases:1262 · Monterey Bay Electronics	436
11290 · Leases:1282 · NNN Receivable	1,659
1271 · Prepaid Expenses:1270 · Insurance	-5,870
1800 · Less - Depreciation:1805 · Equipment	1,700
1800 · Less - Depreciation:1810 · NH Buildings & Improvements	21,583
1800 · Less - Depreciation:1820 · NH Floating Docks	1,003
1800 · Less - Depreciation:1825 · NH Offsite Improvements	2,449
1800 · Less - Depreciation:1830 · SH Buildings & Improvements	17,398
1800 · Less - Depreciation:1840 · SH Floating Docks	34,533
2010 · Accounts Payable	-25,497
2020 · Accrued Salaries Payable	-2,070
2030 · Customer Deposits	-2,597
2086 · Prepaid Leases:20861 · Duke	-5,273
2086 · Prepaid Leases:20862 · MBAR	-2,120
2051 · Note Interest Payable:2062 · Umpqua Accrued Interest	-51,492
Net cash provided by Operating Activities	<u>57,208</u>
<b>FINANCING ACTIVITIES</b>	
2605 · Umpqua Loan	-359,358
Net cash provided by Financing Activities	<u>-359,358</u>
Net cash increase for period	-302,150
Cash at beginning of period	6,739,743
Cash at end of period	<u><u>6,437,593</u></u>

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

	Jul 16	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>4000 · MARINA REVENUES</b>				
<b>4100 · Berthing Income</b>				
4110 · Assigned Berthing	134,385	131,394	2,991	102%
4115 · Temporary Berthing	21,799	22,000	(201)	99%
4130 · Transient Berthing	1,718	5,756	(4,038)	30%
4112 · Qtrly/Annual Discount	(319)	(433)	114	74%
4113 · Commercial Vessel Dscnt	(1,124)	(1,250)	126	90%
4120 · Liveaboard Fees	10,004	8,750	1,254	114%
4220 · Wait List	300	600	(300)	50%
4282 · Recovered Lien Costs	420		420	100%
4280 · Late Fees	2,150	2,500	(350)	86%
<b>Total 4100 · Berthing Income</b>	<b>169,333</b>	<b>169,317</b>	<b>16</b>	<b>100%</b>
<b>4200 · Other Income - Operations</b>				
4225 · Merchandise	262	50	212	524%
4285 · Dog Fee	130	135	(5)	96%
4230 · SH Parking	17,444	15,000	2,444	116%
4290 · Misc	704	100	604	704%
<b>Total 4200 · Other Income - Operations</b>	<b>18,540</b>	<b>15,285</b>	<b>3,255</b>	<b>121%</b>
<b>Total 4000 · MARINA REVENUES</b>	<b>187,873</b>	<b>184,602</b>	<b>3,271</b>	<b>102%</b>

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

Expense	Jul 16	Budget	\$ Over Budget	% of Budget
<b>5200 · General &amp; Administrative</b>				
5100 · Advertising	113		113	100%
5921 · Internet Billing Service	156	171	(15)	91%
5210 · Dues & Subscriptions	1,387	550	837	252%
<b>5220 · Office Supplies</b>				
5223 · Administration	264	214	50	123%
5225 · Operations		573	(573)	
<b>Total 5220 · Office Supplies</b>	264	787	(523)	34%
<b>5230 · Postage &amp; Equip Lease</b>				
5232 · Meter Lease		57	(57)	
5235 · Postage		94	(94)	
<b>Total 5230 · Postage &amp; Equip Lease</b>		151	(151)	
<b>5240 · Copier Lease &amp; Supplies</b>				
5242 · Copier Lease	266	353	(87)	75%
5245 · Toner & Supplies				
<b>Total 5240 · Copier Lease &amp; Supplies</b>	266	353	(87)	75%
<b>5250 · Telephone &amp; Communications</b>				
5253 · Administration	948	1,029	(81)	92%
5255 · Operations	71	122	(51)	58%
<b>Total 5250 · Telephone &amp; Communications</b>	1,019	1,151	(132)	89%
<b>5260 · Professional Services</b>				
5269 · Payroll Processing	247	307	(60)	80%
5263 · Audit fees				
5262 · Accounting	2,430	3,500	(1,070)	69%
5264 · Peoples Desal Costs		15,000	(15,000)	
5265 · Legal		6,250	(6,250)	
5268 · Computer Consulting		428	(428)	
<b>Total 5260 · Professional Services</b>	2,677	25,485	(22,808)	11%
5270 · Licenses & Permits		35	(35)	
5281 · Resale Merchandise		110	(110)	
5290 · Credit Card Fees	743	958	(215)	78%
<b>Total 5200 · General &amp; Administrative</b>	6,625	29,751	(23,126)	22%
<b>5300 · Personnel</b>				
<b>5310 · Salaries</b>				
5313 · Administration	21,234	21,361	(127)	99%
5315 · Operations	10,076	10,267	(191)	98%
5318 · Maintenance	6,239	6,277	(38)	99%
<b>Total 5310 · Salaries</b>	37,549	37,905	(356)	99%
<b>5330 · Payroll Taxes</b>				
5333 · Administration	1,680	1,634	46	103%
5335 · Operations	771	1,170	(399)	66%
5338 · Maintenance	465	557	(92)	83%
<b>5330 · Payroll Taxes - Other</b>				

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

	<u>Jul 16</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Total 5330 · Payroll Taxes</b>	2,916	3,361	(445)	87%
<b>5340 · Employee Benefits</b>				
5343 · Administration	5,606	7,008	(1,402)	80%
5345 · Operations	2,143	1,618	525	132%
5348 · Maintenance	3,520	5,896	(2,376)	60%
<b>Total 5340 · Employee Benefits</b>	11,269	14,522	(3,253)	78%
<b>5350 · Workers Compensation</b>				
5353 · Administration	300	267	33	112%
5355 · Operations	587	449	138	131%
5358 · Maintenance	667	1,092	(425)	61%
<b>Total 5350 · Workers Compensation</b>	1,554	1,808	(254)	86%
<b>5360 · Education &amp; Training</b>				
5363 · Administration	136		136	100%
<b>Total 5360 · Education &amp; Training</b>	136		136	100%
<b>Total 5300 · Personnel</b>	53,424	57,596	(4,172)	93%
<b>5400 · Insurance</b>				
5410 · Liability Insurance	8,886	9,833	(947)	90%
<b>Total 5400 · Insurance</b>	8,886	9,833	(947)	90%
<b>5500 · Utilities</b>				
5540 · Sewer	5,953	3,333	2,620	179%
5510 · Garbage	6,944	4,417	2,527	157%
5520 · Gas and Electric	18,000	16,333	1,667	110%
5530 · Water	1,825	2,667	(842)	68%
<b>Total 5500 · Utilities</b>	32,722	26,750	5,972	122%
<b>5600 · Operating Supplies</b>				
5610 · Vehicles	400	708	(308)	56%
5625 · Operations	1,745	1,783	(38)	98%
<b>Total 5600 · Operating Supplies</b>	2,145	2,491	(346)	86%
<b>5700 · Depreciation</b>	39,333	39,375	(42)	100%
<b>5800 · Repairs &amp; Maintenance</b>				
5810 · Vehicles		434	(434)	
5830 · Equip Rental	279	496	(217)	56%
5840 · Small Tools		90	(90)	
5850 · Repair Materials	2,198	6,063	(3,865)	36%
5860 · Outside Service Contracts	4,523	5,000	(477)	90%
5870 · Derelict Disposal	32		32	100%
<b>Total 5800 · Repairs &amp; Maintenance</b>	7,032	12,083	(5,051)	58%
<b>5900 · Financial Expenses</b>				
5920 · Bank Service Charges	201	333	(132)	60%
5990 · Bad Debt	2,125	1,750	375	121%
<b>Total 5900 · Financial Expenses</b>	2,326	2,083	243	112%
<b>Total · MARINA EXPENSES</b>	152,493	179,962	(27,469)	85%
<b>Net Ordinary Income - Marina Operations</b>	35,380	4,640	30,740	763%

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

	Jul 16	Budget	\$ Over Budget	% of Budget
<b>4400 · LEASE AND OTHER INCOME</b>				
<b>4050 · Trust Lands Lease Revenue</b>				
4051 · Dynegy Outfall	5,273	5,273	-	100%
4053 · MBARI	2,120	2,175	(55)	97%
<b>Total 4050 · Trust Lands Lease Revenue</b>	<u>7,393</u>	<u>7,448</u>	<u>(55)</u>	<u>99%</u>
<b>4500 · Leases</b>				
4501 · K-Pier Lease	1,390	1,391	(1)	100%
4502 · Cannery Building				
4518 · Suite 5	1,967	1,968	(1)	100%
4510 · Suite 6	2,062	2,063	(1)	100%
4504 · Suite 3	6,968	6,967	1	100%
4511 · Suite 1 & 10	1,418	1,418	-	100%
4515 · Suite 4	6,739	6,738	1	100%
4517 · Suite 2	2,520	2,520	-	100%
4523 · Canary NNN	182	2,500	(2,318)	7%
<b>Total 4502 · Cannery Building</b>	<u>21,856</u>	<u>24,174</u>	<u>(2,318)</u>	<u>90%</u>
4530 · RV Lot	2,583	2,583	-	100%
4541 · SH Spare Office		437	(437)	
4560 · North Harbor				
4562 · Sea Harvest	3,055	3,083	(28)	99%
4568 · Monterey Bay Kayaks	1,496	1,213	283	123%
4572 · Pottery Planet	3,152	3,152		100%
<b>Total 4560 · North Harbor</b>	<u>7,703</u>	<u>7,448</u>	<u>255</u>	<u>103%</u>
<b>Total 4500 · Leases</b>	<u>33,532</u>	<u>36,033</u>	<u>(2,501)</u>	<u>93%</u>
<b>4700 · Other Revenues &amp; Concessions</b>				
4727 · Key Sales	287	600	(313)	48%
4125 · Amenity Fee	23,764	23,046	718	103%
4710 · Vending Activities				
4711 · Washer/Dryer	598	650	(52)	92%
<b>Total 4710 · Vending Activities</b>	<u>598</u>	<u>650</u>	<u>(52)</u>	<u>92%</u>
4720 · Dry Storage	5,471	4,888	583	112%
4725 · North Harbor Use Fee	8,124	7,000	1,124	116%
4730 · NH Washdown	160	167	(7)	96%
4735 · Camp/RV	1,753	500	1,253	351%
4751 · Permits	500		500	100%
4765 · Faxes, Copies & Postage	5	67	(62)	7%
4301 · Cost Reimbursement		15,000	(15,000)	
<b>Total 4700 · Other Revenues &amp; Concessions</b>	<u>40,662</u>	<u>51,918</u>	<u>(11,256)</u>	<u>78%</u>
<b>4800 · Interest</b>				
4846 · Umpqua Interest	128	83	45	154%
4843 · First Capital Bank	245	250	(5)	98%
4841 · Union Bank Interest	29	58	(29)	50%
<b>Total 4800 · Interest</b>	<u>402</u>	<u>391</u>	<u>11</u>	<u>103%</u>
<b>Total 4400 · LEASE AND OTHER INCOME</b>	<u>81,989</u>	<u>95,790</u>	<u>(13,801)</u>	<u>86%</u>



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

	<u>Jul 16</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>7000 · LEASE AND OTHER EXPENSES</b>				
<b>7100 · Interest Expense</b>				
7134 · Umpqua Accrued Interest	11,295	10,038	1,257	113%
<b>Total 7100 · Interest Expense</b>	<u>11,295</u>	<u>10,038</u>	<u>1,257</u>	<u>113%</u>
<b>7200 · Other Financial Expenses</b>				
7230 · LAFO Administrative Charges		5,700	(5,700)	
<b>Total 7200 · Other Financial Expenses</b>		<u>5,700</u>	<u>(5,700)</u>	
<b>5700 · Depreciation</b>	39,333	39,375	(42)	100%
<b>7300 · Commissioner Expenses</b>				
7310 · Election Costs				
7320 · Monthly Stipend	500	1,000	(500)	50%
7321 · Employer Payroll Taxes	38	90	(52)	42%
<b>Total 7300 · Commissioner Expenses</b>	<u>538</u>	<u>1,090</u>	<u>(552)</u>	<u>49%</u>
<b>Total 7000 · LEASE AND OTHER EXPENSES</b>	<u>51,166</u>	<u>56,203</u>	<u>(5,037)</u>	<u>91%</u>
<b>Net Ordinary Income - Lease &amp; Other Operations</b>	<u>30,823</u>	<u>39,587</u>	<u>(8,764)</u>	<u>78%</u>
<b>Net Ordinary Income - Combined Operations</b>	<u>66,203</u>	<u>44,227</u>	<u>21,976</u>	<u>150%</u>
Other Income/Expense				
Other Expense				
<b>9000 · CAPITAL PROJECT EXPENSES</b>				
5880 · Dredging		2,000	(2,000)	
<b>Total 9000 · CAPITAL PROJECT EXPENSES</b>		<u>2,000</u>	<u>(2,000)</u>	
<b>Total Other Expense</b>		<u>2,000</u>	<u>(2,000)</u>	
<b>Net Other Income</b>		<u>(2,000)</u>	<u>2,000</u>	
<b>Net Income</b>	<u>66,203</u>	<u>42,227</u>	<u>23,976</u>	<u>157%</u>

**Moss Landing Harbor District**  
**Profit & Loss YTD Comparison**  
July 2016

	Jul 16	Jul 15	\$ Change	% Change
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>4000 · MARINA REVENUES</b>				
<b>4100 · Berthing Income</b>				
4110 · Assigned Berthing	134,385	127,930	6,455	5%
4115 · Temporary Berthing	21,799	19,776	2,023	10%
4130 · Transient Berthing	1,718	4,242	-2,524	-60%
4112 · Qtrly/Annual Discount	-319	-379	60	16%
4113 · Commercial Vessel Dscnt	-1,124	-1,158	34	3%
4114 · Away (1 mnth) Dscnt		-56	56	100%
4120 · Liveaboard Fees	10,004	8,485	1,519	18%
4260 · Towing - Intra Harbor		300	-300	-100%
4220 · Wait List	300	550	-250	-45%
4282 · Recovered Lien Costs	420		420	100%
4280 · Late Fees	2,150	2,300	-150	-7%
<b>Total 4100 · Berthing Income</b>	<b>169,333</b>	<b>161,990</b>	<b>7,343</b>	<b>5%</b>
<b>4200 · Other Income - Operations</b>				
4225 · Merchandise	262	127	135	106%
4285 · Dog Fee	130	145	-15	-10%
4230 · SH Parking	17,444	10,572	6,872	65%
4290 · Misc	704	-707	1,411	200%
<b>Total 4200 · Other Income - Operations</b>	<b>18,540</b>	<b>10,137</b>	<b>8,403</b>	<b>83%</b>
<b>Total 4000 · MARINA REVENUES</b>	<b>187,873</b>	<b>172,127</b>	<b>15,746</b>	<b>9%</b>

**Moss Landing Harbor District**  
**Profit & Loss YTD Comparison**  
**July 2016**

	<u>Jul 16</u>	<u>Jul 15</u>	<u>\$ Change</u>	<u>% Change</u>
<b>Expense</b>				
<b>5200 · General &amp; Administrative</b>				
5100 · Advertising	113	225	-112	-50%
5921 · Internet Billing Service	156	157	-1	-1%
5210 · Dues & Subscriptions	1,387	2,661	-1,274	-48%
5220 · Office Supplies				
5223 · Administration	264	77	187	243%
5225 · Operations		2,896	-2,896	-100%
Total 5220 · Office Supplies	264	2,973	-2,709	-91%
5230 · Postage & Equip Lease				
5232 · Meter Lease		120	-120	-100%
Total 5230 · Postage & Equip Lease		120	-120	-100%
5240 · Copier Lease & Supplies				
5242 · Copier Lease	266	261	5	2%
Total 5240 · Copier Lease & Supplies	266	261	5	2%
5250 · Telephone & Communications				
5253 · Administration	948	878	70	8%
5255 · Operations	71	107	-36	-34%
Total 5250 · Telephone & Communications	1,019	985	34	3%
5260 · Professional Services				
5269 · Payroll Processing	247	366	-119	-33%
5262 · Accounting	2,430	2,599	-169	-7%
5265 · Legal		9,310	-9,310	-100%
Total 5260 · Professional Services	2,677	12,275	-9,598	-78%
5290 · Credit Card Fees	743	557	186	33%
Total 5200 · General & Administrative	6,625	20,214	-13,589	-67%
<b>5300 · Personnel</b>				
5310 · Salaries				
5313 · Administration	21,234	19,032	2,202	12%
5315 · Operations	10,076	10,943	-867	-8%
5318 · Maintenance	6,239	7,397	-1,158	-16%
Total 5310 · Salaries	37,549	37,372	177	0%
5330 · Payroll Taxes				
5333 · Administration	1,680	1,546	134	9%
5335 · Operations	771	896	-125	-14%
5338 · Maintenance	465	556	-91	-16%
Total 5330 · Payroll Taxes	2,916	2,998	-82	-3%
5340 · Employee Benefits				
5343 · Administration	5,606	5,696	-90	-2%
5345 · Operations	2,143	3,210	-1,067	-33%
5348 · Maintenance	3,520	3,719	-199	-5%
Total 5340 · Employee Benefits	11,269	12,625	-1,356	-11%
5350 · Workers Compensation				

**Moss Landing Harbor District**  
**Profit & Loss YTD Comparison**  
July 2016

	Jul 16	Jul 15	\$ Change	% Change
5353 · Administration	300	300		
5355 · Operations	587	587		
5358 · Maintenance	667	667		
Total 5350 · Workers Compensation	1,554	1,554		
5360 · Education & Training				
5363 · Administration	136		136	100%
Total 5360 · Education & Training	136		136	100%
Total 5300 · Personnel	53,424	54,549	-1,125	-2%
5400 · Insurance				
5410 · Liability Insurance	8,886	9,563	-677	-7%
Total 5400 · Insurance	8,886	9,563	-677	-7%
5500 · Utilities				
5540 · Sewer	5,953		5,953	100%
5510 · Garbage	6,944	4,555	2,389	52%
5520 · Gas and Electric	18,000	12,077	5,923	49%
5530 · Water	1,825	2,080	-255	-12%
Total 5500 · Utilities	32,722	18,712	14,010	75%
5600 · Operating Supplies				
5610 · Vehicles	400	1,003	-603	-60%
5625 · Operations	1,745	1,572	173	11%
Total 5600 · Operating Supplies	2,145	2,575	-430	-17%
5700 · Depreciation	39,333	39,333		
5800 · Repairs & Maintenance				
5810 · Vehicles		546	-546	-100%
5830 · Equip Rental	279	276	3	1%
5850 · Repair Materials	2,198	3,176	-978	-31%
5860 · Outside Service Contracts	4,523	3,662	861	24%
5870 · Derelict Disposal	32		32	100%
Total 5800 · Repairs & Maintenance	7,032	7,660	-628	-8%
5900 · Financial Expenses				
5920 · Bank Service Charges	201	190	11	6%
5990 · Bad Debt	2,125	2,125		
Total 5900 · Financial Expenses	2,326	2,315	11	0%
Total · MARINA EXPENSES	152,493	154,921	-2,428	-2%
Net Ordinary Income - Marina Operations	35,380	17,206	18,174	106%

**Moss Landing Harbor District**  
**Profit & Loss YTD Comparison**  
July 2016

	<u>Jul 16</u>	<u>Jul 15</u>	<u>\$ Change</u>	<u>% Change</u>
<b>4400 · LEASE AND OTHER INCOME</b>				
<b>4050 · Trust Lands Lease Revenue</b>				
4051 · Dynegy Outfall	5,273	5,139	134	3%
4053 · MBARI	2,120	2,066	54	3%
<b>Total 4050 · Trust Lands Lease Revenue</b>	<u>7,393</u>	<u>7,205</u>	<u>188</u>	<u>3%</u>
<b>4500 · Leases</b>				
4501 · K-Pier Lease	1,390	1,354	36	3%
<b>4502 · Cannery Building</b>				
4518 · Suite 5	1,967	1,918	49	3%
4510 · Suite 6	2,062	2,009	53	3%
4520 · Suite 9		662	-662	-100%
4504 · Suite 3	6,968	6,790	178	3%
4511 · Suite 1 & 10	1,418	1,382	36	3%
4515 · Suite 4	6,739	6,567	172	3%
4517 · Suite 2	2,520	2,456	64	3%
4523 · Canery NNN	182	118	64	54%
<b>Total 4502 · Cannery Building</b>	<u>21,856</u>	<u>21,902</u>	<u>-46</u>	<u>-0%</u>
4530 · RV Lot	2,583	2,518	65	3%
4541 · SH Spare Office		425	-425	-100%
<b>4560 · North Harbor</b>				
4562 · Sea Harvest	3,055	2,626	429	16%
4568 · Monterey Bay Kayaks	1,496	1,213	283	23%
4572 · Pottery Planet	3,152	3,072	80	3%
<b>Total 4560 · North Harbor</b>	<u>7,703</u>	<u>6,911</u>	<u>792</u>	<u>11%</u>
<b>Total 4500 · Leases</b>	<u>33,532</u>	<u>33,110</u>	<u>422</u>	<u>1%</u>
<b>4700 · Other Revenues &amp; Concessions</b>				
4727 · Key Sales	287	524	-237	-45%
4125 · Amenity Fee	23,764	23,524	240	1%
<b>4710 · Vending Activities</b>				
4711 · Washer/Dryer	598	1,005	-407	-40%
<b>Total 4710 · Vending Activities</b>	<u>598</u>	<u>1,005</u>	<u>-407</u>	<u>-40%</u>
4720 · Dry Storage	5,471	4,997	474	9%
4725 · North Harbor Use Fee	8,124	6,808	1,316	19%
4730 · NH Washdown	160	422	-262	-62%
4735 · Camp/RV	1,753	400	1,353	338%
4740 · Equipment Rental		215	-215	-100%
4751 · Permits	500	507	-7	-1%
4765 · Faxes, Copies & Postage	5		5	100%
<b>Total 4700 · Other Revenues &amp; Concessions</b>	<u>40,662</u>	<u>38,402</u>	<u>2,260</u>	<u>6%</u>
<b>4800 · Interest</b>				
4846 · Umpqua Interest	128	128	0	0%
4843 · First Capital Bank	245	261	-16	-6%
4841 · Union Bank Interest	29	353	-324	-92%

**Moss Landing Harbor District**  
**Profit & Loss YTD Comparison**  
**July 2016**

	Jul 16	Jul 15	\$ Change	% Change
Total 4800 · Interest	402	742	-340	-46%
Total 4400 · LEASE AND OTHER INCOME	81,989	79,459	2,530	3%
7000 · LEASE AND OTHER EXPENSES				
7100 · Interest Expense				
7134 · Umpqua Accrued Interest	11,295	11,295		
Total 7100 · Interest Expense	11,295	11,295		
7200 · Other Financial Expenses				
7230 · LAFO Administrative Charges		5,637	-5,637	-100%
Total 7200 · Other Financial Expenses		5,637	-5,637	-100%
5700 · Depreciation	39,333	39,333		
7300 · Commissioner Expenses				
7320 · Monthly Stipend	500	1,600	-1,100	-69%
7321 · Employer Payroll Taxes	38	122	-84	-69%
7330 · Incurred Expenses		733	-733	-100%
Total 7300 · Commissioner Expenses	538	2,455	-1,917	-78%
Total 7000 · LEASE AND OTHER EXPENSES	51,166	58,720	-7,554	-13%
Net Ordinary Income - Lease & Other Operations	30,823	20,739	10,084	49%
Net Ordinary Income - Combined Operations	66,203	37,945	28,258	74%
Other Income/Expense				
Other Expense				
9000 · CAPITAL PROJECT EXPENSES				
9565 · Miscellaneous Capital Projects		5,945	-5,945	-100%
Total 9000 · CAPITAL PROJECT EXPENSES		5,945	-5,945	-100%
Total Other Expense		5,945	-5,945	-100%
Net Other Income		-5,945	5,945	100%
Net Income	66,203	32,000	34,203	107%

**Moss Landing Harbor District**  
**A/P Aging Summary**  
As of July 31, 2016

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>&gt; 90</u>	<u>TOTAL</u>
Airgas	77.02	0.00	0.00	0.00	0.00	77.02
AT&T	103.67	0.00	0.00	0.00	0.00	103.67
Byte Technology	37.50	0.00	0.00	0.00	0.00	37.50
CalPERS	0.00	-7,562.03	0.00	0.00	0.00	-7,562.03
Castroville "ACE" Hardware	0.00	8.22	0.00	0.00	0.00	8.22
Central Coast Systems, Inc.	105.00	0.00	0.00	0.00	0.00	105.00
Cintas	445.43	0.00	0.00	0.00	0.00	445.43
Kevin Winch	237.00	0.00	0.00	0.00	0.00	237.00
Konica Minolta Premier Finance	266.42	0.00	0.00	0.00	-117.11	149.31
Linda G. McIntyre	0.00	-400.00	0.00	0.00	0.00	-400.00
Mark Gieseke	500.00	0.00	0.00	0.00	0.00	500.00
MRWPCA	0.00	5,953.08	0.00	0.00	0.00	5,953.08
Pajaro/Sunny Mesa C.S.D.	1,825.19	0.00	0.00	0.00	0.00	1,825.19
PG&E	18,000.00	-20,000.00	0.00	0.00	0.00	-2,000.00
Premium Assignment Corporation	0.00	-11,145.48	0.00	0.00	0.00	-11,145.48
Principal Financial	0.00	-505.88	0.00	0.00	0.00	-505.88
Rabobank	262.29	0.00	0.00	0.00	0.00	262.29
Royal Wholesale Electric	559.65	0.00	0.00	0.00	0.00	559.65
Sea Engineering, Inc.	0.00	0.00	0.00	1,914.00	0.00	1,914.00
Social Vocational Services, Inc.	0.00	-1,022.45	0.00	0.00	0.00	-1,022.45
Tommy Razzerca	0.00	136.20	0.00	0.00	0.00	136.20
U.S. Bank	322.44	0.00	0.00	0.00	0.00	322.44
United Site Services of Calif., Inc.	223.03	0.00	0.00	0.00	0.00	223.03
VALIC	4,332.67	0.00	0.00	0.00	0.00	4,332.67
Verizon Wireless	141.82	0.00	0.00	0.00	0.00	141.82
Vision Service Plan	0.00	-211.32	0.00	0.00	0.00	-211.32
<b>TOTAL</b>	<b><u>27,439.13</u></b>	<b><u>-34,749.66</u></b>	<b><u>0.00</u></b>	<b><u>1,914.00</u></b>	<b><u>-117.11</u></b>	<b><u>-5,513.64</u></b>

**Moss Landing Harbor District**  
**Warrant Listing**  
**As of July 31, 2016**

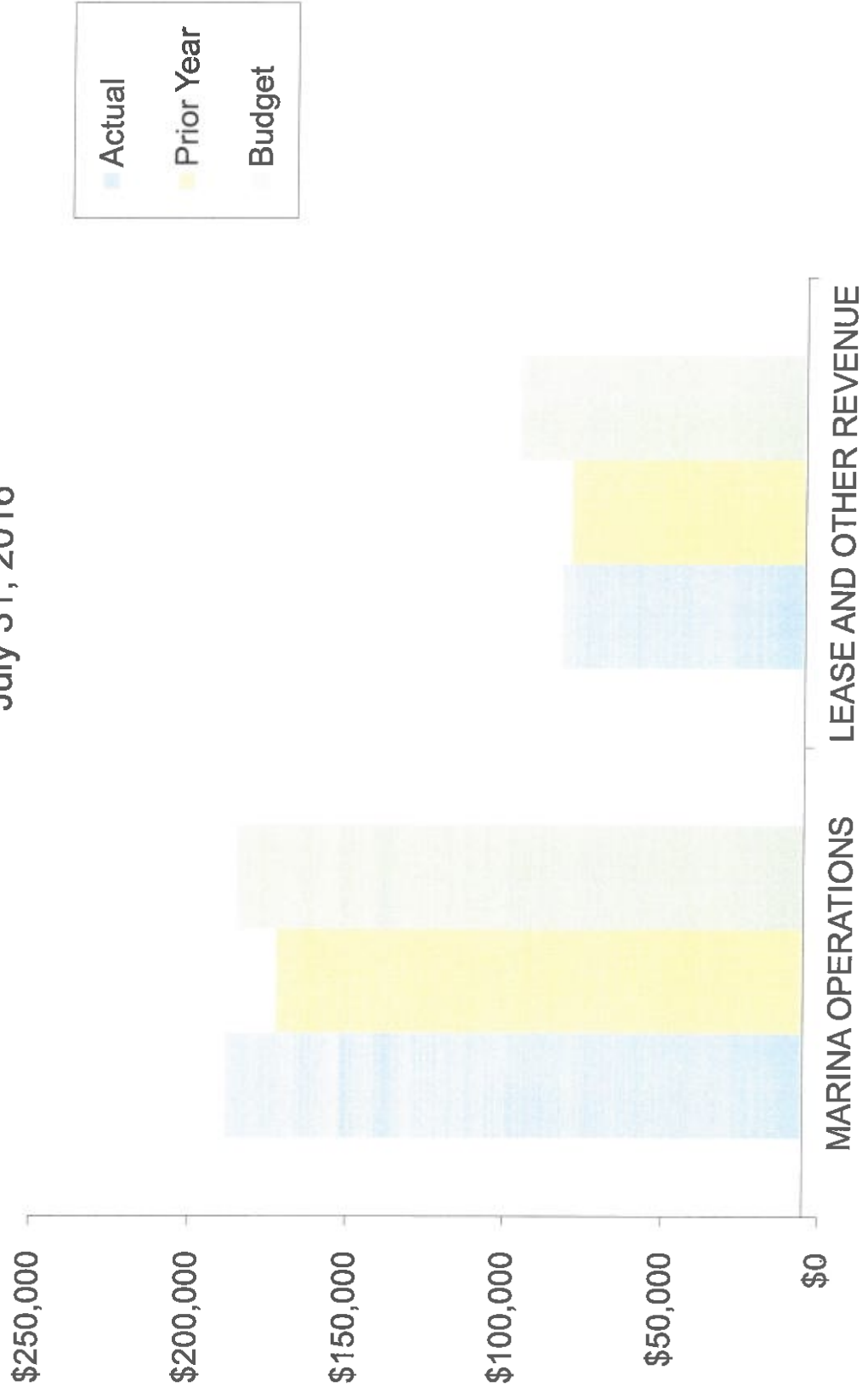
Type	Date	Num	Name	Amount
<b>1009 - Union - Operating</b>				
Bill Pmt -Check	07/01/2016	16645	Byte Technology	-37.50
Bill Pmt -Check	07/01/2016	16646	Carmel Marina Corporation	-109.72
Bill Pmt -Check	07/01/2016	16647	Henderson Marine Supply	-258.87
Bill Pmt -Check	07/01/2016	16648	MBS Business Systems	-49.24
Bill Pmt -Check	07/01/2016	16673	MP Express	-2,897.36
Bill Pmt -Check	07/01/2016	16674	Norman Trengove	-162.00
Bill Pmt -Check	07/01/2016	16675	Sunrise Express	-43.33
Bill Pmt -Check	07/01/2016	16676	ThyssenKrupp Elevator - 042	-572.13
Bill Pmt -Check	07/01/2016	16677	Wendy L. Cumming, CPA	-2,835.00
Bill Pmt -Check	07/13/2016	16678	Airgas	-74.75
Bill Pmt -Check	07/13/2016	16679	AT&T	-218.86
Bill Pmt -Check	07/13/2016	16680	Big Bear Bottled Water	-107.25
Bill Pmt -Check	07/13/2016	16681	Byte Technology	-75.00
Bill Pmt -Check	07/13/2016	16682	Carmel Marina Corporation	0.00
Bill Pmt -Check	07/13/2016	16683	Cintas	-445.43
Bill Pmt -Check	07/13/2016	16684	Deon Calamia	-500.00
Bill Pmt -Check	07/13/2016	16685	Jarvis, Fay, Doport & Gibson, LLP	-9,352.50
Bill Pmt -Check	07/13/2016	16686	Konica Minolta Premier Finance	-291.18
Bill Pmt -Check	07/13/2016	16687	Pajaro Valley Lock Shop	-45.45
Bill Pmt -Check	07/13/2016	16688	Pajaro/Sunny Mesa C.S.D.	-3,212.83
Bill Pmt -Check	07/13/2016	16689	Patrick Franz	-390.50
Bill Pmt -Check	07/13/2016	16690	PG&E	-20,000.00
Bill Pmt -Check	07/13/2016	16691	Premium Assignment Corporation	-11,145.48
Bill Pmt -Check	07/13/2016	16692	Principal Financial	-252.94
Bill Pmt -Check	07/13/2016	16693	Rabobank	-227.62
Bill Pmt -Check	07/13/2016	16694	Redshift	-136.85
Bill Pmt -Check	07/13/2016	16695	Sea Engineering, Inc.	-12,914.00
Bill Pmt -Check	07/13/2016	16696	Social Vocational Services, Inc.	-1,022.45
Bill Pmt -Check	07/13/2016	16697	Stefan Berlinski	-524.00
Bill Pmt -Check	07/13/2016	16698	U.S. Bank	-1,803.23
Bill Pmt -Check	07/13/2016	16699	United Site Services of Calif., Inc.	-102.46
Bill Pmt -Check	07/13/2016	16700	Valero Marketing and Supply Company	-370.61
Bill Pmt -Check	07/13/2016	16701	VALIC	-4,274.43
Bill Pmt -Check	07/13/2016	16702	Verizon Wireless	-89.45
Bill Pmt -Check	07/13/2016	16703	Vision Sevice Plan	-211.32
Bill Pmt -Check	07/13/2016	16704	Wald, Ruhnke & Dost Architects, LP	-1,102.13
Bill Pmt -Check	07/13/2016	16705	WASH	-202.08
Bill Pmt -Check	07/13/2016	16706	AT&T	-103.59
Bill Pmt -Check	07/13/2016	16707	Carmel Marina Corporation	0.00
Bill Pmt -Check	07/13/2016	16708	AT&T	-450.96
Bill Pmt -Check	07/13/2016	16709	Carmel Marina Corporation	-653.04
Bill Pmt -Check	07/13/2016	16710	Carmel Marina Corporation	0.00
Bill Pmt -Check	07/14/2016	16711	Carmel Marina Corporation	-763.43
Bill Pmt -Check	07/14/2016	16712	Carmel Marina Corporation	-5,418.18
Bill Pmt -Check	07/26/2016	16713	Aspen Enviornmental Group	-3,993.85



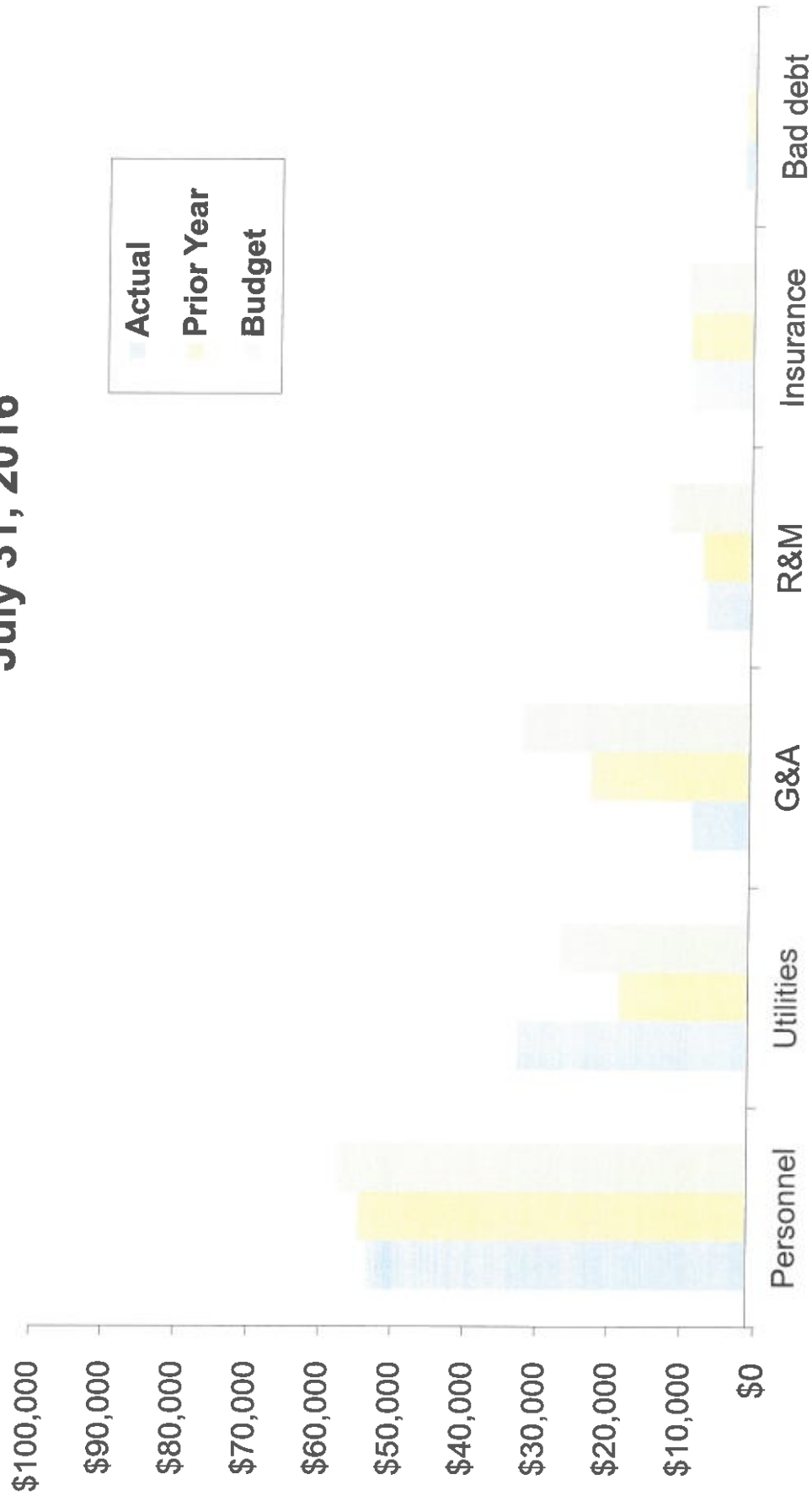
**Moss Landing Harbor District**  
**Warrant Listing**  
**As of July 31, 2016**

Type	Date	Num	Name	Amount
Bill Pmt -Check	07/26/2016	16714	Californian, The	-200.05
Bill Pmt -Check	07/26/2016	16715	CalPERS	-7,562.03
Bill Pmt -Check	07/26/2016	16716	Carmel Marina Corporation	-109.72
Bill Pmt -Check	07/26/2016	16717	Castroville "ACE" Hardware	-8.22
Bill Pmt -Check	07/26/2016	16718	DMV/Lien Sale Section	-32.00
Bill Pmt -Check	07/26/2016	16719	Home Depot	-1,399.25
Bill Pmt -Check	07/26/2016	16720	james Leinberger	-100.00
Bill Pmt -Check	07/26/2016	16721	Linda G. McIntyre	-400.00
Bill Pmt -Check	07/26/2016	16722	Peninsula Tree Service	-2,600.00
Bill Pmt -Check	07/26/2016	16723	Pitney Bowes Global Financial Svc LLC	-129.15
Bill Pmt -Check	07/26/2016	16724	Principal Financial	-252.94
Bill Pmt -Check	07/26/2016	16725	Tim Garrett	-500.00
Bill Pmt -Check	07/26/2016	16726	United Site Services of Calif., Inc.	-120.57
Bill Pmt -Check	07/26/2016	16727	Veritiv Operating Company	-1,522.29
Bill Pmt -Check	07/26/2016	16728	Wendy L. Cumming, CPA	-2,430.00
Total 1009 - Union - Operating				-104,807.22
<b>TOTAL</b>				<b>-104,807.22</b>

# Marina, Lease and Other Revenue Year to Date Actual vs. Budget and Prior Year July 31, 2016

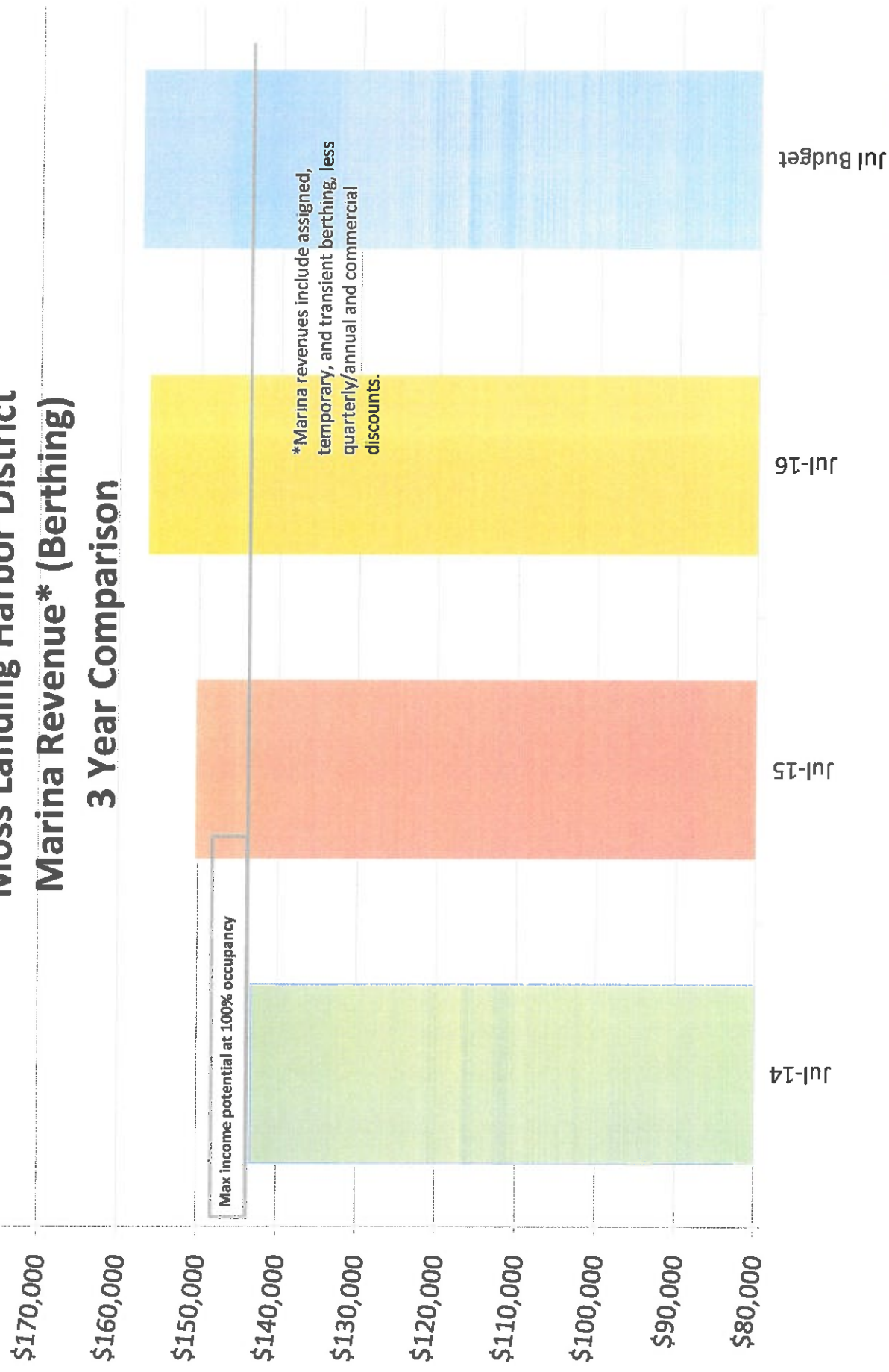


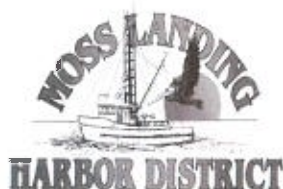
# Operating Expenses Year to Date Actuals vs. Budget and Prior Year July 31, 2016



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

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





BOARD OF COMMISSIONERS  
 Russell Jeffries  
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7881 SANDHOLDT ROAD  
 MOSS LANDING, CA 95039

TELEPHONE – 831.633.5417  
 FACSIMILE – 831.633.4537



GENERAL MANAGER  
 HARBORMASTER  
 Linda G. McIntyre, Esq

## STAFF REPORT

### ITEM NUMBER 4 – PROJECT STATUS BOARD MEETING OF AUGUST 24, 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	<b>Postponed due to budget constraints*</b> 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	<b>Postponed due to budget constraints*</b> 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	<b>Postponed due to budget constraints*</b> 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 2016	Tsunami Shoreline Erosion Project			X	Obtained FEMA extension of completion deadline to 12.31.16; permit approvals received 8/16; publishing Notice Inviting Bids within 2 weeks
Emergency Repairs by end of summer 2016	NH pedestrian wharf and gangway access erosion			X	El Niño storms created emergency; Cal Trans permit process delaying project; required a survey at District expense & encroachment permit on CT unimproved Right of Way adjacent to wharf damage.
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	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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MOSS LANDING, CA 95039

TELEPHONE – 831.633.5417  
FACSIMILE – 831.633.4537



**EXECUTIVE  
GENERAL MANAGER**

**HARBORMASTER**  
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## STAFF REPORT

### ITEM NUMBER 5 – COMMUNITY RELATIONS, REQUESTS, ISSUES BOARD MEETING OF AUGUST 24, 2016

1. A Moss Landing Community Plan meeting was held on July 14 attended by the GM, Board President Russ Jeffries and Board Vice President Tony Leonardini. John Ford has returned as the lead for the County General Plan update, and he introduced David Mack who has replaced Martin Carver on the Moss Landing Community Plan element.
2. Sadly, a long-time sea otter resident of the G-Dock area was hit by a car and killed on Moss Landing Road as it crossed from the Moro Cojo Slough back to the Harbor. There was news coverage of this incident on KION 46, KSBW 8; and several Santa Cruz, San Jose and Bay area media outlets. The GM received numerous emails, phone calls and comments were seen on social media. Many blame the harbor for "closing the tide gates" and blocking the otters' safe passage under the road.

The reality is Monterey County Water Resources (Mark Foxworthy, phone 831.755.8984, email [foxworthyme1@co.monterey.ca.us](mailto:foxworthyme1@co.monterey.ca.us)) has jurisdiction over the tide gates, and Monterey County Public Works (Shawn Atkins; phone 831.755.4929, email [AtkinsSD@co.monterey.ca.us](mailto:AtkinsSD@co.monterey.ca.us);) has jurisdiction over the County road with regard to signage, speed limits, visual warnings, etc.

Following the otter's death the GM met with the USFWS Southern Sea Otter Recovery & Marine Conservation Coordinator, the MB Aquarium's Sea Otter Program Manager, Monterey County Water Resources and Monterey County Public Works in order discuss options for minimizing the risk to otters that may venture across the road. Otter Crossing signs are being prepared and installed by Mo Co Public Works; there was discussion of speed humps (gentler slope than speed bumps), a flashing yellow light; asking PG & E to install lighting over the road, and building a separate culvert. Although Public Works expressed doubt about any of the options other than signage, the rep took the suggestions back to the Director of Public Works for consideration and 15 MPH speed signs were placed in both directions over the Moro Cojo Bridge.

3. The GM met with Assembly Member Mark Stone who was making the rounds to many agencies to get a better sense of what their issues are. It was a very pleasant 45 minute meeting in which he offered to consider any legislation we might want him to draft. I told him I would resurrect my legislative request file and probably submit some items for his consideration, such as raising the cap on borrowing; raising the cap on Public Works projects of \$5,000 which must go out to bid and eliminating certain reporting requirements such as any public works project of \$1000 or more in cost.

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4. The Department of Fish & Wildlife plans to bring another vessel to Moss Landing Harbor and place it on a Jet Dock – similar to a Hydrolift. Staff will work with F & W to see how it works within the Harbor's infrastructure on a trial basis.

5. Congratulations to Board President Russ Jeffries and Commissioner Peggy Shirrel who have qualified unchallenged for additional 4 year terms on the Moss Landing Harbor District Board of Harbor Commissioners.

6. The Little Hoover Commission will be reviewing California Special Districts at a public hearing on August 25 in Sacramento. The Agenda for the hearing indicates they will focus primarily on fire and health care districts, as well as LAFCOs. As taxpayers, it was pleasing to see they scheduled a presentation by Jon Coupal, President of the Howard Jarvis Taxpayers Association at this hearing.

7. Assistant GM/Assistant HM Tommy Razzeca worked with a local heavy duty towing company to remove and dispose of 4 abandoned, derelict vessels as of this writing, and will continue through Board meeting day to remove an additional 8 abandoned derelict vessels. The District will receive reimbursement up to \$30,000 from a DBW grant.



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 MOSS LANDING, CA 95039

TELEPHONE – 831.633.5417  
 FACSIMILE – 831.633.4537



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 GENERAL MANAGER  
 HARBORMASTER

Linda G. McIntyre, Esq.

## STAFF REPORT

### ITEM NUMBER 6 – SUMMARY OF PERMITS ISSUED BOARD MEETING OF AUGUST 24, 2016

**As of August 16, 2016**

Permittee	Issue Date	Status	Permit Type	Exp. Date
Long Marine Lab/U.S. Geo Survey	9/1/2015	Current	Facilities Use	9/1/2016
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
MLML San Jose State - R. Starr	8/16/2015	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
Fast Raft	7/8/2016	Current	Facilities Use	7/8/2017
SUP Shack	TBD	New App	Facilities Use	
Sea Mist Entertainment Food Truck	TBD	Approved	Peddlers	

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MOSS LANDING, CA 95039

TELEPHONE – 831.633.5417  
FACSIMILE – 831.633.4537



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## STAFF REPORT

### ITEM NUMBER 7 – MEETING ANNOUNCEMENTS BOARD MEETING OF AUGUST 24, 2016

August 22, 2016 – Monterey Regional Water Pollution Control Agency Public Hearing on the Pure Water Monterey Groundwater Replenishment Project. 2-3:30 p.m., 831.645.4605 or [yohana@mrwpc.com](mailto:yohana@mrwpc.com)

August 30-September 1, 2016 – The Marine Resource Education Program West Coast Workshop. Application required; commercial and recreational fishermen, scientists, managers and other marine resource professionals encouraged to apply. (207) 228-1684, [www.gmri.org/mrepwest](http://www.gmri.org/mrepwest)

October 10 – 13, 2016 – 68<sup>th</sup> Annual California Association of Harbor Masters and Port Captains Conference and Trade Show. San Pedro.  
<http://harbormaster.org/harbormaster-conference-trade-show/>

October 10 – 13, 2016 – CSDA Annual Conference and Exhibitor Showcase. San Diego.  
<http://csda.net>

October 15, 2016 MBARI Annual Open House will be held on October 15, 2016,  
[www.mbari.org/about/mbari-open-house/](http://www.mbari.org/about/mbari-open-house/).

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

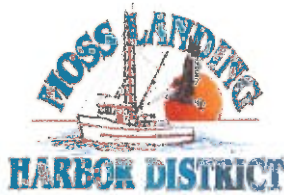
August 19<sup>th</sup> – Moss Landing  
October 21<sup>st</sup> – Cambria  
December 8<sup>th</sup> – Monterey

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>

Special Districts Association of Monterey County 2016 Meeting Schedule (Tuesdays)

October 18, 2016

*SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947*



BOARD OF COMMISSIONERS  
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7881 SANDHOLDT ROAD  
MOSS LANDING, CA 95039

TELEPHONE – 831.633.2461  
FACSIMILE – 831.633.1201

GENERAL MANAGER  
HARBORMASTER

Linda G. McIntyre, Esq.

## ITEM NUMBER 8 - ASSIGNED LIVEBOARD REPORT BOARD MEETING OF AUGUST 24, 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

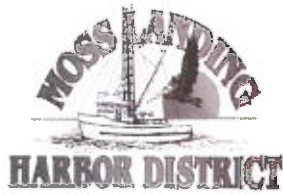
<u>Name</u>	<u>Vessel</u>
1. Avis, S.	<i>Sportfisher</i> , ON 556296
2. Anderson, T.	<i>Lanikai</i> CF 4134N
3. Auten, D.	<i>Serenity</i> , CF 8246 VH
4. Bachmanova A. / Perpignani R.	<i>Espresso</i> , ON991915
5. Bohigian, D.	<i>Finesse</i> , CF 3764 ET
6. Burns, P.	<i>Tralfamadore</i> , CF 9430 GL
7. Byrnes, K.	<i>Grand Slam</i> , CF 4540 FE
8. Callahan, T.	<i>Deb on Air</i> , CF 3174 HA
9. Cayuela, R.	<i>Rachel Angelet</i> , CF 6969 UB
10. Chojnowski, G. / Barker L.	<i>Moon Shadow</i> , CF 2325 SZ
11. 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.	<i>No Name</i> , CF 8344 GT
17. Delahanty, G./Graham,R.	<i>Dreamer</i> 8370 EA
18. Elwell, G.	<i>Pearl</i> , ON 557575
19. Faneuf, C. / Clifford L.	<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

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29. Johnson, J. /LaFever M.
30. Kampas,B./ Kampas T.
31. Knudson L./Knudson A.
32. Kurle L.
33. Larke, R.
34. Bernett G.
35. Maris, T.
36. Markley, S.
37. Nieman J.
38. Niswonger, R.
39. Nunes, D.
40. Otis, T.
41. Phelps, B./Gruber R.
42. Phillips A/Flavin S/Flavin C/Flavin S
43. Vasquez A/Vasquez R/ Vasquez R
44. Raaphorst, D./Raaphorst M.
45. Reins, D.
46. Rotger, M.
47. Roulet, J.
48. Piro, Daniel
49. Schuber, T.
50. Stegmann, R.
51. Stark, H.
52. Snyder, R.
53. Thomas, B.
54. Tufts, M./White,P./Wiseman,R./son
55. Warren, R.
56. Whaley, C/ Whaley C.
57. Woytek, B.
58. Wolinski, P.
59. Waters, J./Waters, M.
60. Cook, B.

*Aztlan*, ON 281903  
*Tee-Time* CF 5670 UY  
*Spellbound*, ON 082155  
*Sweet Liberty* ON 105217  
*Rhiannon*, CF 8551 CA  
*Zinful*, CF 5419 JG  
*Nimble*, CF 3730 KB  
*Olivia*, CF 0322 VP.  
*Inia*, ON 1074183  
*Illusion*, CF 0836 TA  
*Auoroa*, ON 676686  
*Blue Moon*, CF 1886 GT  
*Shadow II*, ON 661129  
*Odyle*, ON 559168  
*Lorraine*, CF 0533 JL  
*Spirit*, ON 664971  
*Second Paradise*, ON 912484  
*Raven*, ON 241650  
*Double Eagle*, ON 519846  
*Gulf Star*, CF 6082 GL  
*Bulldog*, ON 1219673  
*Wild Goose*, ON 589319  
*Outta Here*, CF 8370 EA  
*Jeannie B*, ON 261236  
*Coho*, CF 9974 KK  
*Enchantress*, CF 0878 SX  
*La Wanda*, CF 5014 FR  
*Karuna*, ON 653218  
*Menez La Vie*, ON 6700921  
*Ramona*, ON 1114657  
*No Name*, CF 5670 GD  
*No Name*, CF 8917 TB

Total Vessels: 60  
 Total Persons: 80  
 Pending Aps: -0-



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7881 SANDHOLDT ROAD  
MOSS LANDING, CA 95039

TELEPHONE – 831.633.5417  
FACSIMILE – 831.633.4537



EXECUTIVE  
GENERAL MANAGER

HARBORMASTER  
Linda G. McIntyre, Esq.

## STAFF REPORT

### ITEM NUMBER 9 - SLIP INCOME REPORT BOARD MEETING OF AUGUST 24, 2016

Slip Rates 2016/2017 per linear foot:

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

### INCOME

July 2016  
\$156,459

July 2015  
\$150,355

July 2016 Budget  
\$157,467

We are below budget by \$1,007, and above prior year revenue by \$6,104, due to higher assigned berthing revenue in the current year.

*SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947*



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MOSS LANDING, CA 95039

TELEPHONE – 831.633.2461  
FACSIMILE – 831.633.1201

GENERAL MANAGER/HARBOR MASTER  
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ASSISTANT GM/ASSISTANT HM  
Tom Razzeca

## STAFF REPORT

### ITEM NUMBER 10 – INCIDENT REPORT BOARD MEETING OF AUGUST 24, 2016

**7/2/16** Staff received a call from a man in the North Harbor who reported a foul smell and some type of substance in the water near the launch ramp. Staff immediately investigated and interviewed individuals on site but found nothing, possibly due to the lapse of time between the man's reported observations and the time he called staff (several hours). The GM called the man for additional information but was unable to acquire any further clues. Staff is monitoring the area.

**7/3/16** A Sea Otter was struck by a vehicle while attempting to cross Moss Landing Road near the Moro Cojo Slough. Staff moved the otter's body from the roadway and contacted the Monterey Bay Aquarium which sent a representative to pick up the deceased otter's remains.

**7/15/16** A vessel on E dock caught fire which appeared to have originated in the hold; staff contacted North Monterey County Fire which responded very quickly and the firefighters were able to extinguish the flames. The fire was contained to the vessel; no persons were injured and no damage was caused to surrounding vessels or Harbor District docks.

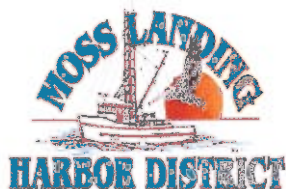
**7/22/16** Received call from the US Coast Guard asking to look for possible boat fire off of Pajaro near harbor entrance. Staff drove to the north and south sides of jetty with no fire observed. Called Coast Guard and all clear given.

Later that evening a report came over the scanner of a fire on the vessel King Phillip on K-Dock. Staff drove over and met Fire Department and was informed there was no fire and the all clear given. Coast Guard also called asking if they should send a fire boat to scene. They were informed fire department gave all clear.

**7/26/16** A tenant came into office and stated he heard calls for help coming from C-Dock. Staff arrived on scene a saw a gentlemen bending over on the main walkway trying to pull another gentleman out of the water. Staff called over radio asking for additional help and the gentlemen was pulled out safely. The man who fell into the Harbor declined medical help.

**No further incidents to report as of the date of this report**

*SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947*



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## STAFF REPORT

### ITEM NUMBER 19 – North Harbor Erosion Emergency - UPDATE BOARD MEETING OF AUGUST 24, 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. The repair became more complicated due to the damage to the revetment below the waterline which our consultant hadn't seen until their recent hydrographic survey data was compared to the 3rd party topographic survey that we contracted. 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.

Although Caltrans minimum review time for a permit is 3 weeks if there are no changes/questions, it can take up to 6 weeks and then add a week or two for revisions and resubmission for approval, it will be taking quite a bit of time.

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 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.

*SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947*



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## STAFF REPORT

ITEM NUMBER 20 – DENY CLAIM OF CAMILLA CORVIN  
BOARD MEETING OF AUGUST 24, 2016

Attached please find the Claim for Damages submitted by Camilla Corvin.  
Staff recommends the Board deny Ms. Corvin's claim for damages.

*SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947*



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## STAFF REPORT

### ITEM NUMBER 21 – CONSIDER APPROVING GM CONTRACT AMENDMENT BOARD MEETING OF AUGUST 24, 2016

Attached is a proposed Amendment 1 to the GM's existing employment contract. If adopted, the amendment would extend the expiration date of the current contract by two years to June 30, 2019 as recommended by the Personnel Committee.

*SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947*





AGENDA  
REGULAR MEETING  
OF THE BOARD OF HARBOR COMMISSIONERS  
MOSS LANDING HARBOR DISTRICT  
7881 Sandholdt Road  
Moss Landing, CA 95039  
AUGUST 24, 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 real property negotiators pursuant to Government Code §54956.8 regarding APN 413.022.003 (NH Building Pad). Negotiating parties: General Manager and District Counsel.
2. Confer with legal counsel and General Manager regarding one (1) matter of significant exposure to litigation pursuant to Government Code §54956.9(d)(2).
3. Confer with legal counsel and General Manager regarding one (1) matter of potential litigation pursuant to Government Code § 54956.9(a): Claim of Samuel Frazier.
4. Consider personnel matter pursuant to Government Code §54957 – General Manager annual performance evaluation.
5. Confer with real property negotiators pursuant to Government Code §54956.8 regarding Moss Landing Commercial Park (formerly National Refractories). Negotiating parties: General Manager and District Counsel.
6. Confer with legal counsel and General Manager regarding two (2) matters of litigation pursuant to Government Code § 54956.9(a): 1. Catalano vs. MLHD and 2. Deyerle vs. MLHD.
7. Confer with legal counsel and General Manager regarding one (1) matter of potential litigation pursuant to Government Code § 54956.9(a): Claim of Camilla Corvin.

**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

**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**

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1. Eric Tynan, General Manager of the Castroville Community Services District will give a presentation on the Moss Landing Sewer Allocation Plan (MLSAP).

## **F. CONSENT CALENDAR**

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All matters listed on the Consent Calendar are considered to be routine by the Board of Harbor Commissioners and will be enacted by one motion at the appropriate time. There will be no separate discussion on these items. If discussion is desired, that item will be removed from the Consent Calendar and will be considered separately.

2. Approval of the June 28, 2016 Rescheduled Regular Meeting Minutes.

## **G. FINANCIAL REPORT**

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3. Financial Reports – Month ending July 31, 2016.

## **H. MANAGER'S REPORTS**

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

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

## **I. COMMITTEE REPORTS**

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11. Finance Committee – Chair Ferrante/V. Chair Leonardini
12. Elkhorn Slough Advisory Committee – Amaral/Alt. Leonardini
13. Special Districts/LAFCO – Jeffries/Ferrante
14. Liveboard Committee – Chair Amaral/V. Chair Jeffries
15. Harbor Improvement Committee – Chair Shirrel/V. Chair Amaral
16. Real Property Committee I – Chair Leonardini/V. Chair Jeffries
17. Real Property Committee II – Chair Ferrante/V. Chair Shirrel
18. Meetings Commissioners attended at District Expense (AB 1234 requirement)

## **J. NEW BUSINESS**

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19. ITEM – Update on North Harbor wharf/visitor dock access erosion emergency repair project.
  - a. Staff report
  - b. Public comment
  - c. Board discussion
  - d. Board action
20. ITEM – Discuss and consider paint ball gun Ordinance.
  - a. Staff report
  - b. Public comment
  - c. Board discussion
  - d. Board action

21. ITEM – Consider denying the claim of Camilla Corvin.

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

22. ITEM – Consider approving General Manager Contract Amendment.

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

#### **K. COMMISSIONERS COMMENTS AND CONCERNS**

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

#### **L. ADJOURN MEETING**

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The next Regular Meeting of the Board of Harbor Commissioners is scheduled for September 28, 2016 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](mailto: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 the meeting and may be obtained by logging onto [www.mosslandingharbor.dst.ca.us](http://www.mosslandingharbor.dst.ca.us) or by contacting the District at 831.633.5417. All meetings are noticed and conducted in accordance with the Ralph M. Brown Act.