



AGENDA  
REGULAR MEETING  
OF THE BOARD OF HARBOR COMMISSIONERS  
MOSS LANDING HARBOR DISTRICT  
7881 Sandholdt Road  
MOSS LANDING, CA 95039  
May 27, 2015, 7 P.M.

**A. CLOSED SESSION**

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A closed session will be held immediately prior to the public open meeting, **and will begin at 6:00 p.m.** 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 Moss Landing Commercial Park. Negotiating parties: General Manager and District Counsel.
2. Confer with real property negotiators pursuant to Government Code §54956.8 regarding APN 413.022.003 (NH Restaurant and Visitor Dock). Negotiating parties: General Manager and District Counsel.
3. Confer with real property negotiators pursuant to Government Code §54956.8 regarding unimproved lot next to Cannery Building. Negotiating parties: General Manager and District Counsel.
4. Confer with legal counsel and General Manager regarding two (2) matters of potential litigation pursuant to Government Code § 54956.9(a): Claim of Catalano and Claim of Adventure Alley, LLC.
5. Confer with legal counsel and General Manager regarding two (2) matters of significant exposure to litigation pursuant to Government Code §54956.9(d)(2).

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

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**Roll Call**

Russ Jeffries – President	Linda G. McIntyre – General Manager
Tony Leonardini – Vice President	Mike Rodriguez – District Counsel
Vince Ferrante – Secretary	Tom Razzeca – Assistant General Manager
Frank Gomes, Jr. – Commissioner	Marie Della Maggiore – Executive Assistant
Andrew Amaral - Commissioner	

**C. PRESIDENT'S REMARKS**

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

**D. PUBLIC COMMENTS**

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

**E. CONSENT CALENDAR**

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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.

1. Approval of the April 22, 2015 Regular Meeting Minutes.

#### **F. FINANCIAL REPORT**

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2. Financial report month ending April 30, 2015

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

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

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

#### **H. COMMITTEE REPORTS**

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

#### **I. PUBLIC HEARING**

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19. ITEM – Public Hearing and Fixing of the Final Budget of the Moss Landing Harbor District for the Fiscal Year 2015-2016. Recommendation: Hold Public Hearing, receive comments and make adjustments as necessary. Fix Final Budget.

- a. Staff report
- b. Open Public Hearing
- c. Close Public Hearing
- d. Board discussion
- e. Board action

#### **J. NEW BUSINESS**

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20. ITEM – Consider Adopting Ordinance No. 199 amending Chapter 20, "District Fee Schedule".

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

21. ITEM – Consider denying the claim of Dan Catalano.
  - a. Staff report
  - b. Public comment
  - c. Board discussion
  - d. Board action
22. ITEM – Consider denying the claim of Adventure Alley LLC.
  - 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 June 24, 2015 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 Regular Meeting 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.



MINUTES  
REGULAR MEETING  
OF THE BOARD OF HARBOR COMMISSIONERS  
MOSS LANDING HARBOR DISTRICT  
7881 Sandholdt Road  
MOSS LANDING, CA 95039  
April 22, 2015, 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 Moss Landing Commercial Park (formerly National Refractories). Negotiating parties: General Manager and District Counsel.
2. Confer with real property negotiators pursuant to Government Code §54956.8 regarding APN 413.022.003 (NH Restaurant and Visitor Dock). Negotiating parties: General Manager and District Counsel.
3. Confer with real property negotiators pursuant to Government Code §54956.8 regarding parcel(s) currently used for E & F Dock access easements (MBARI). Negotiating parties: General Manager and District Counsel.
4. Confer with District Counsel regarding one matter of potential litigation pursuant to Government Code §54956.9D2.

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

The meeting was called to order at 7:10 p.m. After the Pledge of Allegiance, roll was called.

Commissioners present:

Russ Jeffries – President  
Tony Leonardini – Vice President  
Vince Ferrante – Secretary  
Frank Gomes, Jr. – Commissioner  
Andrew Amaral – Commissioner

Staff present:

Linda G. McIntyre – General Manager  
Mike Rodriguez – District Counsel  
Tom Razzeca – Assistant General Manager  
Marie Della Maggiore – Executive Assistant  
Wendy Cumming - CPA

**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.

In consideration of the CPA's time, President Jeffries moved Item 20 forward on the agenda.

**I. NEW BUSINESS**

20. ITEM – Consider adopting the preliminary budget for FY 2015-2016.

- a. Staff report – GM McIntyre gave the staff report.
- b. Public comment – No public comment.
- c. Board discussion – Budget Committee Chair Commissioner Gomes commented that this budget was based on doing the restaurant construction. He said the committee will do a midyear review and make any adjustment recommendations to the Board as necessary. President Jeffries thanked staff and the committee for doing a great job. Commissioner Leonardini thanked GM McIntyre and Wendy Cumming, CPA for all their cooperation and work on the budget.
- d. Board action – A motion was made by Commissioner Ferrante and seconded by Commissioner Amaral to adopt the preliminary budget and direct the General Manager to specify a date no earlier than May 27, 2015 at 7:00 p.m. as the date and time to fix the final budget, and to publish the appropriate notice of the public hearing for fixing the final budget. The motion passed unanimously on a roll call vote. Accountant Wendy Cumming departed.

In consideration of the public present to speak on the Item, President Jeffries brought Item 21 forward on the agenda.

21. ITEM – Consider Resolution No. 15-06 awarding a CEQA Environmental Services contract relating to the People's Desal project.

- a. Staff report – GM McIntyre gave the staff report.
- b. Public comment – Ms. Susan Lee, Vice President of Aspen Environmental San Francisco Office, introduced herself and said she would be the Project Manager. Ms. Lee has over 27 years experience with CEQA, NEPA and government projects.
- c. Board discussion – There was a lengthy question and answer period during which the Board asked many questions about the experience of the firm and Ms. Lee, the CEQA review process and any anticipated additional costs. David Balch, legal counsel for the People's Moss Landing Desal Project, thanked the Board, GM McIntyre and Counsel Rodriguez for working hard to expedite the process. Counsel Rodriguez clarified adoption of the resolution would be contingent on verification of the Aspen professional references and the outcome of a meeting, TBD, of the full Aspen team and the Board.
- d. Board action – A motion was made by Commissioner Ferrante and seconded by Commissioner Gomes to adopt Resolution No. 15-06. The motion passed unanimously on a roll call vote.

President Jeffries called for a five minute break.

The Board returned to open session at 7:50 p.m.

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

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No public comment.

#### **E. MANAGER'S REPORTS**

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1. Projects Status/Update – Written report, no additional comments.
2. Community Relations; Requests/Issues – Written report, no additional comments.
3. Summary of Permits Issued – Written report, no additional comments.
4. Meeting Announcements – Written report, no additional comments.
5. Assigned Liveboard Report – Written report, no additional comments.
6. Slip Income Report – Written report, no additional comments.
7. Incident Report – Written report, no additional comments.

#### **F. CONSENT CALENDAR**

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8. Approval of the March 25, 2015 Regular Meeting Minutes. President Jeffries commented that the Minutes included a comment regarding the DWD presentation; that he wanted clarification that the Board by consensus requested District Counsel to research the issue of use of easements. The Board confirmed their understanding that they had requested District Counsel to so research the issue.

9. Approve Amendment No. 5 to the ML Community Plan EIR Services Contract.

A motion was made by Commissioner Gomes and seconded by Commissioner Leonardini to approve the Consent Calendar. The motion passed unanimously on a roll call vote.

#### **G. TREASURER'S REPORT**

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10. Financial Reports – Month ending March 31, 2015 – Written report, no additional comments.

A motion was made by Commissioner Leonardini and seconded by Commissioner Gomes to approve the month-ending March 31, 2015 financial reports. The motion passed unanimously on a roll call vote.

#### **H. COMMITTEE REPORTS**

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11. Finance Committee – No meetings reported.

12. Elkhorn Slough Advisory Committee – No meetings reported.
13. Special Districts – Commissioner Ferrante attended the April 17, 2015 meeting of the CSDA Board. Commissioners Jeffries and Ferrante attended the quarterly meeting of the Special Districts Association of Monterey County; President Jeffries reported that Steve Vagnini, Monterey County Assessor, indicated real property tax revenue should increase by approximately 5% next tax year.
14. Liveaboard Committee – No meetings reported.
15. Harbor Improvement Committee – No meetings reported.
16. Real Property Committee I – meetings reported in Closed.
17. Real Property Committee II – No meetings reported.
18. Ad Hoc Budget Committee – Meetings reported earlier on the agenda.
19. Meetings attended by Commissioners at District expense since the last regular meeting of the Board (AB 1234 requirements). – No additional meetings reported.

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

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Commissioners had no comments.

#### **K. ADJOURN MEETING**

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The meeting was adjourned at 8:05 pm.

Respectfully submitted.

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Vince Ferrante, Secretary  
Board of Harbor Commissioners

ATTEST:

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Linda G. McIntyre, Deputy Secretary  
Board of Harbor Commissioners

**Moss Landing Harbor District**  
**Balance Sheet**  
As of April 30, 2015

	<u>Apr 30, 15</u>	<u>Apr 30, 14</u>	<u>\$ Change</u>
<b>ASSETS</b>			
<b>Current Assets</b>			
<b>Checking/Savings</b>			
1018 · Union Bank- Trust Account	595,421	131,976	463,445
1002 · Petty Cash	500	500	-
1010 · Union - M.M.	2,452,132	1,416,575	1,035,557
1009 · Union - Operating	87,460	14,247	73,214
1011 · Union - Payroll	42,084	17,939	24,145
1015 · 1st Capital Bank	1,538,230	1,535,157	3,073
1014 · Pinnacle Bank CDARS CD	-	750,000	(750,000)
1016 · Pinnacle Bank Interest Account	22,922	21,944	977
1020 · Umpqua - Restricted	1,006,328	-	1,006,328
<b>Total Checking/Savings</b>	<b>5,745,077</b>	<b>3,888,337</b>	<b>1,856,740</b>
<b>Accounts Receivable</b>			
<b>11290 · Leases</b>			
1282 · NNN Receivable	42,362	36,496	5,866
<b>Total 11290 · Leases</b>	<b>42,362</b>	<b>36,496</b>	<b>5,866</b>
1200 · Marina Receivables	55,382	63,098	(7,716)
1201 · Marina - Allow for Bad Debt	(27,000)	(29,125)	2,125
<b>Total Accounts Receivable</b>	<b>70,744</b>	<b>70,469</b>	<b>275</b>
<b>Other Current Assets</b>			
<b>1271 · Prepaid Expenses</b>			
1270 · Insurance	21,543	19,575	1,969
1280 · Other	7,107	16,942	(9,835)
<b>Total 1271 · Prepaid Expenses</b>	<b>28,650</b>	<b>36,517</b>	<b>(7,867)</b>
1210 · Grants Receivable	-	98,402	(98,402)
<b>Total Other Current Assets</b>	<b>28,650</b>	<b>134,919</b>	<b>(106,269)</b>
<b>Total Current Assets</b>	<b>5,844,471</b>	<b>4,093,725</b>	<b>1,750,746</b>
<b>Fixed Assets</b>			
1650 · Construction in Progress	257,375	73,860	183,514
1670 · Equipment	766,671	751,113	15,557
<b>1700 · Improvements</b>			
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	8,246,852	8,226,171	20,681
1740 · SH Floating Docks	9,098,326	9,067,439	30,887
<b>Total 1700 · Improvements</b>	<b>26,370,652</b>	<b>26,319,084</b>	<b>51,568</b>
1900 · Land	1,642,860	1,642,860	-
<b>1800 · Less - Depreciation</b>			
1805 · Equipment	(749,240)	(727,410)	(21,830)
1810 · NH Buildings & Improvements	(2,952,383)	(2,737,186)	(215,197)
1820 · NH Floating Docks	(472,077)	(460,214)	(11,863)
1825 · NH Offsite Improvements	(390,473)	(360,540)	(29,933)

**Moss Landing Harbor District**  
**Balance Sheet**  
As of April 30, 2015

	Apr 30, 15	Apr 30, 14	\$ Change
1830 · SH Buildings & Improvements	(5,333,029)	(5,123,620)	(209,409)
1840 · SH Floating Docks	(4,275,375)	(3,806,091)	(469,284)
Total 1800 · Less - Depreciation	(14,172,579)	(13,215,063)	(957,516)
Total Fixed Assets	14,864,978	15,571,855	(706,876)
Other Assets			
1530 · Principal Financial CS	7,389	7,389	-
1320 · Workers Comp Deposit	200	200	-
Total Other Assets	7,589	7,589	-
<b>TOTAL ASSETS</b>	<b>20,717,038</b>	<b>19,673,169</b>	<b>1,043,869</b>
<b>LIABILITIES &amp; EQUITY</b>			
Liabilities			
Current Liabilities			
Accounts Payable			
2010 · Accounts Payable	161,042	23,257	137,785
Total Accounts Payable	161,042	23,257	137,785
Other Current Liabilities			
2082 · MLCP Cost Reimb. Deposit	123,143	100,000	23,143
2021 · Accrued Vacation	83,226	82,756	470
2023 · Accrued Payroll Taxes	-	231	(231)
2030 · Customer Deposits	285,158	291,424	(6,266)
2050 · Employee 457 Payable	759	-	759
2080 · Prepaid Berth Fees	166,304	149,504	16,799
2087 · Lease Deposits	43,409	40,371	3,038
2086 · Prepaid Leases			
20861 · Duke	62,183	60,705	1,478
20862 · MBARI	25,086	224	24,862
Total 2086 · Prepaid Leases	87,270	60,929	26,341
2051 · Note Interest Payable			
2062 · Umpqua Accrued Interest	22,590	-	22,590
2055 · CIEDB Accrued Interest	-	35,667	(35,667)
2060 · DBAW - Accrued Interest	-	33,000	(33,000)
2061 · Muni. Finance Interest Payable	-	5,897	(5,897)
Total 2051 · Note Interest Payable	22,590	74,565	(51,974)
2072 · Current Portion			
2071 · Muni. Finance Lease - CP	-	31,080	(31,080)
2073 · Union Current Portion	-	47,791	(47,791)
2075 · CIEDB Current Portion	-	0	(0)
Total 2072 · Current Portion	-	78,871	(78,871)
Total Other Current Liabilities	811,859	878,650	(66,792)
Total Current Liabilities	972,900	901,908	70,993
Long Term Liabilities			
2605 · Umpqua Loan	4,755,901	-	4,755,901
2076 · Municipal Finance Lease	-	282,700	(282,700)
2603 · Union Bank NP	-	401,802	(401,802)



**Moss Landing Harbor District**  
**Balance Sheet**  
As of April 30, 2015

	<u>Apr 30, 15</u>	<u>Apr 30, 14</u>	<u>\$ Change</u>
2600 • CIEDB LOAN	-	3,251,668	(3,251,668)
2601 • DBAW	-	857,887	(857,887)
Total Long Term Liabilities	<u>4,755,901</u>	<u>4,794,057</u>	<u>(38,156)</u>
Total Liabilities	<u>5,728,801</u>	<u>5,695,964</u>	<u>32,837</u>
Equity			
3050 • Prior Year Earnings	7,857,104	7,382,781	474,323
3020 • Retained Net Assets	6,456,231	6,456,231	-
Net Income	<u>674,903</u>	<u>138,193</u>	<u>536,710</u>
Total Equity	<u>14,988,237</u>	<u>13,977,204</u>	<u>1,011,033</u>
TOTAL LIABILITIES & EQUITY	<u><u>20,717,038</u></u>	<u><u>19,673,169</u></u>	<u><u>1,043,869</u></u>

**Moss Landing Harbor District**  
**Statement of Cash Flows**  
July 2014 through April 2015

Jul '14 - Apr 15

**OPERATING ACTIVITIES**

Net Income	674,902.76
Adjustments to reconcile Net Income to net cash provided by operations:	
1200 · Marina Receivables	-11,456.20
1201 · Marina - Allow for Bad Debt	17,000.00
11290 · Leases:1282 · NNN Receivable	14,638.06
1271 · Prepaid Expenses:1270 · Insurance	93,920.33
1271 · Prepaid Expenses:1280 · Other	-7,106.64
1210 · Grants Receivable	286,344.16
1800 · Less - Depreciation:1805 · Equipment	17,000.90
1800 · Less - Depreciation:1810 · NH Buildings & Improvements	215,828.30
1800 · Less - Depreciation:1820 · NH Floating Docks	10,030.80
1800 · Less - Depreciation:1825 · NH Offsite Improvements	24,485.80
1800 · Less - Depreciation:1830 · SH Buildings & Improvements	173,981.70
1800 · Less - Depreciation:1840 · SH Floating Docks	345,333.30
2010 · Accounts Payable	90,681.19
2020 · Accrued Salaries Payable	-13,707.65
2023 · Accrued Payroll Taxes	-5,753.50
2030 · Customer Deposits	-2,199.32
2051 · Note Interest Payable:2060 · DBAW - Accrued Interest	-35,388.00
2051 · Note Interest Payable:2055 · CIEDB Accrued Interest	-50,536.33
2050 · Employee 457 Payable	758.65
2080 · Prepaid Berth Fees	-2,422.70
2086 · Prepaid Leases:20861 · Duke	12,212.59
2086 · Prepaid Leases:20862 · MBARI	4,997.74
2087 · Lease Deposits	3,038.00
2082 · MLCP Cost Reimb. Deposit	50,000.00
2051 · Note Interest Payable:2062 · Umpqua Accrued Interest	22,590.42
2051 · Note Interest Payable:2061 · Muni. Finance Interest Payable	-8,977.73
2072 · Current Portion:2071 · Muni. Finance Lease - CP	-32,618.00
2072 · Current Portion:2073 · Union Current Portion	-50,274.00

Net cash provided by Operating Activities	<u>1,837,304.63</u>
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**FINANCING ACTIVITIES**

2072 · Current Portion:2070 · DBAW - Current Principal	-78,869.00
2072 · Current Portion:2075 · CIEDB Current Portion	-140,429.04
2076 · Municipal Finance Lease	-278,299.74
2603 · Union Bank NP	-390,814.51
2600 · CIEDB LOAN	-3,111,238.77
2601 · DBAW	-779,018.17
2605 · Umpqua Loan	4,755,901.00

Net cash provided by Financing Activities	<u>-22,768.23</u>
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Net cash increase for period	1,814,536.40
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Cash at beginning of period	3,930,540.70
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Cash at end of period	<u><u>5,745,077.10</u></u>
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**Moss Landing Harbor District**  
**Profit & Loss Budget vs. Actual**  
July 2014 through April 2015

	Jul '14 - Apr 15	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	1,235,902	1,235,920	(18)	100%
4115 · Temporary Berthing	183,352	123,750	59,602	148%
4130 · Transient Berthing	57,008	46,086	10,922	124%
4112 · Qtrly/Annual Discount	(1,966)	(4,063)	2,097	48%
4113 · Commercial Vessel Dscnt	(12,551)	(12,500)	(51)	100%
4114 · Away (1 mnth) Dscnt	(1,812)	(2,225)	413	81%
4120 · Liveaboard Fees	86,367	83,330	3,037	104%
4260 · Towing - Intra Harbor	2,700	750	1,950	360%
4270 · Pumpouts	200	600	(400)	33%
4140 · Non Operable Surcharge	-	350	(350)	0%
4220 · Wait List	7,865	5,000	2,865	157%
4282 · Recovered Lien Costs	2,384	1,000	1,384	238%
4280 · Late Fees	24,172	25,000	(828)	97%
<b>Total 4100 · Berthing Income</b>	<b>1,583,621</b>	<b>1,502,998</b>	<b>80,623</b>	<b>105%</b>
<b>4200 · Other Income - Operations</b>				
4225 · Merchandise	391	800	(409)	49%
4285 · Dog Fee	1,340	1,440	(100)	93%
4230 · SH Parking	58,443	37,668	20,775	155%
4290 · Misc	3,498	1,060	2,438	330%
<b>Total 4200 · Other Income - Operations</b>	<b>63,672</b>	<b>40,968</b>	<b>22,704</b>	<b>155%</b>
<b>4300 · Operating Grant Revenues</b>	<b>30,000</b>	<b>20,000</b>	<b>10,000</b>	<b>150%</b>
<b>Total 4000 · MARINA REVENUES</b>	<b>1,677,292</b>	<b>1,563,966</b>	<b>113,326</b>	<b>107%</b>

**Moss Landing Harbor District**  
**Profit & Loss Budget vs. Actual**  
July 2014 through April 2015

Expense	Jul '14 - Apr 15	Budget	\$ Over Budget	% of Budget
<b>5200 · General &amp; Administrative</b>				
5100 · Advertising	2,597	7,500	(4,903)	35%
5921 · Internet Billing Service	1,550	1,990	(440)	78%
5210 · Dues & Subscriptions	4,682	3,192	1,490	147%
5220 · Office Supplies				
5223 · Administration	4,102	5,244	(1,142)	78%
5225 · Operations	14,196	7,118	7,078	199%
Total 5220 · Office Supplies	18,298	12,362	5,936	148%
5230 · Postage & Equip Lease				
5232 · Meter Lease	480	1,230	(750)	39%
5235 · Postage	1,276	2,030	(754)	63%
Total 5230 · Postage & Equip Lease	1,756	3,260	(1,504)	54%
5240 · Copier Lease & Supplies				
5242 · Copier Lease	3,177	3,920	(743)	81%
5245 · Toner & Supplies	170			
Total 5240 · Copier Lease & Supplies	3,347	3,920	(573)	85%
5250 · Telephone & Communications				
5253 · Administration	7,710	9,380	(1,670)	82%
5255 · Operations	1,064	1,850	(786)	58%
Total 5250 · Telephone & Communications	8,774	11,230	(2,456)	78%
5260 · Professional Services				
5269 · Payroll Processing	2,617	2,500	117	105%
5263 · Audit fees	14,000	14,000	-	100%
5262 · Accounting	29,464	33,500	(4,036)	88%
5265 · Legal	50,701	46,000	4,701	110%
5268 · Computer Consulting	1,778	2,450	(672)	73%
Total 5260 · Professional Services	98,559	98,450	109	100%
5270 · Licenses & Permits	-	20	(20)	0%
5290 · Credit Card Fees	4,968	2,430	2,538	204%
Total 5200 · General & Administrative	144,531	144,354	177	100%
<b>5300 · Personnel</b>				
5310 · Salaries				
5313 · Administration	192,835	186,050	6,785	104%
5315 · Operations	125,340	129,150	(3,810)	97%
5318 · Maintenance	77,384	80,280	(2,896)	96%
Total 5310 · Salaries	395,559	395,480	79	100%
5330 · Payroll Taxes				
5333 · Administration	14,726	14,230	496	103%
5335 · Operations	10,909	9,430	1,479	116%
5338 · Maintenance	5,832	6,140	(308)	95%
Total 5330 · Payroll Taxes	31,467	29,800	1,667	106%
5340 · Employee Benefits				
5343 · Administration	57,957	59,670	(1,713)	97%

**Moss Landing Harbor District**  
**Profit & Loss Budget vs. Actual**  
July 2014 through April 2015

	Jul '14 - Apr 15	Budget	\$ Over Budget	% of Budget
5345 · Operations	32,636	34,190	(1,554)	95%
5348 · Maintenance	38,537	47,050	(8,513)	82%
Total 5340 · Employee Benefits	129,129	140,910	(11,781)	92%
5350 · Workers Compensation				
5353 · Administration	2,700	2,150	550	126%
5355 · Operations	5,283	3,340	1,943	158%
5358 · Maintenance	6,003	11,120	(5,117)	54%
Total 5350 · Workers Compensation	13,986	16,610	(2,624)	84%
5360 · Education & Training				
5363 · Administration	574			
Total 5360 · Education & Training	574			
Total 5300 · Personnel	570,715	582,800	(12,085)	98%
5400 · Insurance				
5410 · Liability Insurance	97,544	95,900	1,644	102%
Total 5400 · Insurance	97,544	95,900	1,644	102%
5500 · Utilities				
5540 · Sewer	24,471	35,834	(11,363)	68%
5510 · Garbage	40,140	41,668	(1,528)	96%
5520 · Gas and Electric	170,000	145,834	24,166	117%
5530 · Water	23,469	25,834	(2,365)	91%
Total 5500 · Utilities	258,080	249,170	8,910	104%
5600 · Operating Supplies				
5610 · Vehicles	9,585	4,168	5,417	230%
5625 · Operations	12,649	17,000	(4,351)	74%
Total 5600 · Operating Supplies	22,234	21,168	1,066	105%
5700 · Depreciation	393,330	393,334	(4)	100%
5800 · Repairs & Maintenance				
5810 · Vehicles	218	741	(523)	29%
5820 · Vessels	176			
5830 · Equip Rental	2,924	26,606	(23,682)	11%
5850 · Repair Materials	29,344	55,971	(26,627)	52%
5860 · Outside Service Contracts	49,197	41,668	7,529	118%
5870 · Derelict Disposal	6,790	40,000	(33,211)	17%
Total 5800 · Repairs & Maintenance	88,649	164,986	(76,337)	54%
5900 · Financial Expenses				
5928 · Loan Issuance Costs	73,463			
5920 · Bank Service Charges	1,498	770	728	195%
5990 · Bad Debt	17,000	28,244	(11,244)	60%
Total 5900 · Financial Expenses	91,961	29,014	62,947	317%
Total · MARINA EXPENSES	1,667,044	1,680,726	(13,682)	99%
Net Ordinary Income - Marina Operations	10,249	(116,760)	127,009	-9%

**Moss Landing Harbor District**  
**Profit & Loss Budget vs. Actual**  
July 2014 through April 2015

	Jul '14 - Apr 15	Budget	\$ Over Budget	% of Budget
<b>4400 · LEASE AND OTHER INCOME</b>				
<b>4500 · Leases</b>				
4501 · K-Pier Lease	13,168	13,322	(154)	99%
4502 · Cannery Building				
4518 · Suite 5	4,158			
4512 · Suites 7	19,537	19,768	(231)	99%
4520 · Suite 9	6,441	6,516	(75)	99%
4504 · Suite 3	66,030	66,794	(765)	99%
4511 · Suite 1 & 10	13,435	13,586	(151)	99%
4515 · Suite 4	63,857	64,600	(743)	99%
4517 · Suite 2	23,878	24,152	(274)	99%
4523 · Canery NNN	16,565	19,000	(2,435)	87%
Total 4502 · Cannery Building	213,901	214,416	(515)	100%
4530 · RV Lot	24,481	24,764	(283)	99%
4534 · MBARI - MARS Cable	1,216	1,208	8	101%
4535 · MBARI	19,795	20,060	(265)	99%
4540 · Martin & Mason	23,045	22,624	421	102%
4541 · SH Spare Office	4,135	4,178	(43)	99%
4545 · Dynegy Outfall	49,456	51,070	(1,614)	97%
4560 · North Harbor				
4562 · Sea Harvest	33,558	28,878	4,680	116%
4568 · Monterey Bay Kayaks	28,698	21,130	7,568	136%
4572 · Pottery Planet	30,882	32,804	(1,922)	94%
Total 4560 · North Harbor	93,138	82,812	10,326	112%
Total 4500 · Leases	442,334	434,454	7,880	102%
4600 · District Property Taxes	249,215	50,000	199,215	498%
<b>4700 · Other Revenues &amp; Concessions</b>				
4727 · Key Sales	4,210			
4125 · Amenity Fee	218,370	213,750	4,620	102%
4710 · Vending Activities				
4711 · Washer/Dryer	7,709	6,300	1,409	122%
Total 4710 · Vending Activities	7,709	6,300	1,409	122%
4720 · Dry Storage	40,751	32,500	8,251	125%
4725 · North Harbor Use Fee	56,838	75,000	(18,162)	76%
4726 · Annual Launch Fee (Sm. Water)	-	10,000	(10,000)	0%
4730 · NH Washdown	2,124	2,084	40	102%
4735 · Camp/RV	6,209	2,550	3,659	243%
4740 · Equipment Rental	803	250	553	321%
4751 · Permits	5,757	2,000	3,757	288%
4755 · Floating Docks	-			
4765 · Faxes, Copies & Postage	56	30	26	188%
4770 · Surplus Auction/Sales	-	100	(100)	0%
Total 4700 · Other Revenues & Concessions	342,828	344,564	(1,736)	99%
4800 · Interest				

**Moss Landing Harbor District**  
**Profit & Loss Budget vs. Actual**  
July 2014 through April 2015

	Jul '14 - Apr 15	Budget	\$ Over Budget	% of Budget
4846 · Umpqua Interest	1,373			
4843 · First Capital Bank	2,560	2,584	(24)	99%
4841 · Union Bank Interest	1,416	1,360	56	104%
4825 · Pinnacle Bank CDs	350	3,120	(2,770)	11%
Total 4 Net Ordinary Income	5,700	7,064	(1,364)	81%
Total 4400 · LEASE AND OTHER INCOME	1,040,076	836,082	203,994	124%
7000 · LEASE AND OTHER EXPENSES				
7100 · Interest Expense				
7134 · Umpqua Accrued Interest	90,362			
7132 · Municipal Finance	674	12,824	(12,150)	5%
7135 · Union Bank Interest	2,910	17,706	(14,796)	16%
7110 · DBAW Loans	6,365	32,172	(25,807)	20%
7130 · CIEDB	45,287	107,437	(62,150)	42%
Total 7100 · Interest Expense	145,598	170,139	(24,541)	86%
7200 · Other Financial Expenses				
7230 · LAFO Administrative Charges	5,303	4,781	522	111%
7221 · CSDA Dues	5,288	4,919	369	108%
Total 7200 · Other Financial Expenses	10,591	9,700	891	109%
5700 · Depreciation	393,330	393,334	(4)	100%
7300 · Commissioner Expenses				
7310 · Election Costs	162,015	300,000	(137,985)	54%
7320 · Monthly Stipend	10,600	14,166	(3,566)	75%
7330 · Incurred Expenses	1,067	2,500	(1,433)	43%
Total 7300 · Commissioner Expenses	173,682	316,666	(142,984)	55%
Total 7000 · LEASE AND OTHER EXPENSES	723,201	889,839	(166,638)	81%
Net Ordinary Income - Lease & Other Operations	316,874	(53,757)	370,631	-589%
Net Ordinary Income - combined Operations	327,123	(170,517)	497,640	-192%

**Moss Landing Harbor District**  
**Profit & Loss Budget vs. Actual**  
July 2014 through April 2015

	<u>Jul '14 - Apr 15</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Other Income/Expense				
Other Income				
8000 · CAPITAL PROJECT REVENUE				
8215 · FEMA Grant Receivable	506,041			
Total 8000 · CAPITAL PROJECT REVENUE	<u>506,041</u>			
Total Other Income	506,041			
Other Expense				
9000 · CAPITAL PROJECT EXPENSES				
9054 · Sea Lion Deterrent Fencing	25,969	297,353	(271,384)	9%
9053 · Dock Maintenance	-	25,000	(25,000)	0%
9052 · NH Wharf Entrance Repair	-	100,000	(100,000)	0%
9051 · Sewer Lift Station	-	175,000	(175,000)	0%
5880 · Dredging	20,448	25,000	(4,552)	82%
9225 · Keyless Entry	-	6,000	(6,000)	0%
9305 · Piling Replacement Proj. - Dist	-	20,000	(20,000)	0%
9302 · Tsunami shoreline repairs	31,389	961,889	(930,500)	3%
9800 · Dock Replacement	10,854	300,000	(289,146)	4%
9750 · Office Computers	-	5,000	(5,000)	0%
9309 · New NH Restaurant	53,287	2,500,000	(2,446,713)	2%
9250 · Security Camera	6,938	7,500	(562)	93%
9565 · Miscellaneous Capital Projects	9,376	80,000	(70,624)	12%
9410 · NH Master Plan	-	20,000	(20,000)	0%
9450 · Restaurant Pad	-	250,000	(250,000)	0%
9125 · North Harbor Parking Lot LTG	-	10,000	(10,000)	0%
9470 · NH Visitor Dock	-	150,000	(150,000)	0%
Total 9000 · CAPITAL PROJECT EXPENSES	<u>158,261</u>	<u>4,932,742</u>	<u>(4,774,481)</u>	<u>3%</u>
Total Other Expense	<u>158,261</u>	<u>4,932,742</u>	<u>(4,774,481)</u>	<u>3%</u>
Net Other Income	<u>347,780</u>	<u>(4,932,742)</u>	<u>5,280,522</u>	<u>-7%</u>
Net Income	<u><u>674,903</u></u>	<u><u>(5,103,259)</u></u>	<u><u>5,778,162</u></u>	<u><u>-13%</u></u>



**Moss Landing Harbor District**  
**Profit & Loss Prev Year Comparison**  
July 2014 through April 2015

	Jul '14 - Apr 15	Jul '13 - Apr 14	\$ Change	% Change
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>4000 · MARINA REVENUES</b>				
<b>4100 · Berthing Income</b>				
4110 · Assigned Berthing	1,235,902	1,185,106	50,796	4%
4115 · Temporary Berthing	183,352	139,030	44,322	32%
4130 · Transient Berthing	57,008	42,377	14,631	35%
4112 · Qtrly/Annual Discount	(1,966)	(4,148)	2,182	53%
4113 · Commercial Vessel Dscnt	(12,551)	(12,075)	(476)	-4%
4114 · Away (1 mnth) Dscnt	(1,812)	(2,114)	302	14%
4120 · Liveaboard Fees	86,367	76,065	10,302	14%
4260 · Towing - Intra Harbor	2,700	1,350	1,350	100%
4270 · Pumpouts	200	550	(350)	-64%
4220 · Wait List	7,865	8,645	(780)	-9%
4282 · Recovered Lien Costs	2,384	1,358	1,026	76%
4280 · Late Fees	24,172	22,356	1,816	8%
<b>Total 4100 · Berthing Income</b>	<b>1,583,621</b>	<b>1,458,500</b>	<b>125,121</b>	<b>9%</b>
<b>4200 · Other Income - Operations</b>				
4225 · Merchandise	391	564	(173)	-31%
4285 · Dog Fee	1,340	1,345	(5)	0%
4230 · SH Parking	58,443	36,067	22,376	62%
4290 · Misc	3,498	3,710	(212)	-6%
<b>Total 4200 · Other Income - Operations</b>	<b>63,672</b>	<b>41,686</b>	<b>21,986</b>	<b>53%</b>
<b>4300 · Operating Grant Revenues</b>	<b>30,000</b>	<b>-</b>	<b>30,000</b>	<b>100%</b>
<b>Total 4000 · MARINA REVENUES</b>	<b>1,677,292</b>	<b>1,500,186</b>	<b>177,107</b>	<b>12%</b>
<b>Expense</b>				
<b>5200 · General &amp; Administrative</b>				
5100 · Advertising	2,597	11,824	(9,227)	-78%
5921 · Internet Billing Service	1,550	1,529	21	1%
5210 · Dues & Subscriptions	4,682	2,380	2,302	97%
<b>5220 · Office Supplies</b>				
5223 · Administration	4,102	5,478	(1,376)	-25%
5225 · Operations	14,196	6,039	8,156	135%
<b>Total 5220 · Office Supplies</b>	<b>18,298</b>	<b>11,517</b>	<b>6,781</b>	<b>59%</b>
<b>5230 · Postage &amp; Equip Lease</b>				
5232 · Meter Lease	480	1,151	(671)	-58%
5235 · Postage	1,276	1,500	(224)	-15%
<b>Total 5230 · Postage &amp; Equip Lease</b>	<b>1,756</b>	<b>2,651</b>	<b>(894)</b>	<b>-34%</b>
<b>5240 · Copier Lease &amp; Supplies</b>				
5242 · Copier Lease	3,177	2,606	571	22%
5245 · Toner & Supplies	170	-	170	100%
<b>Total 5240 · Copier Lease &amp; Supplies</b>	<b>3,347</b>	<b>2,606</b>	<b>741</b>	<b>28%</b>
<b>5250 · Telephone &amp; Communications</b>				

# Moss Landing Harbor District

## Profit & Loss Prev Year Comparison

July 2014 through April 2015

	Jul '14 - Apr 15	Jul '13 - Apr 14	\$ Change	% Change
5253 · Administration	7,710	7,250	460	6%
5255 · Operations	1,064	1,383	(319)	-23%
<b>Total 5250 · Telephone &amp; Communications</b>	<b>8,774</b>	<b>8,633</b>	<b>141</b>	<b>2%</b>
5260 · Professional Services				
5269 · Payroll Processing	2,617	2,383	234	10%
5263 · Audit fees	14,000	13,500	500	4%
5262 · Accounting	29,464	30,800	(1,337)	-4%
5265 · Legal	50,701	33,410	17,290	52%
5268 · Computer Consulting	1,778	3,078	(1,300)	-42%
<b>Total 5260 · Professional Services</b>	<b>98,559</b>	<b>83,171</b>	<b>15,388</b>	<b>19%</b>
5290 · Credit Card Fees	4,968	4,832	136	3%
<b>Total 5200 · General &amp; Administrative</b>	<b>144,531</b>	<b>129,142</b>	<b>15,388</b>	<b>12%</b>
5300 · Personnel				
5310 · Salaries				
5313 · Administration	192,835	180,206	12,629	7%
5315 · Operations	125,340	131,968	(6,628)	-5%
5318 · Maintenance	77,384	78,683	(1,300)	-2%
<b>Total 5310 · Salaries</b>	<b>395,559</b>	<b>390,858</b>	<b>4,701</b>	<b>1%</b>
5330 · Payroll Taxes				
5333 · Administration	14,726	13,725	1,001	7%
5335 · Operations	10,909	15,474	(4,565)	-30%
5338 · Maintenance	5,832	6,089	(258)	-4%
<b>Total 5330 · Payroll Taxes</b>	<b>31,467</b>	<b>35,289</b>	<b>(3,822)</b>	<b>-11%</b>
5340 · Employee Benefits				
5342 · Vehicle Allowance	-	4,000	(4,000)	-100%
5343 · Administration	57,957	62,694	(4,737)	-8%
5345 · Operations	32,636	27,791	4,844	17%
5348 · Maintenance	38,537	39,320	(783)	-2%
<b>Total 5340 · Employee Benefits</b>	<b>129,129</b>	<b>133,805</b>	<b>(4,675)</b>	<b>-3%</b>
5350 · Workers Compensation				
5353 · Administration	2,700	3,000	(300)	-10%
5355 · Operations	5,283	6,967	(1,684)	-24%
5358 · Maintenance	6,003	6,703	(700)	-10%
<b>Total 5350 · Workers Compensation</b>	<b>13,986</b>	<b>16,670</b>	<b>(2,684)</b>	<b>-16%</b>
5360 · Education & Training				
5363 · Administration	574	417	157	38%
5365 · Operations	-	325	(325)	-100%
<b>Total 5360 · Education &amp; Training</b>	<b>574</b>	<b>742</b>	<b>(168)</b>	<b>-23%</b>
5370 · Uniforms				
5375 · Operations	-	1,823	(1,823)	-100%
5378 · Maintenance	-	1,823	(1,823)	-100%
<b>Total 5370 · Uniforms</b>	<b>-</b>	<b>3,646</b>	<b>(3,646)</b>	<b>-100%</b>
<b>Total 5300 · Personnel</b>	<b>570,715</b>	<b>581,009</b>	<b>(10,294)</b>	<b>-2%</b>

**Moss Landing Harbor District**  
**Profit & Loss Prev Year Comparison**  
July 2014 through April 2015

	Jul '14 - Apr 15	Jul '13 - Apr 14	\$ Change	% Change
<b>5400 · Insurance</b>				
5410 · Liability Insurance	97,544	90,756	6,788	7%
<b>Total 5400 · Insurance</b>	97,544	90,756	6,788	7%
<b>5500 · Utilities</b>				
5540 · Sewer	24,471	31,098	(6,628)	-21%
5510 · Garbage	40,140	39,975	165	0%
5520 · Gas and Electric	170,000	122,654	47,346	39%
5530 · Water	23,469	25,342	(1,874)	-7%
<b>Total 5500 · Utilities</b>	258,080	219,070	39,009	18%
<b>5600 · Operating Supplies</b>				
5610 · Vehicles	9,585	4,446	5,139	116%
5625 · Operations	12,649	13,555	(906)	-7%
<b>Total 5600 · Operating Supplies</b>	22,234	18,001	4,233	24%
<b>5700 · Depreciation</b>	393,330	389,120	4,210	1%
<b>5800 · Repairs &amp; Maintenance</b>				
5810 · Vehicles	218	804	(586)	-73%
5820 · Vessels	176	-	176	100%
5830 · Equip Rental	2,924	6,068	(3,143)	-52%
5850 · Repair Materials	29,344	51,883	(22,539)	-43%
5860 · Outside Service Contracts	49,197	50,231	(1,034)	-2%
5870 · Derelict Disposal	6,790	113,078	(106,289)	-94%
<b>Total 5800 · Repairs &amp; Maintenance</b>	88,649	222,064	(133,415)	-60%
<b>5900 · Financial Expenses</b>				
5928 · Loan Issuance Costs	73,463	-	73,463	100%
5920 · Bank Service Charges	1,498	1,909	(411)	-22%
5990 · Bad Debt	17,000	19,125	(2,125)	-11%
<b>Total 5900 · Financial Expenses</b>	91,961	21,034	70,927	337%
<b>Total · MARINA EXPENSES</b>	1,667,044	1,670,196	(3,153)	0%
<b>Net Ordinary Income - Marina Operations</b>	10,249	(170,011)	180,260	106%
<b>4400 · LEASE AND OTHER INCOME</b>				
<b>4500 · Leases</b>				
4501 · K-Pier Lease	13,168	12,995	173	1%
<b>4502 · Cannery Building</b>				
4518 · Suite 5	4,158	-	4,158	100%
4512 · Suites 7	19,537	37,368	(17,830)	-48%
4520 · Suite 9	6,441	6,370	71	1%
4504 · Suite 3	66,030	65,306	723	1%
4511 · Suite 1 & 10	13,435	13,228	206	2%
4515 · Suite 4	63,857	63,018	839	1%
4517 · Suite 2	23,878	23,562	316	1%
4523 · Canery NNN	16,565	16,742	(177)	-1%
<b>Total 4502 · Cannery Building</b>	213,901	225,595	(11,694)	-5%
4530 · RV Lot	24,481	24,159	322	1%

# Moss Landing Harbor District

## Profit & Loss Prev Year Comparison

July 2014 through April 2015

	Jul '14 - Apr 15	Jul '13 - Apr 14	\$ Change	% Change
4534 · MBARI - MARS Cable	1,216	1,182	34	3%
4535 · MBARI	19,795	19,686	109	1%
4540 · Martin & Mason	23,045	22,570	475	2%
4541 · SH Spare Office	4,135	4,091	44	1%
4545 · Dynegy Outfall	49,456	49,095	361	1%
4560 · North Harbor				
4562 · Sea Harvest	33,558	30,192	3,366	11%
4568 · Monterey Bay Kayaks	28,698	26,113	2,585	10%
4572 · Pottery Planet	30,882	29,475	1,407	5%
Total 4560 · North Harbor	93,138	85,780	7,358	9%
Total 4500 · Leases	442,334	445,153	(2,820)	-1%
4600 · District Property Taxes	249,215	246,979	2,236	1%
4700 · Other Revenues & Concessions				
4727 · Key Sales	4,210	-	4,210	100%
4125 · Amenity Fee	218,370	211,112	7,258	3%
4710 · Vending Activities				
4711 · Washer/Dryer	7,709	6,323	1,386	22%
Total 4710 · Vending Activities	7,709	6,323	1,386	22%
4720 · Dry Storage	40,751	38,364	2,387	6%
4725 · North Harbor Use Fee	56,838	54,154	2,684	5%
4730 · NH Washdown	2,124	2,491	(367)	-15%
4735 · Camp/RV	6,209	3,498	2,711	78%
4740 · Equipment Rental	803	7	796	11371%
4751 · Permits	5,757	4,371	1,386	32%
4755 · Floating Docks	-	52	(52)	-100%
4765 · Faxes, Copies & Postage	56	68	(11)	-17%
Total 4700 · Other Revenues & Concessions	342,828	320,440	22,388	7%
4800 · Interest				
4846 · Umpqua Interest	1,373	-	1,373	100%
4843 · First Capital Bank	2,560	2,572	(12)	0%
4841 · Union Bank Interest	1,416	6,036	(4,620)	-77%
4825 · Pinnacle Bank CDs	350	3,124	(2,774)	-89%
4845 · SBB Interest	-	154	(154)	-100%
Total 4800 · Interest	5,700	11,886	(6,186)	-52%
Total 4400 · LEASE AND OTHER INCOME	1,040,076	1,024,458	15,618	2%
7000 · LEASE AND OTHER EXPENSES				
7100 · Interest Expense				
7134 · Umpqua Accrued Interest	90,362	-	90,362	100%
7132 · Municipal Finance	674	15,814	(15,140)	-96%
7135 · Union Bank Interest	2,910	20,309	(17,399)	-86%
7110 · DBAW Loans	6,365	36,500	(30,135)	-83%
7130 · CIEDB	45,287	117,000	(71,713)	-61%
Total 7100 · Interest Expense	145,598	189,623	(44,025)	-23%

**Moss Landing Harbor District**  
**Profit & Loss Prev Year Comparison**  
July 2014 through April 2015

	Jul '14 - Apr 15	Jul '13 - Apr 14	\$ Change	% Change
<b>7200 · Other Financial Expenses</b>				
7230 · LAFO Administrative Charges	5,303	4,677	626	13%
7221 · CSDA Dues	5,288	4,919	369	8%
<b>Total 7200 · Other Financial Expenses</b>	<b>10,591</b>	<b>9,596</b>	<b>995</b>	<b>10%</b>
<b>5700 · Depreciation</b>	<b>393,330</b>	<b>389,120</b>	<b>4,210</b>	<b>1%</b>
<b>7300 · Commissioner Expenses</b>				
7310 · Election Costs	162,015	150	161,865	107910%
7320 · Monthly Stipend	10,600	10,000	600	6%
7330 · Incurred Expenses	1,067	870	197	23%
<b>Total 7300 · Commissioner Expenses</b>	<b>173,682</b>	<b>11,020</b>	<b>162,662</b>	<b>1476%</b>
<b>Total 7000 · LEASE AND OTHER EXPENSES</b>	<b>723,201</b>	<b>599,359</b>	<b>123,842</b>	<b>21%</b>
<b>Net Ordinary Income - Lease &amp; Other Ops.</b>	<b>316,874</b>	<b>425,099</b>	<b>(108,225)</b>	<b>-25%</b>
<b>Net Ordinary Income - Combined Operations</b>	<b>327,123</b>	<b>255,088</b>	<b>72,035</b>	<b>28%</b>
<b>Other Income/Expense</b>				
<b>Other Income</b>				
<b>8000 · CAPITAL PROJECT REVENUE</b>				
8215 · FEMA Grant Receivable	506,041	-	506,041	100%
<b>Total 8000 · CAPITAL PROJECT REVENUE</b>	<b>506,041</b>	<b>-</b>	<b>506,041</b>	<b>100%</b>
<b>Total Other Income</b>	<b>506,041</b>	<b>-</b>	<b>506,041</b>	<b>100%</b>
<b>Other Expense</b>				
<b>9000 · CAPITAL PROJECT EXPENSES</b>				
9054 · Sea Lion Deterrent Fencing	25,969	-	25,969	100%
5880 · Dredging	20,448	11,534	8,914	77%
9225 · Keyless Entry	-	3,299	(3,299)	-100%
9302 · Tsunami shoreline repairs	31,389	-	31,389	100%
9800 · Dock Replacement	10,854	-	10,854	100%
9750 · Office Computers	-	7,889	(7,889)	-100%
9309 · New NH Restaurant	53,287	76,373	(23,086)	-30%
9250 · Security Camera	6,938	7,669	(731)	-10%
9565 · Miscellaneous Capital Projects	9,376	10,131	(755)	-7%
<b>Total 9000 · CAPITAL PROJECT EXPENSES</b>	<b>158,261</b>	<b>116,895</b>	<b>41,366</b>	<b>35%</b>
<b>Total Other Expense</b>	<b>158,261</b>	<b>116,895</b>	<b>41,366</b>	<b>35%</b>
<b>Net Other Income</b>	<b>347,780</b>	<b>(116,895)</b>	<b>464,675</b>	<b>398%</b>
<b>Net Income</b>	<b>674,903</b>	<b>138,193</b>	<b>536,710</b>	<b>388%</b>

**Moss Landing Harbor District**  
**A/P Aging Summary**  
As of April 30, 2015

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>&gt; 90</u>	<u>TOTAL</u>
Airgas	68.55	0.00	0.00	0.00	0.00	68.55
Amaral, Andrew -	100.00	0.00	0.00	0.00	0.00	100.00
AT&T	76.97	0.00	0.00	0.00	0.00	76.97
Big Bear Bottled Water	0.00	78.75	0.00	0.00	0.00	78.75
Big Creek Lumber	2,143.44	0.00	0.00	0.00	0.00	2,143.44
Blue Tarp Financial, Inc.	29.15	743.01	0.00	0.00	0.00	772.16
Byte Technology	37.50	0.00	0.00	0.00	0.00	37.50
Californian, The	174.79	1,319.50	0.00	0.00	0.00	1,494.29
CalPERS	0.00	-6,838.23	0.00	0.00	0.00	-6,838.23
Calvin Nakagawa	222.00	0.00	0.00	0.00	0.00	222.00
Carmel Marina Corporation	2,225.40	0.00	0.00	0.00	0.00	2,225.40
Castroville "ACE" Hardware	36.75	0.00	0.00	0.00	0.00	36.75
Central Coast Systems, Inc.	105.00	0.00	0.00	0.00	0.00	105.00
Cintas	483.32	0.00	0.00	0.00	0.00	483.32
Corwin Shropshire	444.00	0.00	0.00	0.00	0.00	444.00
Curt Cotner	198.00	0.00	0.00	0.00	0.00	198.00
Debbie Hayward	475.00	0.00	0.00	0.00	0.00	475.00
Ferrante, Vincent	300.00	0.00	0.00	0.00	0.00	300.00
Fred Perez	222.00	0.00	0.00	0.00	0.00	222.00
Gomes, Jr., Frank	400.00	0.00	0.00	0.00	0.00	400.00
Green Valley Supply	0.00	245.29	0.00	0.00	0.00	245.29
Henderson Marine Supply	733.37	0.00	0.00	0.00	0.00	733.37
Howard Dingman	333.00	0.00	0.00	0.00	0.00	333.00
Interstate Battery System of SJ	0.00	781.03	0.00	0.00	0.00	781.03
Jake Maniscalco	269.20	0.00	0.00	0.00	0.00	269.20
James Nixon	333.00	0.00	0.00	0.00	0.00	333.00
Jeffries, Russell	500.00	0.00	0.00	0.00	0.00	500.00
Jym Gritzfeld	333.00	0.00	0.00	0.00	0.00	333.00
Linda G. McIntyre	0.00	-400.00	0.00	0.00	0.00	-400.00
Monterey County Election Dept.	0.00	0.00	0.00	0.00	162,014.84	162,014.84
Pajaro Valley Lock Shop	130.00	0.00	0.00	0.00	0.00	130.00
Pajaro/Sunny Mesa C.S.D.	2,274.92	0.00	0.00	0.00	0.00	2,274.92
PG&E	0.00	-20,000.00	0.00	0.00	0.00	-20,000.00
Principal Financial	0.00	-678.52	0.00	0.00	-604.50	-1,283.02
Rabobank	612.19	0.00	0.00	0.00	0.00	612.19
Stephen Beck	363.00	0.00	0.00	0.00	0.00	363.00
STephen Giuliano	222.00	0.00	0.00	0.00	0.00	222.00
Tony Leonardini	600.00	0.00	0.00	0.00	0.00	600.00
U.S. Bank	1,081.23	0.00	0.00	0.00	0.00	1,081.23
Unisource Worldwide, Inc.	804.92	0.00	0.00	0.00	0.00	804.92
VALIC	5,257.99	0.00	0.00	0.00	0.00	5,257.99
Vision Sevice Plan	0.00	-164.99	0.00	0.00	0.00	-164.99
Wendy L. Cumming, CPA	2,733.75	0.00	0.00	0.00	0.00	2,733.75
William Ghioriso	222.00	0.00	0.00	0.00	0.00	222.00
<b>TOTAL</b>	<b><u>24,545.44</u></b>	<b><u>-24,914.16</u></b>	<b><u>0.00</u></b>	<b><u>0.00</u></b>	<b><u>161,410.34</u></b>	<b><u>161,041.62</u></b>

**Moss Landing Harbor District**  
**Warrant Listing**  
As of April 30, 2015

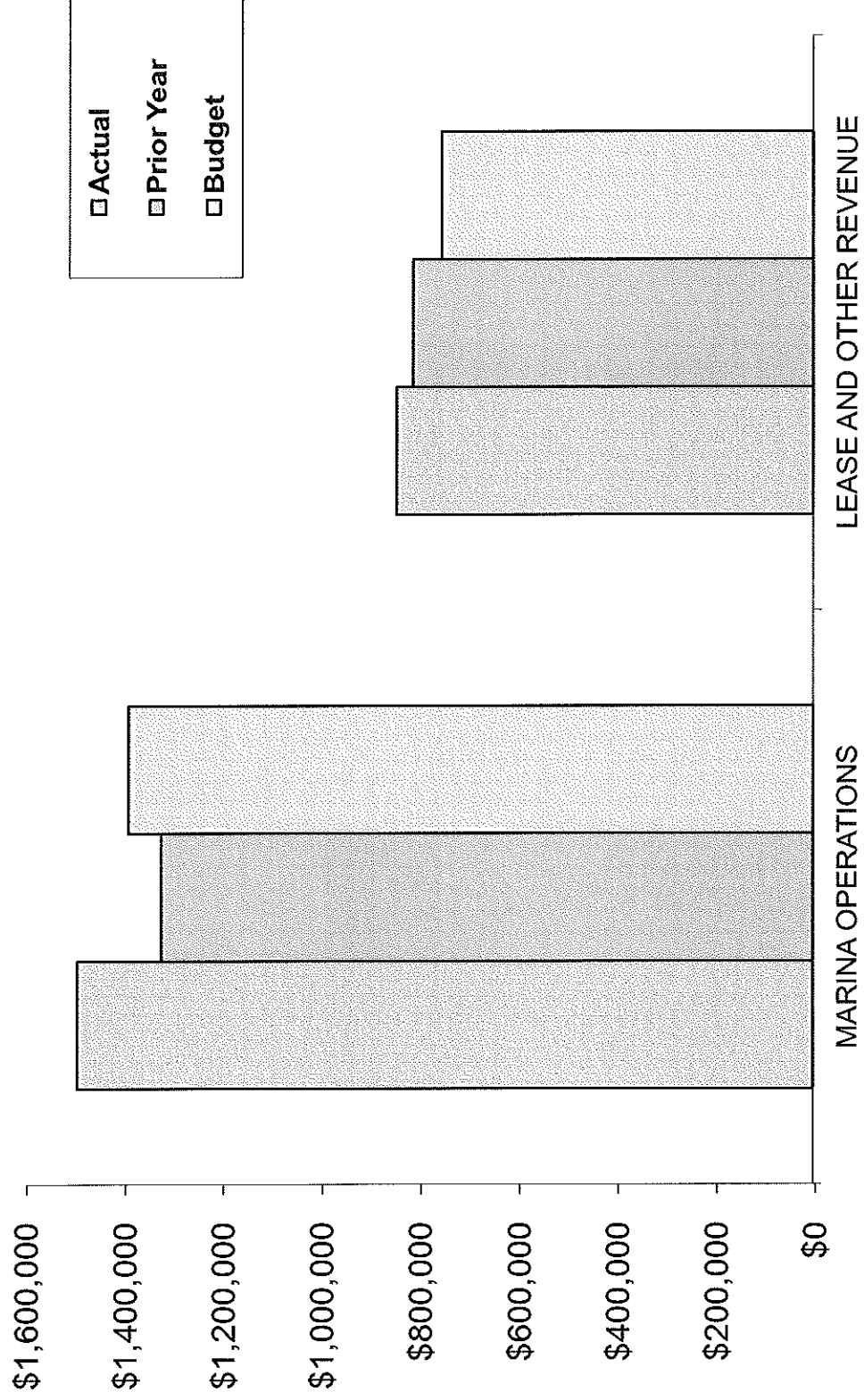
Type	Date	Num	Name	Amount
1009 - Union - Operating				
Bill Pmt -Check	04/11/2015	15667	Adventure Alley, LLC	-246.00
Bill Pmt -Check	04/11/2015	15668	AT&T	-76.93
Bill Pmt -Check	04/11/2015	15669	CalPERS	-6,838.23
Bill Pmt -Check	04/11/2015	15670	Carmel Marina Corporation	-1,922.88
Bill Pmt -Check	04/11/2015	15671	Cintas	-578.29
Bill Pmt -Check	04/11/2015	15672	Corralitos Electric	-325.25
Bill Pmt -Check	04/11/2015	15673	Cris Passaro	-630.00
Bill Pmt -Check	04/11/2015	15674	Doug Hays	-575.50
Bill Pmt -Check	04/11/2015	15675	Eddie Fu	-75.00
Bill Pmt -Check	04/11/2015	15676	Hansen & Co, Inc.	-5,000.00
Bill Pmt -Check	04/11/2015	15677	Howard Jaquith	-338.30
Bill Pmt -Check	04/11/2015	15678	Integral Consulting, Inc.	-9,933.25
Bill Pmt -Check	04/11/2015	15679	Luis Solano	-500.00
Bill Pmt -Check	04/11/2015	15680	MP Express	-3,015.11
Bill Pmt -Check	04/11/2015	15681	MRWPCA	-5,997.19
Bill Pmt -Check	04/11/2015	15682	Pajaro Valley Lock Shop	-226.92
Bill Pmt -Check	04/11/2015	15683	Pajaro/Sunny Mesa C.S.D.	-2,266.58
Bill Pmt -Check	04/11/2015	15684	PG&E	-20,000.00
Bill Pmt -Check	04/11/2015	15685	Principal Financial	-678.52
Bill Pmt -Check	04/11/2015	15686	Rabobank	0.00
Bill Pmt -Check	04/11/2015	15687	Redshift	-136.85
Bill Pmt -Check	04/11/2015	15688	Ron White	-521.40
Bill Pmt -Check	04/11/2015	15689	Royal Wholesale Electric	-237.72
Bill Pmt -Check	04/11/2015	15690	Sunrise Express	-43.33
Bill Pmt -Check	04/11/2015	15691	ThyssenKrupp Elevator - 042	-553.06
Bill Pmt -Check	04/11/2015	15692	U.S. Bank	-2,738.95
Bill Pmt -Check	04/11/2015	15693	U.S. Bank - Office Equipment Finance Svc	-260.59
Bill Pmt -Check	04/11/2015	15694	Unisource Worldwide, Inc.	-993.27
Bill Pmt -Check	04/11/2015	15695	VALIC	-5,257.99
Bill Pmt -Check	04/11/2015	15696	Verizon Wireless	-26.81
Bill Pmt -Check	04/11/2015	15697	Vision Sevice Plan	-164.99
Bill Pmt -Check	04/11/2015	15698	WASH	-202.08
Bill Pmt -Check	04/14/2015	15699	Rabobank	-612.19
Bill Pmt -Check	04/22/2015	15700	Airgas	-70.64
Bill Pmt -Check	04/22/2015	15701	AT&T	-460.37
Bill Pmt -Check	04/22/2015	15702	Big Bear Bottled Water	-66.75
Bill Pmt -Check	04/22/2015	15703	Communication Service Co	-4,637.81
Bill Pmt -Check	04/22/2015	15704	Fed Ex	-34.26
Bill Pmt -Check	04/22/2015	15705	Hodges Consulting Services	-850.00
Bill Pmt -Check	04/22/2015	15706	Home Depot	-892.59
Bill Pmt -Check	04/22/2015	15707	James Hart	-333.00
Bill Pmt -Check	04/22/2015	15708	Jarvis, Fay, Doporto & Gibson, LLP	-7,540.00
Bill Pmt -Check	04/22/2015	15709	Jim Zimmerman	-12.00
Bill Pmt -Check	04/22/2015	15710	John Wujack	-500.00
Bill Pmt -Check	04/22/2015	15711	joshua Siegel	-525.00

**Moss Landing Harbor District**  
**Warrant Listing**  
As of April 30, 2015

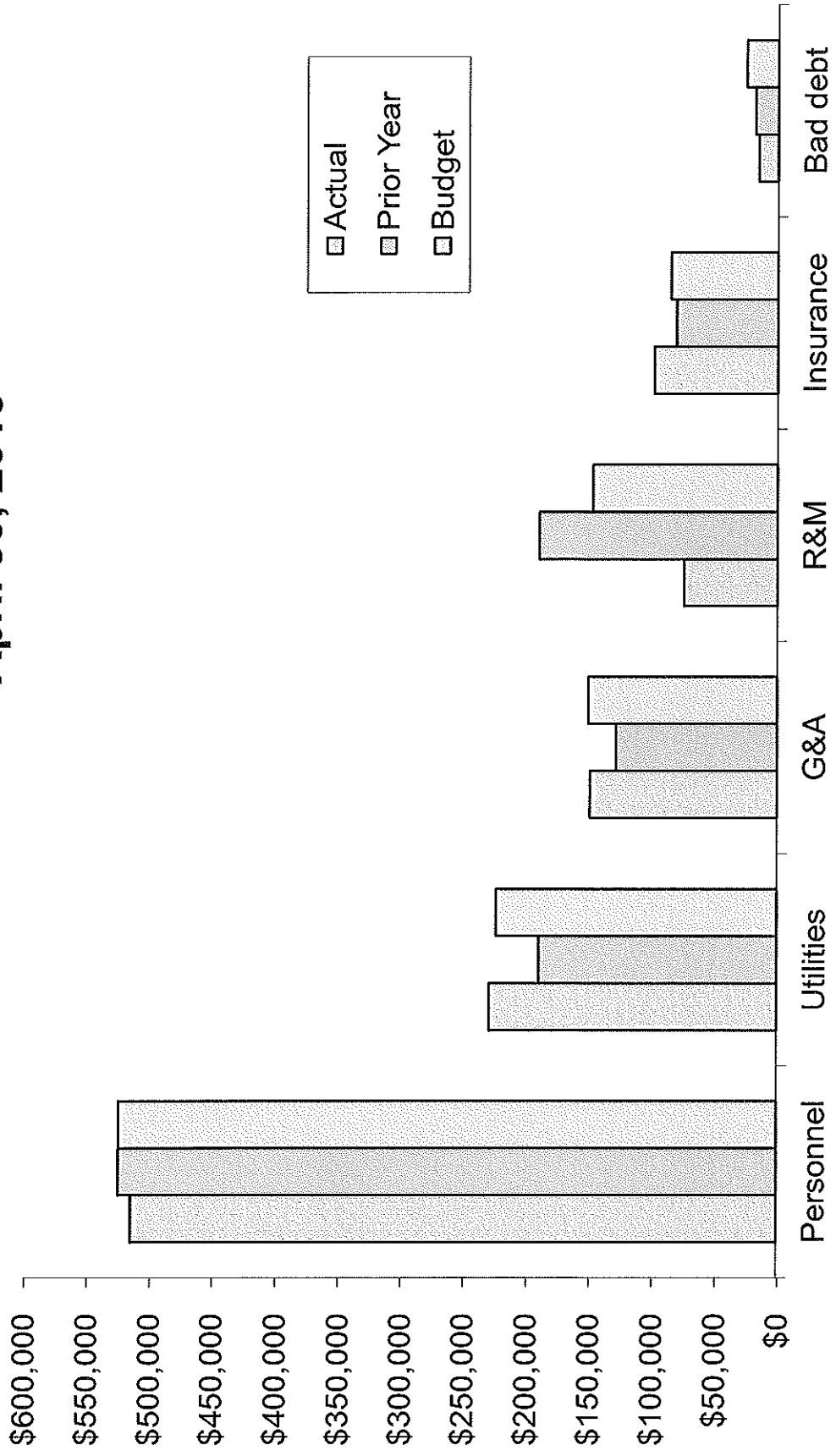
Type	Date	Num	Name	Amount
Bill Pmt -Check	04/22/2015	15712	Kevin Huber	-287.60
Bill Pmt -Check	04/22/2015	15713	Linda G. McIntyre	-400.00
Bill Pmt -Check	04/22/2015	15714	MRWPCA	-44.25
Bill Pmt -Check	04/22/2015	15715	Pitney Bowes	-120.00
Bill Pmt -Check	04/22/2015	15716	Robin Loehr	-550.00
Bill Pmt -Check	04/22/2015	15717	Sea Engineering, Inc.	-241.50
Bill Pmt -Check	04/22/2015	15718	United Site Services of Calif., Inc.	-184.79
Bill Pmt -Check	04/22/2015	15719	Valero Marketing and Supply Company	-353.51
Bill Pmt -Check	04/22/2015	15720	Wald, Ruhnke & Dost Architects, LP	-951.02
Bill Pmt -Check	04/22/2015	15721	AT&T	-154.06
Total 1009 - Union - Operating				-90,182.33
<b>TOTAL</b>				<b>-90,182.33</b>



# Marina, Lease and Other Revenue Year to Date Actual vs. Budget and Prior Year April 30, 2015

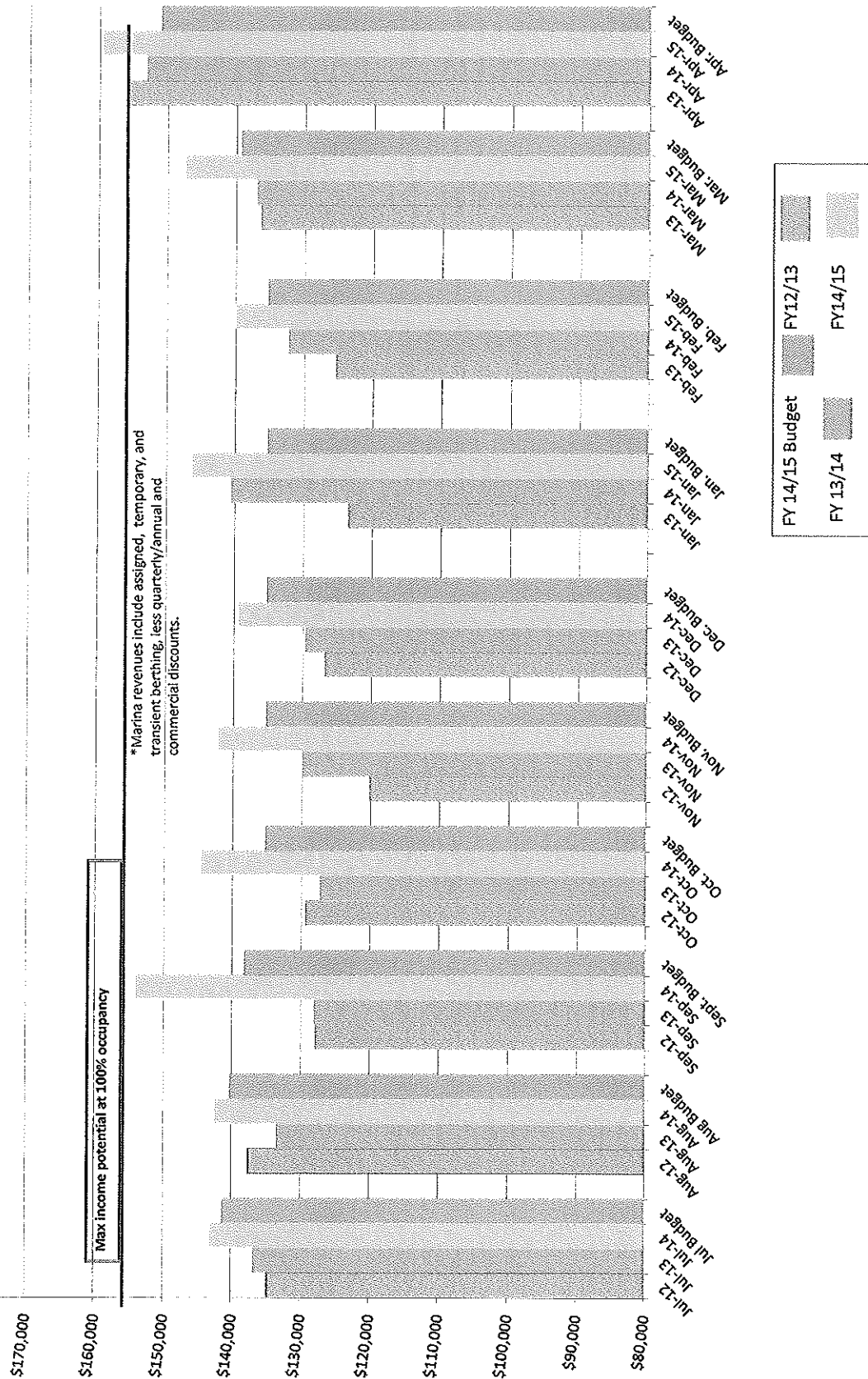


# Operating Expenses Year to Date Actuals vs. Budget and Prior Year April 30, 2015



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

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





**BOARD OF COMMISSIONERS**

Russell Jeffries  
Tony Leonardini  
Vincent Ferrante  
Frank Gomes, Jr.  
Andrew Amaral

7881 SANDHOLDT ROAD  
MOSS LANDING, CA 95039

TELEPHONE – 831.633.5417  
FACSIMILE – 831.633.4537



**GENERAL MANAGER  
HARBORMASTER**

Linda G. McIntyre, Esq.

## PROJECT STATUS REPORT

ITEM NUMBER 3

BOARD MEETING OF May 27, 2015

WHEN	WHAT	STATUS			COMMENTS
		DONE	ON TARGET	REVISED	
During NH Restaurant	Install electrical lights around the perimeter of NH parking lot as budget permits.			X	Awaiting relocation of electrical box in conjunction with NH Restaurant project. This will be an ongoing project. We will commence obtaining new permits as appropriate.
After NH Restaurant	Postponed due to budget constraints* Repair Cannery Building unimproved parking lot Lease proposal for site is pending.				Awaiting scheduling of next vessel demolition before making these repairs plus budgeting for DG. Lease proposal for this site is pending.
After NH Restaurant	Postponed due to budget constraints* Install hardwood in Assistant GM's, Executive Assistant's and the GM's offices			X	Postponed to next FY 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 Restaurant	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 2015 if extension granted	Tsunami Shoreline Erosion Project			X	FEMA granted extension of completion deadline to 12.31.14; impossible to meet deadline; requested additional extension. Also renewing permits.
After NH Restaurant	Postponed due to budget constraints* NH pedestrian wharf and gangway access erosion		X		Purchased steel plate as temporary fix to erosion. Capital project to be included in a future FY budget.
Ongoing (started 2014)	Sea Lion deterrent fencing as needed		X		B Dock: Completed from the end tie (B178) to B165. Fingers on B131 and B137 + 6 or 7 other trouble spots on B dock. A Dock: Completed from the end tie (A100) to A98. Maintenance Dock; most of E Dock.
After NH Restaurant	Postponed due to budget constraints* NH visitor dock replacement Lease proposal I pending		X		Visitor dock at NH destroyed by sea lions – obtained replacement quote with different structural engineering (no pilings). \$450,000 estimate.

\*NORTH HARBOR RESTAURANT HAS PRIORITY.



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EXECUTIVE  
GENERAL MANAGER

HARBORMASTER  
Linda G. McIntyre, Esq.

## STAFF REPORT

### ITEM NUMBER 4 – COMMUNITY RELATIONS REPORT BOARD MEETING OF MAY 27, 2015

1. The Salmon Project (STP) Update: Tom and Larry Wolfe found a suitable location – the remains of the visitor dock at North Harbor. STP purchased and installed fencing to keep the sea lions away from the pen. The first batch of fingerlings arrived and are doing well; each batch will be released after 3 or 4 days and new batches will arrive. This process is scheduled to continue until July 4, 2015.
2. Sport Salmon Season opened April 4 but the bite was not that great and has improved slightly but you couldn't call it a banner year. Nevertheless, we are still relatively full and have lots of visiting fishermen on the weekends.
3. We participate in a peak day pricing program offered by PG & E for our electric service and saved \$1,066 for the past year. Every bit helps keep the amenity fees from rising faster.
4. We were pleasantly surprised and just a little shocked to receive a statement from the Elections Department in the amount of \$162,014.84 for our share of the costs of last November's Harbor Board election, after they sent us a letter last year advising the cost of a contested election would be between \$3.50 and \$4.50 per registered voter, and that we had approximately 100,000 registered voters in our District! It turns out that the cost was only \$1.62 per registered voter and I will need to call and thank them for exercising fiscal restraint!

*SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947*



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EXECUTIVE  
 GENERAL MANAGER  
 HARBORMASTER

Linda G. McIntyre, Esq.

## STAFF REPORT

### ITEM NUMBER 5 – SUMMARY OF PERMITS ISSUED BOARD MEETING OF MAY 27, 2015

**As of May 20, 2015**

Permittee	Issue Date	Renewal Status	Permit Type	Exp. Date
Kayak Connection	5/18/2014	Renewing	Facilities Use	5/18/2015
Long Marine Lab - J. Tomoleoni	6/1/2014	Current	Facilities Use	6/1/2015
Sanctuary Cruises	6/6/2014	Current	Facilities Use	6/6/2015
Fast Raft	7/8/2014	Current	Facilities Use	7/8/2015
MLML San Jose State - R. Starr	8/16/2014	Current	Facilities Use	8/16/2015
Save Our Shores Dockwalker Event	4/21/2015	As Needed	Facilities Use	8/22/2015
Elkhorn Slough Safari - merchandising	10/1/2014	Current	Peddlers	10/1/2015
Elkhorn Slough Safari - tours	10/1/2014	Current	Facilities Use	10/1/2015
Meridian Charters - Brian Ackerman	10/15/2014	Current	Facilities Use	10/15/2015
Blue Water Adventures	10/31/2014	Current	Facilities Use	10/31/2015
Wild Fish - Vicki Crow	11/20/2014	Current	Peddlers	11/20/2015
Ray McDonnell - Crab	12/30/2014	Current	Peddlers	12/30/2015
Pacific Yachts - Chris Chrones	1/1/2015	Current	Facilities Use	01/1/2016
Elkhorn Slough Research Foundation	1/1/2015	Current	Facilities Use	1/1/2016
Blue Ocean Whale Watch	2/18/2015	Current	Facilities Use	2/18/2016
Whisper Charters	2/22/2015	Current	Facilities Use	2/22/2016
Kahuna Sportfishing	3/19/2015	Current	Facilities Use	3/19/2016
REI Outdoor School	3/26/2015	Current	Facilities Use	3/26/2016
Mtry Bay Aquarium Otter Studies	4/1/2015	Current	Facilities Use	4/1/2016
Sea Goddess Whale Watching	4/28/2015	Current	Facilities Use	4/28/2016
Mtry Bay Salmon & Trout Project	5/14/2015	Current	Facilities Use	5/14/2016
Venture Quest Kayaking	5/16/2015	Current	Facilities Use	5/16/2016

\*Permits are typically issued for a period of one year unless otherwise specified.

*SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947*



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Linda G. McIntyre, Esq.

## STAFF REPORT

### ITEM NUMBER 6 – MEETING ANNOUNCEMENTS BOARD MEETING OF MAY 27, 2015

9/21/2015 - 9/24/2015 – CSDA Annual Conference & Exhibitor Showcase,  
Marriott Monterey, <http://www.csda.net>

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>

June 7 & 8, 2015 - World Oceans Day at the Monterey Bay Aquarium, 9:30 a.m.–6 p.m.  
general public/regular, 9 a.m.–6 p.m. Aquarium members. Included with admission.  
[www.montereybayaquarium.org](http://www.montereybayaquarium.org)

June 10-16, 2015 – Pacific Fisheries Management Council, Spokane Washington.  
509.455.9600, [www.pccouncil.org](http://www.pccouncil.org)

July 18, 2015 – MBARI Annual Open House, Noon-5PM, 7700 Sandholdt Rd, Moss Landing,  
[www.mbari.org/about/openhouse.html](http://www.mbari.org/about/openhouse.html)

July 26, 2015 – Annual Moss Landing Antique and Street Faire,  
[www.mosslandingchamber.com](http://www.mosslandingchamber.com)

2015 Meeting Schedule Monterey Bay National Marine Sanctuary Advisory Council. For  
more information please contact Erin Ovalle at (831) 647-4206.

June 19, 2015, Carmel  
August 19, 2015, Half Moon Bay  
October 23, Cambria  
December 11, 2015, Monterey

2015 Meeting Schedule Special Districts Association of Monterey County  
(Tuesdays)  
July 21, 2015  
October 20, 2015

*SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947*



BOARD OF COMMISSIONERS  
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## ITEM 7 – ASSIGNED LIVEBOARD REPORT BOARD MEETING OF MAY 27, 2015

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 zero (0) revocation actions pending.

### LIVEBOARDS

<u>Name</u>	<u>Vessel</u>
1. Avis, S.	<i>Sportfisher</i> , ON 556296
2. Anderson, Taylor	<i>Lanikat</i> CF 4134N
3. Auten, D.	<i>Serenity</i> , CF 8246 VH
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. Chojnowski, G.	<i>Moon Shadow</i> , CF 2325 SZ
9. Clark, N.	<i>China Cloud</i> , ON 999772
10. Cloer, J./Ajuria M.	<i>Laurie</i> , CF 2688 EX
11. Chambers, B.	<i>Pyxis</i> , ON 984193
12. Comendant, T.	<i>Mariah</i> , CF 9747 GR
13. Crow, F.	<i>Tortuga</i> , ON 1190479
14. Degnan, P.	No Name, CF 8344 GT
15. Delahanty, Glen	<i>Dreamer</i> 8370 EA
16. Elwell, G.	<i>Pearl</i> , ON 557575
17. Faneuf, Clifford L.	<i>Sandpiper</i> , CF 6280 EU
18. Felicano, J.	<i>Takara</i> , CF 3767 AS
19. Graham, D.	<i>Shelter Dog</i> , ON 593068
20. Harrington, H.	<i>Isle of View</i> , ON 997142
21. Ho, R.	<i>Carolynn Ann</i> CF 5796 FG
22. Heatley, J.	<i>Darla Jean</i> , CF 2303 UN
23. Groom, D./Schaffer M.	<i>Phoenix</i> , CF 5084 GJ
24. Jerred, D.	<i>Westwind</i> , CF8564 GM
25. Jordan, J.	<i>Valkyria</i> , ON 974018
26. Jones, H.	<i>Laetare</i> , CF 5495 YB
27. Jones, T.	<i>Sanity</i> , CF 5249 SC
28. Johnson, J. /LaFever M.	<i>Aztlan</i> , ON 281903
29. Johnston, D.	<i>Glass Slipper</i> , CF 4358 HN
30. Kampas, B.	<i>Tee-Time</i> CF 5670 UY
31. Knudson L./Knudson A.	<i>Spellbound</i> , ON 082155

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947

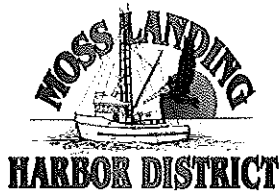


32. Kurler L.	<i>Sweet Liberty</i> ON 1052175
33. Latimer, T.	<i>Tai Chi</i> , CF 0642 KD
34. Larke, R.	<i>Rhiannon</i> , CF 8551 CA
35. Larmour J.	<i>The Mar</i> , CF 0113 UP
36. Maris, T.	<i>Nimble</i> , CF 3730 KB
37. Markley, S.	<i>Olivia</i> , CF 0322 VP.
38. Nieman J.	<i>Inia</i> , ON 1074183
39. Niswonger, R.	<i>Illusion</i> , CF 0836 TA
40. Nunes, D.	<i>Auroa</i> , ON 676686
41. Otis, T.	<i>Blue Moon</i> , CF 1886 GT
42. Raaphorst, D./Raaphorst M.	<i>Spirit</i> , ON 664971
43. Phillips A/Flavin S. Flavin C .Flavin S.	<i>Odyle</i> , ON 559168
44. Power, E.	<i>La Haina</i> , CF 1275 CV
45. Reins, D.	<i>Second Paradise</i> , ON 912484
46. Rodrigues, W.	<i>Anam Cara</i> , CF 3367 TJ
47. Rotger, M.	<i>Raven</i> , ON 241650
48. Roulet, J.	<i>Double Eagle</i> , ON 519846
49. Scagliotti, B./Powers G.	<i>Breezing Up</i> , ON 559013
50. Schuber, T.	<i>Bulldog</i> , ON 1219673
51. Stegmann, R.	<i>Wild Goose</i> , ON 589319
52. Stark, Howard	<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.	<i>Enchantress</i> , CF 0878 SX
56. Warren, R./Malendrez R.	<i>La Wanda</i> , CF 5014 FR
57. Waters, J./Waters, M.	No Name, 5670GD
58. Whaley, C/ Whaley C.	<i>Karuna</i> , ON 653218
59. Woytek, B.	<i>Menez La Vie</i> , ON 6700921
60. Wolinski, Peter	<i>Ramona</i> , ON 1114657

Total Number Vessels: 60

Total Number Persons: 72

Pending Applications: 0



BOARD OF COMMISSIONERS

Russ Jeffries  
Tony Leonardini  
Vincent Ferrante  
Frank Gomes, Jr.  
Andrew Amaral

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 8 - SLIP INCOME REPORT  
BOARD MEETING OF MAY 27, 2015

Slip Rates 2014/2015 per linear foot:

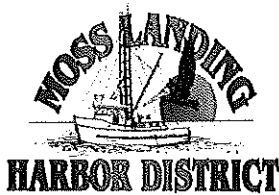
Assigned: \$6.95/ft./month  
Temporary: \$11.10/ft./month  
Transient: 1.00/ft./day

### INCOME

<u>April 2015</u>	<u>April 2014</u>	<u>Budget</u>
\$159,539	\$153,260	\$151,105

We are doing better than last year by \$6,279 and better than budget by \$8,434.

*SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947*



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## **STAFF REPORT**

### **ITEM NUMBER 9 – INCIDENT REPORT BOARD MEETING OF MAY 27, 2015**

4/22/15 Staff was contacted by the US Marshall's office regarding a fugitive who was associated with a vessel in Moss Landing Harbor. Staff was able to confirm that the individual in question was in the Harbor and the Marshalls were able to make an arrest the following morning.

5/2/15 Staff received a report of a vessel beached and abandoned in the Elkhorn Slough. Staff investigated and with the help of a Harbor tenant was able to locate the owner of the vessel. After repairs were made, the vessel was towed back to the launch ramp and has since been removed and taken home by the owner.

5/5/15 The body of a man was seen in the surf on the beach behind MBARI. Emergency responders arrived at the scene and discovered the man to be deceased. It was later reported that the man had taken a kayak out to sea during a small craft advisory and drowned. The man was not from the area and was not known by Harbor staff.

5/12/15 A Harbor tenant was attempting to add extra lines to his vessel during high winds; as the vessel was blown away from the dock finger the tenant attempted to hold on and pull the vessel back towards the finger but was unable to do so causing a shoulder injury. Other lines on the vessel held the boat in the slip. The tenant was driven to the hospital by his wife where he received treatment.

5/12/15 A vessel was attempting to enter its slip during high winds and hit the vessel located in the adjacent slip causing some damage. The 2 tenants exchanged information and the responsible vessel owner's insurance was contacted by the parties.

No additional incidents as of May 20, 2015 (date of this report).

*SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947*



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## STAFF REPORT

### ITEM NUMBER 19 – FIXING THE FY 2015-2016 FINAL BUDGET BOARD MEETING OF MAY 27, 2015

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

The Preliminary Budget was adopted at the April 22, 2015 regular meeting, and a Notice of Adoption was published in the Salinas Californian on April 24, 2014 according to Code requirements. No written comments were received during the public review period and no requests were made for copies of the Preliminary Budget.

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

The Board should conduct a public hearing, consider making any changes, and then fix the final budget for the fiscal year 2015-2016.

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

*SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947*

MOSS LANDING HARBOR DISTRICT													
BUDGET FYE 6/30/2016													
	A	B	C	D	E	F	G	H		Budget FYE 6/30/15	Budget FYE 6/30/16		
Revenues	19.49%	16.27%	19.42%	20.18%	20.76%	17.87%	20.00%	19.00%	CPI = 2.84%				
Marina Revenues	6.25/ft	6.31/ft	6.40/ft	6.60/ft	6.80/ft	6.95/ft	6.95/ft	7.15/ft	Vacancy Rate based on 22070 LF				
1 Assigned Berthing	1,332,061	1,399,246	1,361,276	1,391,429	1,427,124	1,479,050	1,483,104	1,533,821					
2 Temporary Berthing	52,582	100,623	144,229	157,851	177,190	210,000	154,500	213,780	11.35/ft no amonity fee (Prior year 11.10/ft)				
3 Transient Berthing	35,509	50,353	52,449	60,500	64,865	59,000	57,500	58,000	1.00/ft (Prior year 1.00/ft)				
4 Qtrly/Annual Discount	(15,968)	(13,848)	(10,439)	(10,830)	(6,961)	(4,500)	(7,500)	(7,500)	3% annual				
5 Commercial Discount	(16,457)	(17,735)	(15,982)	(15,543)	(14,596)	(15,000)	(15,000)	(15,000)	(15,000) less 50.50/ft. 41 berth holders avg. 30 ft. boats				
6 Liveboard Fees	105,135	96,300	95,790	92,790	93,265	103,000	100,000	102,000	\$127 for each person (increased in \$2 in 2015 and \$5 in 2013)				
7 Intra-Harbor Towing	2,100	750	1,800	1,500	1,800	1,750	1,000	1,000	\$150 each way				
8 Pump outs	1,000	1,150	400	400	950	300	800	800	\$200 per occurrence				
9 Non-Op Surcharge	-	-	-	-	-	-	350	350	\$175 per month				
10 Assigned Slip/LA App. Fee	5,262	4,743	6,867	8,999	10,895	8,500	6,000	7,000	\$75 filing fee/\$250 application fee liveboard				
11 Recovered Lien Costs	780	-	648	1,308	1,358	2,300	2,000	2,000					
12 Late Fees	31,232	35,996	30,408	25,670	26,681	29,000	30,000	30,000	\$25 dollar charge per month, on balances over \$90 past due				
13 Total Marina Revenues	1,533,216	1,657,578	1,667,446	1,714,074	1,782,571	1,873,400	1,812,754	1,926,251					
14 Trust Lands Lease Revenue													
15 MBARI - Dock	21,799	22,493	22,529	22,850	23,930	24,108	24,079	24,793	Pay annually w/CPI (Expires 4/39)				
16 MBAR-MARS Cable	1,086	2,183	1,097	1,156	1,182	1,208	1,208	1,281	\$1,208 annual payment, CPI (Expires 2/51)				
17 Dynegy Outfall	53,561	55,206	55,914	58,418	59,830	60,817	61,284	62,544	Pay annually w/CPI (Expires 3/56)				
18 Total Trust Lands Lease Revenue	76,446	79,882	79,540	80,424	84,942	86,133	86,572	88,618					
19 Leases													
20 Cannery Suites - (3)	83,236	82,951	74,680	76,656	78,512	79,416	80,385	81,702	\$6,602.95 mo. (ML Seafood Lund's, Prov. Sea Harvest) (Expires 11/31)				
21 - (4)	70,079	70,724	72,394	74,109	75,790	77,716	77,743	79,923	\$6,385.74 mo. (Monteary Fish) (Expires 11/31)				
22 - (18/10)	14,920	14,904	15,194	15,459	15,914	16,349	16,350	16,813	\$1,343.46 mo. (Jubbonski) (Expires 12/22)				
23 - (2)	26,415	27,696	27,087	27,599	28,340	29,059	29,065	29,894	\$2,387.80 mo. (Doyere) (Expires 8/21)				
24 - (5A)	-	-	-	-	-	2,394	-	5,609	\$798.00 (Running Stream) (Expires 4/16) w/ (5) 1-yr option				
25 - (5B)	-	-	-	-	-	6,720	-	7,872	\$1,120.00 (Local Bounty)(Expires 12/15) w/ (1) 1-yr option				
26 - (6A, B & D)	53,586	46,000	21,577	37,375	41,276	23,777	23,788	24,452	\$1,953.74 (Blomheral LLC) (Expires 1/15) w/ (1) 1-yr option				
27 - (9)	9,107	2,103	7,285	7,478	7,658	7,840	7,841	8,063	\$644.10 mo. (Gregg Marine) (Expires 3/16/2016 w/ (1) 2-yr option)				
28 - (8)	-	-	-	-	-	-	-	-	Under stairs				
30 - K-Pier	9,020	14,624	14,894	15,220	15,628	16,024	16,033	16,479	\$1,316.80 mo. (Doyere) (Expires 11/15)				
31 Cannery NNN	54,217	26,966	61,967	64,851	39,611	30,000	30,000	30,000	Utility reimbursement per lease				
32 Floating Docks	624	624	520	-	-	-	-	-	12 months at \$52/month (Kayak Connec.) (Expired)				
33 Sea Harvest Restaurant	33,897	36,181	34,684	34,496	36,156	38,429	34,654	35,515	\$2,517.55 base + % rent (Expires 5/32)				
34 Pot Stop	33,458	33,612	33,708	38,352	35,449	40,720	39,364	41,791	\$2,986.77 mo. (Month to month)				
35 MB Kayak	26,979	37,844	28,155	26,350	30,251	31,123	26,556	29,556	\$1,213.15 mo. plus percentage rent (Month to month)				
36 Martin/Mason	21,105	21,673	20,886	21,300	22,571	23,045	22,624	23,699	\$7,879.88, or 24% of gross, whichever is greater (Exp. 10/24)				
37 MBARI - Dock	21,798	22,493	22,529	22,850	23,930	24,108	24,079	24,793	Pay annually w/CPI (Expires 4/39)				
38 MBAR-MARS Cable	1,086	2,183	1,097	1,156	1,182	1,208	1,208	1,281	\$1,208 annual payment, CPI (Expires 2/51)				
39 Dynegy Outfall	53,561	55,206	55,914	58,418	59,830	60,817	61,284	62,544	Pay annually w/CPI (Expires 3/56)				
40 S.H. Spare Office	1,786	3,947	4,676	4,396	4,917	5,032	5,028	5,174	\$413.47 mo. (Expires 9/16) (Mont. Bay Elec.)				
41 RV Lot	24,943	26,738	27,629	28,358	29,055	29,793	29,802	30,639	\$2,448.07 mo. No less than 3% in lease agmt. (Expires 9/31)				
42 Total Lease Revenue	539,818	526,469	524,876	552,423	546,070	543,601	525,805	555,791					
43 Revenues - Other													
44 Amenities Fee	245,716	250,432	245,348	243,878	254,070	260,000	256,500	276,388	\$52 for all assign. vessels in harbor (prior year \$48)				
45 Dry Storage (2)-Gear & Trailer	36,463	40,717	42,686	42,225	47,831	46,000	39,000	42,000	107X207/570, 107X207/580, 107X407/590				
46 North Harbor Use Fee	42,473	39,907	87,328	77,094	66,291	83,100	102,000	80,000	Vessels: \$17.00 use/park, \$11.00 use, \$160.00 annual use, Kayaks/PWC: \$11.00 use/park, \$6.00 use, \$140.00 annual.				
47 INH Boat Wash	1,797	1,563	2,182	2,739	2,919	2,200	2,500	2,500	*\$4 for 5 min				
48 SH Parking	17,230	26,294	44,162	46,348	44,872	72,000	50,000	60,000	Monthly permits \$30, daily \$7, 24 hrs. \$14				
49 Camping/RV	3,547	2,202	2,632	3,929	4,786	6,000	3,600	4,000	\$50.00 per night				
50 Equipment Rental	85	300	756	1,398	7	1,000	250	250					
51 Facilities Use Permits	3,573	3,530	2,715	2,575	4,971	5,000	3,000	6,000	\$250 application & \$250 insurance fee				
52 Vending (Soda/Laundry)	7,711	7,491	8,701	8,507	7,723	9,000	7,500	7,500	\$1.00-\$1.25 per load				
53 Merchandise - Clothing, etc.	835	835	1,739	522	592	400	1,000	500					
54 Copies, Key Sales, Bid Packages, etc.	80	94	127	113	448	2,900	40	3,000	\$1.00 pg., 15 pg. thereafter, Gate Keys \$10-25				
55 Grant - DBW Derelict Disposal	19,998	-	-	30,000	26,857	30,000	20,000	20,000	Nador Agta per reimbursement agreement				
56 Desal. Reimbursement	-	-	-	-	-	-	-	35,000					
57 Misc. Charge/Pet fee	4,133	2,885	9,338	2,259	5,624	4,000	3,000	3,000	Excess District equipment				
58 Surplus Sale & Misc.	382,806	376,598	448,214	463,587	466,991	521,600	488,490	540,238					
59 Total Other Revenue	2,532,286	2,640,527	2,720,076	2,810,508	2,880,574	3,024,734	2,913,620	3,110,898					
60 TOTAL REVENUES													

MOSS LANDING HARBOR DISTRICT									
BUDGET FYE 6/30/2016									
	A	B	C	D	E	F	G	H	
	FYE 6/30/10	FYE 6/30/11	FYE 6/30/12	FYE 6/30/13	FYE 6/30/14	Projected FYE 6/30/15	Budget FYE 6/30/15	Budget FYE 6/30/16	CPI = 2.34%
61 Expenses									
62 Media/Publications/Advertising	4,684	18,324	11,444	14,911	12,155	1,400	10,000	5,000	Including real property vacancies, NH Dev., and TV Ad
63 General & Administrative	68,792	113,965	50,340	40,350	92,139	56,600	55,000	57,000	Telephone, office supplies, postage, etc.
64 Accountant	38,025	37,419	37,931	38,178	37,922	38,000	40,000	40,000	
65 Auditor	11,000	13,950	14,450	14,950	13,950	14,000	14,000	14,000	
66 Attorney	32,779	48,997	60,546	41,923	43,490	60,000	55,000	65,000	
67 Attorney - CEOA-Desal		-	-	-	-	-	-	35,000	
68 Personnel	633,428	660,890	686,036	694,000	712,287	695,000	698,000	745,000	
69 Insurance & Bonding	102,920	100,492	108,098	109,211	115,019	115,000	115,000	115,000	Estimate
70 PG&E	185,335	168,602	192,368	193,295	162,654	190,000	175,000	194,750	CPI
71 Sewer	30,452	32,511	31,849	48,227	48,227	42,000	43,000	43,050	CPI
72 Water	26,476	27,309	27,163	26,633	30,971	31,000	31,000	31,775	CPI
73 Trash	45,366	52,246	52,045	46,072	49,072	50,000	50,000	51,250	CPI
74 Maintenance & Repairs	63,613	51,275	52,482	57,390	91,668	75,000	100,000	100,000	dock/mat/roofing/gangway/rip-rap
75 Operating Supplies	25,166	15,396	24,183	27,015	22,371	24,000	25,000	25,000	Fuel, paper products, parking envelopes, uniforms/CPI adj
76 Outside Service Contracts	30,329	43,147	59,010	38,980	63,650	45,000	50,000	60,000	CPI (welder, plumber, electric, janitorial, arborist, roofer, SEI, Inc. etc.)
77 Bad Debt	25,738	28,051	29,204	25,000	16,928	23,000	35,000	25,000	
78 Commissioner Expenses	13,224	18,841	16,631	17,333	13,620	16,000	20,000	20,000	
79 Comm Election							300,000	-	Only if incumbent challenged, \$3-\$5 per voter
80 Derelict Disposal	30,710	-	13,769	90,318	113,078	10,000	50,000	30,000	
81 LAFCO	5,280	5,054	4,846	4,781	4,677	5,303	4,781	5,400	Mandatory membership fee
82 CSDA	2,869	4,141	4,257	4,576	4,919	5,288	4,919	5,500	Optional membership (required for workers comp policy)
83 County EIR			8,288	-	-	-	-	-	Moss Landing Community planning
84 Dredging	18,649	133,181	90,405	1,176,600	11,534	16,000	50,000	50,000	
85 Depreciation	764,202	769,434	762,708	766,841	949,095	944,000	944,000	945,000	Increase due to piling replacement project.
86 Total Expenses	2,159,037	2,336,493	2,338,705	3,460,206	2,608,976	2,456,591	2,869,700	2,662,725	
87 Net Operating Income (Loss)	373,249	304,034	381,371	(649,698)	271,598	568,143	43,920	448,173	
88									
89 Interest and Tax Income									
90 Interest - Pinnacle Bank CD's	28,567	26,170	6,216	4,319	3,750	350	3,750	-	Account closed out
91 Interest - First Capital Bank	3,238	9,459	14,391	5,700	3,085	3,050	3,100	-	.20% on \$1.55M
92 Interest Umpqua	-	-	-	-	-	1,600	-	-	.10% on \$1.0M
93 Interest Union Bank - Trust Account	-	-	-	-	-	-	-	1,250	.25% on 800k
94 Interest Union Bank	3,470	3,631	4,014	2,190	6,571	1,500	1,650	-	.15% on 1.4M
95 Property Taxes	232,872	224,883	221,319	233,340	255,693	220,000	100,000	200,000	
96 Total Other Income	268,147	263,143	245,940	245,549	269,099	226,500	108,500	201,250	
97									
98 Interest Expenses									
99 Interest - UMPQUA	-	-	-	-	-	124,247	-	129,654	Note Interest 2.85%
100 Interest - CIEB	152,067	144,974	142,213	132,500	131,870	45,287	128,325	-	Refinanced 2014
101 Interest - DBAW	51,338	45,754	45,251	38,501	38,888	6,365	38,606	-	Refinanced 2014
102 Interest - Union	34,342	28,445	28,592	25,797	23,723	2,910	21,246	-	Refinanced 2014
103 Interest - Trust Funds	-	-	-	-	-	-	-	2,500	Borrowed from Trust account, approx. 1M at 25% interest
104 Interest - Municipal Finance	23,517	20,346	19,587	16,929	16,032	674	15,390	-	Refinanced 2014
105 Interest - Premium Finance	800	-	800	800	800	800	800	800	Insurance policy, financed through AFCCO
106 Total Other Expenses	262,064	239,519	236,443	214,527	211,313	180,283	204,967	132,954	
107									
108 NET INCOME (LOSS)	379,332	327,658	390,868	(618,676)	329,384	614,360	(52,547)	516,469	
109									
110 Capital Projects									
111 Project Consultant		4,830		-	-	-			Formerly Harris and Associates
112 NH Parking lot (N. or EYC)									Grading and base
113 Security Camera		4,243				7,500	7,500	-	
114 Keyless Entry				3,002		-	6,000	-	
115 Piling replacement project	413,753			571,604		-	20,000	-	\$11K each
116 Piling replacement project (FEMA)	-			1,752,078		-	297,353	120,000	Costs to be reimbursed by FEMA
117 Sea Lion deterrent fencing						31,000	50,000	60,000	4 miles of fencing
118 Dock maintenance		37,884		76,575		21,000	300,000	-	Lumber, material, electrical and floats
119 Concrete docks replacement						-	5,000	5,000	Replacement (B-165-B784) including fingers
120 Computers (incl software)	3,275			-	-	-	-	250,000	
121 Restaurant Pad				-	-	-	250,000	250,000	Proposed NH Restaurant pad
122 New NH Restaurant				73,860		48,000	2,500,000	4,000,000	New North Harbor Restaurant

MOSS LANDING HARBOR DISTRICT									
	A	B	C	D	E	F	G	H	
BUDGET FYE 6/30/2016									
	FYE 6/30/10	FYE 6/30/11	FYE 6/30/12	FYE 6/30/13	FYE 6/30/14	Projected FYE 6/30/15	Budget FYE 6/30/15	Budget FYE 6/30/16	CPI = 2.84%
123 NH Visitor Dock				-	-	-	150,000	150,000	Repair/Replacement
124 NH Wharf entrance repair				-	-	-	100,000	-	
125 NH Parking lot lighting		10,700		-	-	-	10,000	20,000	Parking lot lighting
126 Sewer Lift Station	21,426			-	-	-	175,000	50,000	
127 Tsunami Erosion Repair						26,000	961,889	1,000,000	2 at NH, 1 at SH
128 NH Master Plan							20,000	-	Development plan costs
129 Cannery - Roof						6,500		-	Roof and drywall
130 Cannery Improvements							80,000	-	HVAC
131 Total Capital Requirements	438,454	57,657	-	2,477,119	-	140,000	4,932,742	5,655,000	
132									
133 Capital Project Funding									
134 From: Municipal Financing	6,000								
135 From: FEMA				1,260,481			721,417	750,000	Restricted fund: Public benefit projects only
136 From: Union Bank				250,000			250,000	250,000	Reimbursement for erosion repair project (tsunami).
137 General Funds	432,454	70,637	50,806	966,638	-	140,000	3,961,325	4,655,000	Restaurant pad
138 Total Capital Contributions	438,454	70,637	50,806	2,477,119	-	140,000	4,932,742	5,655,000	All other capital projects funded by General funds
139 Capital Projects Budget									
140									
141 Loan Payments									
142 Loan - UIMPQUA								(357,227)	Principal Payment (Unpaid balance \$4,727,861 Int. rate 2.85%)
143 Total Loan Payments								(357,227)	
144									
145 Cash Flow Reconciliation									
146 Add: Net Income (Loss)								516,469	
147 Add: Depreciation								945,000	
148 Plus: Loan Payments								(357,227)	
149 Net increase (decrease) in Cash								1,104,242	
150									
151 Reserved Funds Allocation									
152 Capital Projects to be Funded								(4,655,000)	All other capital projects funded by General funds
153 Plus Net increase (decrease) in Cash								1,104,242	
154									
155 From General Funds								(3,550,758)	Extra funds needed for capital project funds



BOARD OF COMMISSIONERS  
Russ Jeffries  
Tony Leonardini  
Vincent Ferrante  
Frank Gomes, Jr.  
Andrew Amaral

7881 SANDHOLDT ROAD  
MOSS LANDING, CA 95039

TELEPHONE – 831.633.5417  
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EXECUTIVE  
GENERAL MANAGER  
HARBORMASTER  
Linda G. McIntyre, Esq.

## STAFF REPORT

### ITEM NUMBER 20 – ORDINANCE 199 “DISTRICT FEE SCHEDULE” BOARD MEETING OF MAY 27, 2015

When the Board fixes the final budget an Ordinance modifying the fee schedule must be adopted to coincide with the fees approved in the Budget. Attached is Ordinance 199 reflecting the new fee schedule.

Highlights of the fees that have been changed, largely by COLA based on a CPI of 2.84% are as follows:

Assigned slip fees increased from \$6.95 to \$7.15 per foot per month.  
Temporary slip fees increased from \$10.80 to \$11.35 per foot per month.  
Transient slip fees remain \$1.00 per foot per day.  
The assigned-vessel pass-through Amenities fee increased from \$48 to \$52 per month.  
The Liveaboard Fee which has not changed since 2013 was increased from \$125 per person to \$127 per person.  
Dry storage has increased \$3 per space.

Although metal key deposits remain \$25 we have been advising tenants that the deposit will be forfeited if they do not return the key for a refund within 60 days of departure. We also offer new magnetic keys and key fobs which are purchased for \$10 and \$12 respectively. They can be electronically de-activated if the owner loses the key or does not want to resell it to the District. The District will repurchase it in the District's discretion for a price based on its condition.

Facilities Use permit application and issuance fees have increased to \$250 each to more accurately reflect the amount of staff time necessary to process the same.

Staff recommends that the Board consider the adjustments as presented and adopt Ordinance No. 199 modifying the District's Fee Schedule to reflect the new fees.

*SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947*



ORDINANCE NO. 199

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

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

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

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

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

This Ordinance was introduced and adopted at a regular meeting of the Moss Landing Harbor District Board of Harbor Commissioners on May 27, 2015 to become effective July 1, 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Board of Harbor Commissioners

\_\_\_\_\_  
Russ Jeffries, President

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

**Table 20.100 - District Fee Schedule**  
**Revised effective July 1, 2015**~~July 1, 2014~~

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

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

1) **Assigned Berth Permit Fees** - Calculated on a monthly basis of ~~\$7.156~~-\$95/foot. All vessels holding an assigned berth permit will be billed on the basis of vessel length over-all, or berth length, whichever is the greater for the berth to which the vessel is assigned. This is irrespective of the actual berth held by the vessel. Persons having an Assigned Berth shall be entitled to the following discounts:

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

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

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

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

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

c) **Commercial Vessel Discount** - A discount of \$.50/foot for commercial vessels defined as follows:

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

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

- (iii) Notwithstanding the foregoing, unless the vessel provides \$5,000 worth of landing receipts, no persons will be allowed to stay on board the vessel without a liveaboard permit applied for and issued in accordance with §6.110.
  - (iv) Commercial Passenger Vessel - A vessel currently documented by the United States Coast Guard for the carriage of passengers or licensed by a state, and having proof of commercial service in the form of receipts or IRS Form 1040, Schedule C or other such proof acceptable to the Harbormaster, and whose owner holds a current Facilities Use Permit issued by the Moss Landing Harbor District permitting the commercial use of the vessel in or from Moss Landing Harbor. Application for commercial discount shall be made under penalty of perjury on forms provided by the District.
  - (v) Other Commercial Vessel - A vessel currently documented by the United States Coast Guard or licensed by a state, and having proof of commercial status acceptable to the Harbormaster, and whose owner holds a current Facilities Use Permit issued by the Moss Landing Harbor District permitting the commercial use of the vessel in or from Moss Landing Harbor. Application for commercial discount shall be made under penalty of perjury on forms provided by the District.
- d) Offloading Commercial Vessel Discount – a discounted berth fee of 50¢/foot per day will be charged to commercial vessels that are not subject to an existing berthing agreement with Moss Landing Harbor that offload fish in an established commercial fish offloading facility in the Harbor, subject to providing a landing receipt for such service to the Harbor upon check-in. Such discounted fee shall be in effect for a maximum of 48 hours. Thereafter, the vessel shall be subject to standard berthing fees established by the District's fee schedule.
  - e) Traveling Vessel Discount - A discount of \$1.00/foot for each full calendar month that the vessel is away from Moss Landing Harbor. This discount may only be taken if the owner or operator of the vessel notifies the harbor office on or before the 1<sup>st</sup> day of the month that the vessel will be absent for the month following.  
Except as otherwise provided for in this section the definition of "Commercial Vessel" contained in Section 2.200 remains in effect.
- 2) Temporary Berth Permit Fees - Calculated on a monthly basis of ~~\$11.35~~~~11.40~~/foot. All vessels holding a temporary berth permit will be billed on the basis of the berth size appropriate to the length of their vessel over-all. Fees apply whether vessel is side-tied, end-tied, in a berth or rafted. Fees apply whether or not vessel has access to utilities. Persons having a temporary berth shall be entitled to the following discount:
    - a) Quarterly Payment Discount - A discount of 3% off the regular fee for payment of 3 months in advance. In the event the berthing permit is terminated prematurely the berthing fee shall be recalculated without advance payment discount prior to issuing of any refund.
  - 3) Transient Berth Permit Fees - Calculated on a daily basis of \$1.00/foot. All vessels holding a transient berth permit will be billed on the basis of boat length over-all. Fees apply whether vessel is side-tied, end-tied, in a berth or rafted. Fees apply whether or not vessel has access to utilities. The minimum daily fee shall be \$10.00. No discounts.
  - 4) Multi-Hull Permit Fees – Unless occupying only a single berth, catamaran type vessels shall pay 150% of the applicable berthing fees for a vessel of its length, or length of its berth, as applicable and trimaran type vessels shall pay 200% of the applicable berthing fee for a vessel of its length, or length of its berth, as applicable.
  - 5) In addition to berth rental fees specified above all Assigned Berth Permittees vessels utilizing District owned or operated facilities shall be charged an AMENITY FEE in the amount of ~~\$52.00~~~~48.00~~ per month. The AMENITY FEE shall be billed on a monthly basis only without

adjustment. Failure to pay in accordance with your berthing agreement will result in disconnection of power to your vessel.

- 6) Liveaboard Fee: Liveaboards, as defined by §6.110 shall pay a fee of ~~\$127.00~~~~+25.00~~ per person per month.
- 7) Pet Fee: Any berther or regular visitor of the Harbor District or regular visitor of a berther who brings a pet onto District property shall pay a monthly fee of \$5.00 per pet.

B) **District permits.** Permit application fees and permit fees are in the amounts set forth below. Applications for construction permits, rental business permits, short-term facilities use permit, and special activities use permits shall be accompanied by the CEQA review deposit described in paragraph C of this Table 20.100.

Permit	Application Fee	Permit Fee
Construction Permit	Actual cost to District. Payable in increments as explained on application form. CEQA review fee is also required.	None. Lease or License may be required as condition of permit.
Access/Use Permit Trailered Vessels, Includes 12 hours Parking		Daily Permit - \$17.00 per In and Out. Annual Permit - \$160.00 per calendar year. Vessels – Launch Only; \$11.00
Access/Use Permit PWC and Kayaks only; Includes 12 hours Parking		\$11.00 per day (Vehicle + a PWC/Kayak \$140.00 per calendar year. Additional PWC/ Kayak – Launch Access Only; \$6.00 Annual Launch Access Only - \$62.00
Parking Permit Assigned vessel receives one "free" Assigned Parking Permit.	None	Temporary and Transient Vessels and other persons having business in the Harbor or any additional liveaboard - <del>\$80.00</del> <del>77.00</del> per month. Daily Parking <del>\$7.00</del> <del>6.00</del> ; <del>\$14.00</del> <del>+2.00</del> /24 hrs. Boat Trailer Parking overnight in certain areas as designated by General Manager - \$10.00
Living Aboard Permit Required By All Assigned Vessels With One or More Persons Living Aboard Except Commercial Fishing Vessels, Transient Vessels	\$250.00 – One time application processing fee	<del>\$127.00</del> <del>+25.00</del> per person per month.
Recreational Vehicle Park (Only available through District if commercial RV Park is full)	None.	Self-contained vehicles only on unimproved site. \$50.00per night. Failure to pay will result in removal of vehicle at owner's expense.
Amenity Fee		<del>\$52.00</del> <del>48.00</del> per month
Peddling Permit – Goods or	<del>\$250.00</del> <del>+50.00</del>	<del>\$250.00</del> <del>+50.00</del> payable @ <del>\$62.50</del> <del>37.50</del>

Services with Principal Place of Business Being off Site.	application fee	quarterly, nonrefundable.
Facilities Use Permit	<del>\$250.00</del> \$50.00 application fee plus appropriate CEQA review fee if use is not exempt from CEQA.	<del>\$250.00</del> \$50.00 per year. Lease or license may be required as a condition of permit.
Special Activities Use Permit	<del>\$250.00</del> \$50.00 application fee plus appropriate CEQA review fee if use is not exempt from CEQA.	<del>\$250.00</del> \$50.00
Pet Permit		\$5.00 per month per pet.

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

Service/Equipment	Fee
Pass-through credit card transaction fee	\$7.00 per transaction added to all payments made to District using MasterCard or Visa.
Appeal to the Board (Sec. 24.100)	\$25.00 filing fee
Berth Exchange Between Two Assigned Berth Holders (Sections 6.024 and 6.026)	\$25.00 processing fee for berth exchange between two assigned berth holders to be split between applicants.
Berth Rental Security Deposit (assigned berth) (Section 6.022.B.1.a.)	\$500.00
Assigned Slip and Liveaboard Waiting List (Sec. 6.050.C.1 and (E))	<p>\$75.00 waiting list fee payable annually in January. An assigned vessel that intends to be away for one year or greater may give up its berth and be assigned to the highest position on the waiting list by payment of an annual fee equal to one month's berthing fee in advance and without discount. In the case of multiple vessels utilizing this provision Section 6.050(B) shall apply.</p> <p>The aforementioned \$75 assigned slip wait list application fee shall be waived in the event slips in the size category being applied for are available immediately. Notwithstanding the foregoing fee waiver, the applicant will be required to complete the wait list application for administrative and documentary tracking purposes.</p>
CEQA Review - Sections 20.240 and 22.220	\$60.00 deposit for project application subject to review by General Manager. \$500 deposit for project application subject to review by Board. Additional fees in amount

Service/Equipment	Fee
	actually incurred by the District for consultant, studies, public notices, etc. (See Section 20.240.)
Copies of Code Amendments – Section 1.200(B)(9)	\$1.00 for first page, \$0.15 for each additional page. Fees waived for official distribution copies per Ordinance Code.
Copies of Public Records – Section 20.210	\$1.00 for first page, \$0.15 for each additional page. Must complete request. Fees may be waived for official copies.
Dry Storage Space Rental – Section 12.300	<p>Palletized or Unitized storage of materials or gear.</p> <p>. Loose gear or materials must be secured on pallets and stacked not more than 8 feet high. Vehicles including boats on trailers; current registration required. Inoperable vehicle registration or immobile vehicles not allowed.</p> <p>10' X 20' = <del>\$70.00</del>67.00  10' X 30' = <del>\$80.00</del>77.00  10' X 40' = <del>\$90.00</del>87.00</p>
Small Barge	\$115.00 per hour or fraction thereof for equipment and 1 employee, 1 hour minimum.
Skiff	\$150.00 per hour or fraction thereof for equipment and 1 employee, 1 hour minimum.
Forklift	\$75.00 per hour or fraction thereof including 1 employee, 1 hour minimum.
Truck	\$200.00 per hour or fraction thereof for equipment and 2 employees, 1 hour minimum.
Floating Barge/Crane (Requires skiff at separate skiff fee)	\$200.00 per hour or fraction thereof for equipment and 2 employees (skiff separate), 1 hour minimum.
Miscellaneous Equipment	As determined by the General Manager.
Pumpout	\$200.00 per hour or fraction thereof for 1 pump and 1 employee; \$100.00 per hour or fraction thereof for each additional pump with employee, 1 hour minimum.
Refloating of Sunken Vessel	The greater of \$800 or actual costs.
Towing Outside the Harbor (for non-emergency in Elkhorn Slough)	\$250.00 per hour or fraction thereof for one boat and two employees. Time begins when boat leaves berth. Time ends when boat returns to berth. 2 hour minimum.
Towing Within the Harbor	\$150.00 one way - includes 1 boat and two employees. \$100.00 per hour for each additional boat with employee, 1 hour minimum.
District Vehicle	\$75.00 per hour or fraction thereof for vehicle and 1 employee, 1 hour minimum.
District Personnel	\$70.00 per hour or fraction thereof per employee during normal business hours; \$100.00 per overtime hour or fraction thereof per employee, 1 hour minimum.

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

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MAY 08 2015

Law Offices of  
Donald Charles Schwartz  
7960-B Soquel Drive, No. 291, Aptos, CA 95003  
Tel (831) 331-9909 -- Fax (815) 301-6556  
triallaw@cruzio.com  
donald@lawofficedonaldschwartz.com

April 20, 2015

Linda G. McIntyre, Esq.  
General Manager/Harbor Master  
Moss Landing Harbor District  
7881 Sandholdt Road  
Moss Landing, CA 95039

Re: Dan Catalano v. Moss Landing Harbor District

CLAIM PURSUANT TO  
CALIFORNIA GOVERNMENT CODE §§910-913.2

Name and Address of Claimants:

Daniel Robin Blevins Catalano ("Dan")

c/o Donald Charles Schwartz, Law Office of Donald C. Schwartz  
7960-B Soquel Drive, No. 291, Aptos, CA 95003.

Date and Place of Incident:

On or about December 31, 2014; and  
Within 6 months from the above date of this Notice of Government Code  
Claim) in the County of Monterey, California.

General Description of the Damage, Loss or Indebtedness Incurred:

- (1) Negligence;
- (2) Breach of Warranty of Habitability;
- (3) Interference with Covenant of Quiet Enjoyment;
- (4) Retaliatory Eviction;
- (5) Gross Recklessness;
- (6) Fraud (negligent and intentional);
- (7) Violation of California Unfair Competition Laws ("UCL");
- (8) Violation of Consumer Legal Remedies Act;
- (9) Interference With Contract (Intentional and Negligent)
- (10) Interference With Prospective Economic Advantage (Intentional and Negligent)



Dan Catalano, who is a military service (Vietnam) veteran, was the victim of a trip and fall accident on or about December 31, 2014 occurring on a dock owned and operated by the Moss Landing Harbor District - which facilities caused serious injury to Mr. Catalano, including, but not limited to:

- 1) Injury to the brain (concussion/post-concussion);
- 2) Temporary and permanent nerve and damage to elbow, arm, hand and fingers;  
and
- 3) Temporary and permanent loss of use of extremities (hand and fingers) thereby necessitating surgical intervention and follow-up care of physical therapy, assistance with everyday life (and livelihood), medications and the like.

The trip and fall incident to which Dan Catalano is the victim occurred as the direct result of a general and specific dilapidation of the dock facilities, including a failure of proper design and maintenance, thereby resulting in the inescapable conclusion that the subject dock facilities Moss Landing Yacht Harbor are/were negligently, wantonly and recklessly owned and operated.

Names and Addresses of any Public Employees Allegedly Responsible:

Linda G. McIntyre, Esq.  
General Manager/Harbor Master  
Moss Landing Harbor District  
And and All Design, Maintenance and Operation Personnel

Amount of Claim:

\$10.0 million; and

In excess of the jurisdictional limits of the California Superior Court as an unlimited liability case.

Signed,

Donald Charles Schwartz  
Attorney at Law

RECEIVED

MAY 21 2015

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donald@lawofficedonaldschwartz.com

May 16, 2015

Linda G. McIntyre, Esq.  
General Manager/Harbor Master  
Moss Landing Harbor District  
7881 Sandholdt Road  
Moss Landing, CA 95039

Re: Adventure Alley, LLC v. Moss Landing Harbor District

CLAIM PURSUANT TO  
CALIFORNIA GOVERNMENT CODE §§910-913.2

Name and Address of Claimant:

Adventure Alley, LLC, a California Limited Liability Company  
(See attached Statement of Information)

c/o Donald Charles Schwartz, Law Office of Donald C. Schwartz  
7960-B Soquel Drive, No. 291, Aptos, CA 95003.

Date and Place of Incident:

On or about December 31, 2014; and continuous to time of departure from  
Moss Landing Harbor  
Within 6 months from the above date of this Notice of Government Code  
Claim) in the County of Monterey, California.

General Description of the Damage, Loss or Indebtedness Incurred:

- (1) Negligence;
- (2) Breach of Warranty of Habitability;
- (3) Interference with Covenant of Quiet Enjoyment;
- (4) Retaliatory Eviction;
- (5) Gross Recklessness;
- (6) Fraud (negligent and intentional);
- (7) Violation of California Unfair Competition Laws ("UCL");
- (8) Violation of Consumer Legal Remedies Act;
- (9) Interference With Contract (Intentional and Negligent)

(10) Interference With Prospective Economic Advantage (Intentional and Negligent)

Adventure Alley, LLC was the victim of an uninhabitable real property pursuant to rental/lease which caused, inter alia, trip and fall accident on or about December 31, 2014 occurring on a dock owned and operated by the Moss Landing Harbor District - which facilities caused serious injury to a Mr. Dan Catalano, including, but not limited to:

- 1) Injury to the brain (concussion/post-concussion);
- 2) Temporary and permanent nerve and damage to elbow, arm, hand and fingers; and
- 3) Temporary and permanent loss of use of extremities (hand and fingers) thereby necessitating surgical intervention and follow-up care of physical therapy, assistance with everyday life (and livelihood), medications and the like.

The trip and fall incident to which Mr. Catalano is the victim occurred as the direct result of a general and specific dilapidation of the dock facilities, including a failure of proper design and maintenance, thereby resulting in the inescapable conclusion that the subject dock facilities Moss Landing Yacht Harbor are/were negligently, wantonly and recklessly owned and operated.

Other incidents occurred which precluded visitors and principals from coming or going from the leased/rental premises at the Moss Landing Harbor, including obstructions, defecation/excrement, wild fighting, gun shooting and the like (e.g., lack of security).

Names and Addresses of any Public Employees Allegedly Responsible:

Linda G. McIntyre, Esq.  
General Manager/Harbor Master  
Moss Landing Harbor District  
And All Design, Maintenance and Operation Personnel

Amount of Claim:

\$1.0 billion; and

In excess of the jurisdictional limits of the California Superior Court as an unlimited liability case.

Signed,

Donald Charles Schwartz  
Attorney at Law