

AGENDA
REGULAR MEETING
OF THE BOARD OF HARBOR COMMISSIONERS
MOSS LANDING HARBOR DISTRICT
7881 Sandholdt Road
MOSS LANDING, CA 95039
March 25, 2015, 7 P.M.

A. CLOSED SESSION

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

1. Confer with real property negotiators pursuant to Government Code §54956.8 regarding 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 the Santa Cruz Cannery Building (lease proposal). Negotiating parties: General Manager and District Counsel.
4. 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.
5. 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

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

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

D. PUBLIC COMMENTS

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

E. SPECIAL PRESENTATION

Representatives from Deep Water Desal will give a presentation updating the status of their project.

F. CONSENT CALENDAR

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. Adopt Resolution No. 15-04 renewing Monterey Bay Electronics lease of space at 7881 Sandholdt.
2. Adopt Resolution No. 15-05 authorizing the execution of a one-year lease with Running Stream Food and Beverage, Inc. for space in the Santa Cruz Cannery Building.
3. Approval of the February 25, 2015 Regular Meeting Minutes.

G. TREASURER'S REPORT

4. Financial Reports – Month ending February 28, 2015

H. COMMITTEE REPORTS

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

I. NEW BUSINESS

14. ITEM – Consider adopting proposed Ordinance clarifying guest policies.
 - a. Staff report
 - b. Public comment
 - c. Board discussion
 - d. Board action

J. COMMISSIONERS COMMENTS AND CONCERNS

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

K. ADJOURN MEETING

The next Regular Meeting of the Board of Harbor Commissioners is scheduled for April 22, 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 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 or by contacting the District at 831.633.5417. All meetings are noticed and conducted in accordance with the Ralph M. Brown Act.



BOARD OF COMMISSIONERS

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 1- Resolution No. 15-04 Authorizing Execution of a Lease Renewal for
Monterey Bay Marine Electronics
BOARD MEETING OF MARCH 25, 2015

Walter Fett, dba Monterey Bay Marine Electronics, has been a tenant at 7881 Sandholdt Road, Suite A (outside office on southeast corner of the Harbor Master's office building) for the past four years. His current lease expired in September, 2014 and he has been a holdover (month to month) tenant since that time. He requested that his lease be renewed for a period of three (3) years commencing September 17, 2014.

He has been an excellent tenant who always pays his rent and is quiet and friendly. The original lease began at \$380.00 per month for 144sf. With annual COLA adjustments, the current rent is \$413.47.

Staff recommends the Board adopt Resolution No. 15-04 authorizing the general Manager to execute the lease subject to review and approval of District counsel.

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947

RESOLUTION 15-04

A RESOLUTION OF THE BOARD OF HARBOR COMMISSIONERS OF THE MOSS LANDING HARBOR DISTRICT APPROVING RENEWAL OF THE LEASE WITH WALTER FETT AND MONTEREY BAY MARINE ELECTRONICS

* * * * *

WHEREAS, it is the goal of the District to offer for lease available space that has a potential for appropriate use compatible with the Moss Landing Community Plan and County zoning regulations, and

WHEREAS, it is also the goal of the District to attract and obtain suitable tenants for each available space, and

WHEREAS, Mr. Walter Fett first approached the District in September 2010 seeking a small office space, approximately 144 sf located at the SW corner of 7881 Sandholdt Road, to use as a workstation for his marine electronics business and has been an excellent tenant since then, and

WHEREAS, Mr. Fett has requested renewal of the lease for a period of three (3) years and with the same terms and conditions.

NOW THEREFORE, BE IT RESOLVED THAT the Board of Harbor Commissioners of the Moss Landing Harbor District hereby authorizes the General Manager to prepare and execute a standard small office lease amendment renewing the lease between the Moss Landing Harbor District as Lessor and Walter Fett and Monterey Bay Marine Electronics, for a term of three years subject to conditions as directed by the Board and subject to the review and approval of District Counsel.

* * * * *

CERTIFICATION

Resolution 15-04 was duly adopted by the Board of Harbor Commissioners of the Moss Landing Harbor District at a regular meeting of the Board held on the 25th day of March 25, 2015 a quorum present and acting throughout, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Russ Jeffries, President
Board of Harbor Commissioners

Linda G. McIntyre, Deputy Secretary
Board of Harbor Commissioners

RENTAL AGREEMENT AMENDMENT

This Rental Agreement Amendment, hereinafter referred to as "Amendment" is made and entered into at Monterey County, California this 17th day of September, 2014 for reference purposes only, by and between MOSS LANDING HARBOR DISTRICT, a Political Subdivision of the State of California, hereinafter referred to as "Lessor" and MONTEREY BAY MARINE ELECTRONICS hereinafter referred to as "Lessee".

Recitals

A. Lessor and Lessee entered into a certain Rental Agreement ("Agreement") dated September 17, 2011, with a term of TWO years.

B. On September 17, 2013, Lessee requested that the term of the Agreement be modified from a TWO-year term to a ONE-year term for the purposes of entering into a new rental agreement.

C. Lessee now requests entering into a new rental agreement with a initial term of THREE years with a ONE year option to renew effective September 17, 2014.

NOW THEREFORE THE PARTIES hereto agree as follows:

1. Section 3 of the Rental Agreement is hereby amended to state "The term of this Rental Agreement shall be THREE years expiring on the 17th day of September 2017 with a ONE year option to renew".
2. Except as specifically set forth herein, the terms, covenants, limitations, provisions, restrictions, agreements, rights, remedies, and conditions contained in the Rental Agreement are incorporated herein and made a part hereof and shall remain in full force and effect and be binding upon the parties.

Executed this 5th day of March, 2015 in Monterey County, California.

Lessor, Moss Landing Harbor District

Lessee, Monterey Bay Marine
Electronics

By: _____
Linda G. McIntyre, General Manager

By: _____
Walter Fett



BOARD OF COMMISSIONERS
Russ Jeffries
Tony Leonardini
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EXECUTIVE
GENERAL MANAGER
HARBORMASTER
Linda G. McIntyre, Esq.

STAFF REPORT

ITEM NUMBER 2 – Consent – Adopt Resolution No. 15-05 Authorizing execution of Running Stream, Inc./John Battendieri Lease in Santa Cruz Cannery Building
BOARD MEETING OF MARCH 25, 2015

John Battendieri has request a one-year lease of office space in suite 5A of the Santa Cruz Cannery Building under standard terms and conditions. Staff has conducted a reference check and credit check and finds them better than satisfactory.

Attached is additional information about Mr. Battendieri and his businesses along with his proposal.

The lease is for 570 sf of space at \$1.40 per square foot for a monthly rent of \$798.00. Mr. Battendieri is aware that his personal guarantee will be required for a lease with a corporation.

Staff recommends the Board adopt Resolution No. 15-05 authorizing the General Manager to execute a lease as described subject to review and approval of District Counsel and subject to receiving satisfactory results from any pending credit or business references.

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947

RESOLUTION 15-05

A RESOLUTION OF THE BOARD OF HARBOR COMMISSIONERS OF THE MOSS LANDING HARBOR DISTRICT APPROVING A NEW LEASE AGREEMENT WITH RUNNING STREAM FOOD & BEVERAGE, INC

* * * * *

WHEREAS, it is the goal of the District to offer for lease available space that has a potential for appropriate use compatible with the Moss Landing Community Plan and County zoning regulations, and

WHEREAS, it is also the goal of the District to attract and obtain suitable tenants for each available space, and

WHEREAS, Running Stream Food and Beverage, Inc, DBA Santa Cruz Fish Company and Blue Horizon Seafood, is a seafood marketing company which also develops sustainable seafood products with many ties to commercial fishing in Moss Landing, the Central Coast and across the country and is known worldwide.

WHEREAS, Mr. John Battendieri, President and founder, wishes to lease a portion of APN 133-241-018-000 located on the second floor at 7532 Sandholdt Road, Moss Landing from the District for use as general office space, and

WHEREAS, lessee wishes to acquire approximately 570 sf of office space, and

WHEREAS, lessee wishes to enter into a lease at \$1.40 psf resulting in a monthly rent of \$800.80 for a period of one year commencing April 1, 2015 with options to renew, and

WHEREAS, Mr. Battendieri has also indicated that with the continued growth of the natural, sustainable seafood products industry, they may ask to expand the leased space in the Cannery Building, and

NOW THEREFORE, BE IT RESOLVED THAT the Board of Harbor Commissioners of the Moss Landing Harbor District hereby authorizes the General Manager to prepare and execute documents necessary to enter into a new lease between the Moss Landing Harbor District as Lessor and Running Stream Food and Beverage, Inc. as lessee, for a term of one year as described above with options to renew subject to review and approval of District Counsel.

* * * * *

CERTIFICATION

Resolution 15-05 was duly adopted by the Board of Harbor Commissioners of the Moss Landing Harbor District at a regular meeting of the Board held on the 25TH day of March, 2015 a quorum present and acting throughout, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Russ Jeffries, President
Board of Harbor Commissioners

ATTEST:

Linda G. McIntyre, Deputy Secretary
Board of Harbor Commissioners

Moss Landing Office :

Santa Cruz Fish Co is a sustainable seafood brand owned and operated by Running Stream Food and Beverage inc.

As the founder of Blue Horizon Seafood I have been in the sustainable seafood space for over 12 years and pack numerous retail products for a number of brands.

We have a close working relation with Alan Lovewell and Local Catch who is also in the same building

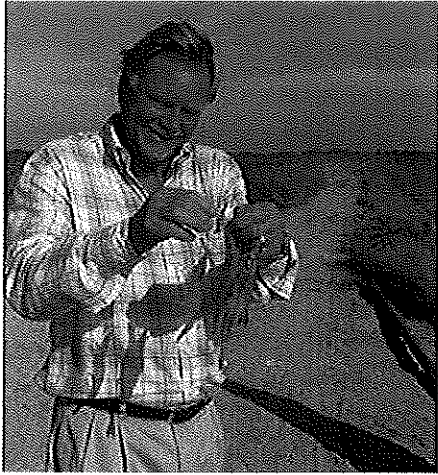
The use is a basic office and will have 2 or 3 work stations.

Our business centers around developing products under our brand and for others under there brands

There is no retail or direct to consumer sales that would be involved.

There is no manufacturing

John Battendieri - From Wikipedia, the free encyclopedia



John Battendieri visits shrimp supplier in Ecuador April 2008.

John Battendieri is a businessman and pioneer of the U.S. Organic movement.

History

Raised in New Jersey, Battendieri has been working since he came to California in the early 1970s to bring natural food to people. He initially produced "Mr. Natural" apple juice, which paved the way for other growers to recognize a demand for packaged organic products and follow suit. Mr. Natural claims to be "one of the original makers of organic juices--definitely the only pure Santa Cruz mountain apple juice" at that time on the market.

He is a former president of Organic Food Products Inc., a Morgan Hill company that merged with Spectrum Naturals in May, 1999 and produces *Millina's Finest* pasta sauces and products.

He is the founder of Santa Cruz Organics, which is now owned by J.M. Smucker.

He is the CEO of Blue Horizon Organic Seafood Company, based in Aptos, California, which produces hormone and antibiotic-free shrimp that is raised by family farmers using sustainable and organic methods. Their *Last Minute Chef* products have no MSG, preservatives, or flavor-enhancing synthetic chemicals. Because California does not have an official definition for "organic seafood", New Leaf Markets has sold the shrimp from Blue Horizon as "Organic Everywhere But California."

Charity

Battendieri has participated with friends the past several years in the Santa Cruz Cancer Benefit Group (SCCBG) to raise funds for cancer research and treatment through Gourmet Grazing on the Green, a charitable food fest of local produce. Formed in 1995, the Santa Cruz Cancer Benefit Group has given over \$800,000 to fund support services and cancer research. Mr. Battendieri is a founder. Earlier charitable work includes donations to Second Harvest Food Bank based on every jar of sauce sold. This was estimated to be about 12,000 free meals in Santa Cruz County in 1994.



MINUTES
REGULAR MEETING
OF THE BOARD OF HARBOR COMMISSIONERS
MOSS LANDING HARBOR DISTRICT
7881 Sandholdt Road
MOSS LANDING, CA 95039
February 25, 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 the Santa Cruz Cannery Building (roof top lease proposal). Negotiating parties: General Manager and District Counsel.
4. Confer with real property negotiators pursuant to Government Code §54956.8 regarding the Santa Cruz Cannery Building (sublease proposals). Negotiating parties: General Manager and District Counsel.
5. 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 7:18 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

C. PRESIDENT'S REMARKS

President Jeffries reported that the Board met in closed session; no reportable action was taken and direction was given to the General Manager and District Counsel. He added that the Board will return to closed session at the end of the open session and no decisions will be made.

D. PUBLIC COMMENTS

No public comment.

E. MANAGER'S REPORTS

1. Projects Status/Update – Written report, no further comments.
2. Community Relations; Requests/Issues – Written report, no further comments.
3. Summary of Permits Issued – Written report, no further comments.
4. Meeting Announcements – Written report, no further comments.
5. Assigned Liveaboard Report – Written report. Commissioner Ferrante commented that he was pleased to see all the liveaboard slips filled.
6. Slip Income Report – Written report, no additional comment.
7. Incident Report – Written report, no additional comment.

F. CONSENT CALENDAR

8. A motion was made by Commissioner Ferrante and seconded by Commissioner Gomes to approve the January 28, 2015 Regular Meeting Minutes. The motion passed 4-0-1 on a roll call vote; Commissioners Jeffries, Leonardini, Ferrante and Gomes voting aye, Commissioner Amaral abstained.

G. TREASURER'S REPORT

9. Written report; no additional comments. A motion was made by Commissioner Gomes and seconded by Commissioner Ferrante to approve the month ending January 31, 2015 financial report. The motion passed unanimously on a roll call vote; Commissioners Jeffries, Leonardini, Ferrante, Gomes and Amaral all voting aye.

Chair of the Budget Committee Commissioner Gomes asked about beginning the meetings for the upcoming FY 15/16 budget. GM McIntyre said she would coordinate some meeting dates.

H. COMMITTEE REPORTS

10. Finance Committee – No meetings reported.
11. Elkhorn Slough Advisory Committee – No meetings reported.
12. Special Districts/LAFCO – No meetings reported.
13. Liveaboard Committee – No meetings reported.
14. Harbor Improvement Committee – No meetings reported.
15. Real Property Committee I – No meetings reported.
16. Real Property Committee II – Commissioner Gomes reported that they had met with the General Manager on February 17, 2015 and that they will give their report later on the agenda.
17. Meetings attended by Commissioners at District expense since the last regular meeting of the Board (AB 1234 requirements). – Commissioner Leonardini reported that he represented the District at the Moss Landing Chamber of Commerce meeting on February 11, 2015. The meeting was held to discuss issues with use of the Chamber building and the annual Antique Fair. GM McIntyre commented that since Commissioner Leonardini was representing the interests of the District, he should be paid for attending. District Counsel Rodriguez said he will find the enabling bylaw regarding retroactively approving a stipend. The Board will return to Item 17.

I. NEW BUSINESS

18. ITEM – Consider Verizon proposal to install a wireless cell antenna on the Cannery Building roof.

- a. Staff report – GM McIntyre gave the staff report.
- b. Public comment – No public comment.
- c. Board discussion – Commissioner Gomes said he was okay with a 25-year term on the condition it was reviewed every five years. President Jeffries asked if CPI increases were built in to which GM McIntyre answered yes. Commissioner Amaral asked that they pay for their own power usage and that the servers, cooling and ventilation systems all be approved as satisfactory. Assistant GM Razzeca said he will be doing a walk-thru with them before they install any systems. GM McIntyre added that all construction costs will be built into the lease and anything outside of the original scope will be brought back to the Board for approval.
- d. Board action – A motion was made by Commissioner Ferrante and seconded by Commissioner Gomes to approve the proposal by Verizon Wireless subject to review and approval of the lease by District Counsel. The motion passed unanimously 5-0-0 on a roll call vote; Commissioners Jeffries, Leonardini, Ferrante, Gomes and Amaral all voting aye.

ITEM 17 - Counsel Rodriguez brought back Item 17 and read the section of the Bylaws indicating the meeting of the Chamber of Commerce may be retroactively approved for payment to a Commissioner for attending. A motion was made by President Jeffries and seconded by Commissioner Ferrante to approve a \$100 stipend be paid to Commissioner Leonardini. The motion passed 4-0-1 on a roll call vote, Commissioners Jeffries, Ferrante, Gomes and Amaral voting aye; Commissioner Leonardini abstained.

19. Consider authorizing the General Manager to approve mutual subleases of two Cannery Building facilities to two existing tenants.

- a. Staff report – GM McIntyre gave the staff report. She added the sublease will make no difference in income to the District.
- b. Public comment – No public comment.
- c. Board discussion – No further discussion.
- d. Board action – A motion was made by Commissioner Gomes and seconded by Commissioner Leonardini to approve the Cannery Building subleases. The motion passed unanimously 5-0-0 on a roll call vote; Commissioners Jeffries, Leonardini, Ferrante, Gomes and Amaral all voting aye.

20. ITEM – Consider adopting proposed Ordinance clarifying guest policies.

- a. Staff report – GM McIntyre gave the staff report. She added that it is a clarification of the Ordinance and recommends removing the second sentence in the first paragraph of the proposed ordinance and bringing it back at a future meeting. Adding Section 6.115 would satisfy staff needs and give them the tools needed to enforce unauthorized and unknown visitors on the docks and vessels.
- b. Public comment – No public comment.
- c. Board discussion – There was discussion of how it might affect fishing vessels and their crew members and various scenarios such as offering pre-authorizations, standing authorizations, last minute guest invitations, exemptions, etc. Staff will work out the details of enforcement. GM McIntyre said this change clarifies the intent of the two-night stay rule and guest allowance rules, and that this would not apply to commercial fishing vessel crews.
- d. Board action – President Jeffries tabled the item to the next meeting.

J. COMMISSIONERS COMMENTS AND CONCERNS

No additional concerns.

The Board returned to closed session at 8:20 pm.

K. ADJOURN MEETING

The Board returned to open session at 9:13 pm. President Jeffries reported no actions were taken and no decisions were made. The meeting adjourned at 9:14 pm.

Respectfully submitted,

Vince Ferrante, Secretary
Board of Harbor Commissioners

ATTEST:

Linda G. McIntyre, Deputy Secretary
Board of Harbor Commissioners

Moss Landing Harbor District
Balance Sheet
As of February 28, 2015

	Feb 28, 15	Feb 28, 14	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
1018 • Union Bank- Trust Account	498,131	59,216	438,915
1002 • Petty Cash	500	500	-
1010 • Union - M.M.	1,332,691	1,213,687	119,004
1009 • Union - Operating	41,421	35,829	5,591
1011 • Union - Payroll	7,478	17,938	(10,460)
1015 • 1st Capital Bank	1,537,721	1,534,643	3,078
1014 • Pinnacle Bank CDARS CD	-	750,000	(750,000)
1016 • Pinnacle Bank Interest Account	22,922	21,030	1,892
1020 • Umpqua - Restricted	1,006,130	-	1,006,130
Total Checking/Savings	4,446,993	3,632,843	814,150
Accounts Receivable			
11290 • Leases			
1282 • NNN Receivable	42,362	21,496	20,866
1299 • Pottery Planet	2,987	-	2,987
Total 11290 • Leases	45,349	21,496	23,852
1200 • Marina Receivables	60,234	44,559	15,675
1201 • Marina - Allow for Bad Debt	(22,750)	(24,875)	2,125
Total Accounts Receivable	82,833	41,180	41,653
Other Current Assets			
1271 • Prepaid Expenses			
1270 • Insurance	36,208	14,410	21,798
1280 • Other	5,065	20,942	(15,877)
Total 1271 • Prepaid Expenses	41,273	35,352	5,922
1210 • Grants Receivable	286,344	98,402	187,942
Total Other Current Assets	327,618	133,754	193,864
Total Current Assets	4,857,443	3,807,777	1,049,666
Fixed Assets			
1650 • Construction in Progress	257,375	73,860	183,514
1670 • Equipment	766,671	751,113	15,557
1700 • Improvements			
1710 • NH Buildings & Improvements	7,868,580	7,868,580	-
1720 • NH Floating Docks	524,675	524,675	-
1725 • NH Offsite Improvements	632,218	632,218	-
1730 • SH Buildings & Improvements	8,246,852	8,226,171	20,681
1740 • SH Floating Docks	9,098,326	9,067,439	30,887
Total 1700 • Improvements	26,370,652	26,319,084	51,568

Moss Landing Harbor District

Balance Sheet

As of February 28, 2015

	Feb 28, 15	Feb 28, 14	\$ Change
1900 · Land	1,642,860	1,642,860	-
1800 · Less - Depreciation			
1805 · Equipment	(745,840)	(724,010)	(21,830)
1810 · NH Buildings & Improvements	(2,909,218)	(2,695,321)	(213,897)
1820 · NH Floating Docks	(470,071)	(458,208)	(11,863)
1825 · NH Offsite Improvements	(385,576)	(355,643)	(29,933)
1830 · SH Buildings & Improvements	(5,298,233)	(5,088,824)	(209,409)
1840 · SH Floating Docks	(4,206,308)	(3,737,024)	(469,284)
Total 1800 · Less - Depreciation	(14,015,246)	(13,059,031)	(956,216)
Total Fixed Assets	15,022,311	15,727,887	(705,576)
Other Assets			
1530 · Principal Financial CS	7,389	7,389	-
1320 · Workers Comp Deposit	200	200	-
Total Other Assets	7,589	7,589	-
TOTAL ASSETS	19,887,342	19,543,253	344,090
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
2010 · Accounts Payable	1,082	36,020	(34,937)
Total Accounts Payable	1,082	36,020	(34,937)
Other Current Liabilities			
2082 · MLCP Cost Reimb. Deposit	73,143	-	73,143
2020 · Accrued Salaries Payable	162	-	162
2021 · Accrued Vacation	83,226	82,756	470
2023 · Accrued Payroll Taxes	-	231	(231)
2030 · Customer Deposits	275,865	279,276	(3,411)
2050 · Employee 457 Payable	759	-	759
2080 · Prepaid Berth Fees	152,984	140,009	12,975
2087 · Lease Deposits	42,611	40,371	2,240
2086 · Prepaid Leases			
20861 · Duke	10,541	70,480	(59,939)
20862 · MBARI	4,325	4,191	134
Total 2086 · Prepaid Leases	14,866	74,671	(59,804)
2051 · Note Interest Payable			
2062 · Umpqua Accrued Interest	0	-	0
2055 · CIEDB Accrued Interest	-	13,667	(13,667)
2060 · DBAW - Accrued Interest	-	24,500	(24,500)
2061 · Muni. Finance Interest Payable	-	2,735	(2,735)
Total 2051 · Note Interest Payable	0	40,902	(40,901)
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)

Moss Landing Harbor District
Balance Sheet
As of February 28, 2015

	Feb 28, 15	Feb 28, 14	\$ Change
Total 2072 - Current Portion	-	78,871	(78,871)
Total Other Current Liabilities	643,617	737,086	(93,469)
Total Current Liabilities	644,699	773,106	(128,407)
Long Term Liabilities			
2605 - Umpqua Loan	4,755,901	-	4,755,901
2076 - Municipal Finance Lease	-	282,700	(282,700)
2603 - Union Bank NP	-	408,874	(408,874)
2600 - CIEDB LOAN	-	3,251,668	(3,251,668)
2601 - DBAW	-	857,887	(857,887)
Total Long Term Liabilities	4,755,901	4,801,129	(45,228)
Total Liabilities	5,400,600	5,574,234	(173,634)
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	173,408	130,007	43,401
Total Equity	14,486,742	13,969,019	517,724
TOTAL LIABILITIES & EQUITY	19,887,342	19,543,253	344,090

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

Jul '14 - Feb 15

OPERATING ACTIVITIES

Net Income	173,407.95
Adjustments to reconcile Net Income	
to net cash provided by operations:	
11290 · Leases:1299 · Pottery Planet	-2,986.77
1200 · Marina Receivables	-16,307.94
1201 · Marina - Allow for Bad Debt	12,750.00
11290 · Leases:1282 · NNN Receivable	14,638.06
1271 · Prepaid Expenses:1270 · Insurance	79,255.33
1271 · Prepaid Expenses:1280 · Other	-5,065.20
1800 · Less - Depreciation:1805 · Equipment	13,600.72
1800 · Less - Depreciation:1810 · NH Buildings & Improvements	172,662.64
1800 · Less - Depreciation:1820 · NH Floating Docks	8,024.64
1800 · Less - Depreciation:1825 · NH Offsite Improvements	19,588.64
1800 · Less - Depreciation:1830 · SH Buildings & Improvements	139,185.36
1800 · Less - Depreciation:1840 · SH Floating Docks	276,266.64
2010 · Accounts Payable	-69,278.06
2020 · Accrued Salaries Payable	-13,545.34
2023 · Accrued Payroll Taxes	-5,753.50
2030 · Customer Deposits	-11,492.12
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	-15,742.90
2086 · Prepaid Leases:20861 · Duke	-39,429.15
2086 · Prepaid Leases:20862 · MBARI	-15,763.78
2087 · Lease Deposits	2,240.00
2051 · Note Interest Payable:2062 · Umpqua Accrued Interest	0.42
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>539,220.23</u>

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>
Net cash increase for period	516,452.00
Cash at beginning of period	3,930,540.70
Cash at end of period	<u><u>4,446,992.70</u></u>

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

	Jul '14 - Feb 15	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
4000 · MARINA REVENUES				
4100 · Berthing Income				
4110 · Assigned Berthing	986,033	988,736	(2,703)	100%
4115 · Temporary Berthing	140,473	94,000	46,473	149%
4130 · Transient Berthing	39,554	28,660	10,894	138%
4112 · Qtrly/Annual Discount	(1,537)	(3,251)	1,714	47%
4113 · Commercial Vessel Dscnt	(10,095)	(10,000)	(95)	101%
4114 · Away (1 mnth) Dscnt	(1,482)	(1,600)	118	93%
4120 · Liveaboard Fees	68,992	66,664	2,328	103%
4260 · Towing - Intra Harbor	1,350	750	600	180%
4270 · Pumpouts	200	400	(200)	50%
4140 · Non Operable Surcharge	-	300	(300)	0%
4220 · Wait List	5,500	4,000	1,500	137%
4282 · Recovered Lien Costs	2,332	1,000	1,332	233%
4280 · Late Fees	19,622	20,000	(378)	98%
Total 4100 · Berthing Income	1,250,942	1,189,659	61,283	105%
4200 · Other Income - Operations				
4225 · Merchandise	269	600	(331)	45%
4285 · Dog Fee	1,060	1,152	(92)	92%
4230 · SH Parking	48,552	28,336	20,216	171%
4290 · Misc	2,674	848	1,826	315%
Total 4200 · Other Income - Operations	52,555	30,936	21,619	170%
4300 · Operating Grant Revenues	30,000	20,000	10,000	150%
Total 4000 · MARINA REVENUES	1,333,497	1,240,595	92,902	107%

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

	Jul '14 - Feb 15	Budget	\$ Over Budget	% of Budget
Expense				
5200 · General & Administrative				
5100 · Advertising	953	5,000	(4,048)	19%
5921 · Internet Billing Service	1,237	1,592	(356)	78%
5210 · Dues & Subscriptions	4,595	3,192	1,403	144%
5220 · Office Supplies				
5223 · Administration	2,666	4,196	(1,530)	64%
5225 · Operations	10,403	5,696	4,707	183%
Total 5220 · Office Supplies	13,069	9,892	3,177	132%
 5230 · Postage & Equip Lease				
5232 · Meter Lease	360	984	(624)	37%
5235 · Postage	942	1,624	(682)	58%
Total 5230 · Postage & Equip Lease	1,302	2,608	(1,306)	50%
 5240 · Copier Lease & Supplies				
5242 · Copier Lease	2,656	3,136	(480)	85%
5245 · Toner & Supplies	170			
Total 5240 · Copier Lease & Supplies	2,825	3,136	(311)	90%
 5250 · Telephone & Communications				
5253 · Administration	6,208	7,504	(1,296)	83%
5255 · Operations	943	1,480	(537)	64%
Total 5250 · Telephone & Communications	7,151	8,984	(1,833)	80%
 5260 · Professional Services				
5269 · Payroll Processing	2,178	2,000	178	109%
5263 · Audit fees	14,000	14,000	-	100%
5262 · Accounting	23,085	26,500	(3,415)	87%
5265 · Legal	36,411	38,000	(1,589)	96%
5268 · Computer Consulting	928	1,960	(1,032)	47%
Total 5260 · Professional Services	76,602	82,460	(5,858)	93%
 5270 · Licenses & Permits	-	16	(16)	0%
5290 · Credit Card Fees	5,686	1,944	3,742	293%
Total 5200 · General & Administrative	113,418	118,824	(5,406)	95%
 5300 · Personnel				
5310 · Salaries				
5313 · Administration	155,431	148,840	6,591	104%
5315 · Operations	99,397	103,320	(3,923)	96%
5318 · Maintenance	62,648	64,224	(1,576)	98%
Total 5310 · Salaries	317,476	316,384	1,092	100%

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

	Jul '14 - Feb 15	Budget	\$ Over Budget	% of Budget
5330 · Payroll Taxes				
5333 · Administration	11,681	11,384	297	103%
5335 · Operations	8,806	7,544	1,262	117%
5338 · Maintenance	4,723	4,912	(189)	96%
Total 5330 · Payroll Taxes	25,211	23,840	1,371	106%
5340 · Employee Benefits				
5343 · Administration	46,527	47,736	(1,209)	97%
5345 · Operations	25,734	28,352	(2,618)	91%
5348 · Maintenance	31,533	37,640	(6,107)	84%
Total 5340 · Employee Benefits	103,794	113,728	(9,934)	91%
5350 · Workers Compensation				
5353 · Administration	2,400	1,720	680	140%
5355 · Operations	4,696	2,672	2,024	176%
5358 · Maintenance	5,336	8,896	(3,560)	60%
Total 5350 · Workers Compensation	12,432	13,288	(856)	94%
5360 · Education & Training				
5363 · Administration	574			
Total 5360 · Education & Training	574			
Total 5300 · Personnel	459,487	467,240	(7,753)	98%
5400 · Insurance				
5410 · Liability Insurance	79,772	76,720	3,052	104%
Total 5400 · Insurance	79,772	76,720	3,052	104%
5500 · Utilities				
5540 · Sewer	20,471	28,668	(8,197)	71%
5510 · Garbage	33,963	33,336	627	102%
5520 · Gas and Electric	130,000	116,668	13,332	111%
5530 · Water	18,927	20,668	(1,741)	92%
Total 5500 · Utilities	203,361	199,340	4,021	102%
5600 · Operating Supplies				
5610 · Vehicles	5,712	3,336	2,376	171%
5625 · Operations	10,320	13,000	(2,680)	79%
Total 5600 · Operating Supplies	16,032	16,336	(304)	98%
5700 · Depreciation	314,664	314,668	(4)	100%
5800 · Repairs & Maintenance				
5810 · Vehicles	218	593	(375)	37%

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

	<u>Jul '14 - Feb 15</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
5820 • Vessels	176			
5830 • Equip Rental	2,381	21,286	(18,905)	11%
5850 • Repair Materials	20,336	44,777	(24,441)	45%
5860 • Outside Service Contracts	38,034	33,336	4,698	114%
5870 • Derelict Disposal	6,790	30,000	(23,211)	23%
Total 5800 • Repairs & Maintenance	67,935	129,992	(62,057)	52%
 5900 • Financial Expenses				
5928 • Loan Issuance Costs	73,463			
5920 • Bank Service Charges	2,543	616	1,927	413%
5990 • Bad Debt	12,750	22,412	(9,662)	57%
Total 5900 • Financial Expenses	88,757	23,028	65,729	385%
 Total • MARINA EXPENSES	1,343,426	1,346,148	(2,722)	100%
 Net Ordinary Income - Marina Operations	(9,929)	(105,553)	95,624	9%

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

	Jul '14 - Feb 15	Budget	\$ Over Budget	% of Budget
4400 · LEASE AND OTHER INCOME				
4500 · Leases				
4501 · K-Pier Lease	10,534	10,612	(78)	99%
4502 · Cannery Building				
4518 · Suite 5	2,240			
4512 · Suites 7	15,630	15,746	(116)	99%
4520 · Suite 9	5,153	5,190	(37)	99%
4504 · Suite 3	52,824	53,206	(382)	99%
4511 · Suite 1 & 10	10,748	10,822	(74)	99%
4515 · Suite 4	51,086	51,458	(372)	99%
4517 · Suite 2	19,102	19,240	(138)	99%
4523 · Canery NNN	16,252	17,000	(748)	96%
Total 4502 · Cannery Building	173,035	172,662	373	100%
4530 · RV Lot	19,585	19,726	(141)	99%
4535 · MBARI	15,764	16,048	(284)	98%
4540 · Martin & Mason	23,045			
4541 · SH Spare Office	3,308	3,328	(20)	99%
4545 · Dynegy Outfall	39,429	40,856	(1,427)	97%
4560 · North Harbor				
4562 · Sea Harvest	28,108	23,102	5,006	122%
4568 · Monterey Bay Kayaks	26,271	15,704	10,567	167%
4572 · Pottery Planet	24,569	26,244	(1,675)	94%
Total 4560 · North Harbor	78,949	65,050	13,899	121%
Total 4500 · Leases	363,648	328,282	35,366	111%
4600 · District Property Taxes	142,344	50,000	92,344	285%
4700 · Other Revenues & Concessions				
4727 · Key Sales	1,914			
4125 · Amenity Fee	174,239	171,000	3,239	102%
4710 · Vending Activities				
4711 · Washer/Dryer	6,365	4,800	1,565	133%
Total 4710 · Vending Activities	6,365	4,800	1,565	133%
4720 · Dry Storage	31,277	26,000	5,277	120%
4725 · North Harbor Use Fee	41,537	60,000	(18,463)	69%
4726 · Annual Launch Fee (Sm. Water)	-	8,000	(8,000)	0%
4730 · NH Washdown	1,262	1,668	(406)	76%
4735 · Camp/RV	4,102	1,550	2,552	265%
4740 · Equipment Rental	803	250	553	321%
4751 · Permits	4,250	1,250	3,000	340%
4755 · Floating Docks	-			
4765 · Faxes, Copies & Postage	35	24	11	147%
4770 · Surplus Auction/Sales	-	100	(100)	0%

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

	Jul '14 - Feb 15	Budget	\$ Over Budget	% of Budget
Total 4700 · Other Revenues & Concessions	265,785	274,642	(8,857)	97%
4800 · Interest				
4846 · Umpqua Interest	1,175			
4843 · First Capital Bank	2,052	2,068	(16)	99%
4841 · Union Bank Interest	1,212	1,068	144	114%
4825 · Pinnacle Bank CDs	350	2,496	(2,146)	14%
Total 4800 · Interest	4,789	5,632	(843)	85%
Total 4400 · LEASE AND OTHER INCOME	776,566	658,556	118,010	118%
7000 · LEASE AND OTHER EXPENSES				
7100 · Interest Expense				
7134 · Umpqua Accrued Interest	67,772			
7132 · Municipal Finance	674	10,258	(9,584)	7%
7135 · Union Bank Interest	2,910	14,166	(11,256)	21%
7110 · DBAW Loans	6,365	25,738	(19,373)	25%
7130 · CIEDB	45,287	85,949	(40,662)	53%
Total 7100 · Interest Expense	123,008	136,111	(13,103)	90%
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	314,664	314,668	(4)	100%
7300 · Commissioner Expenses				
7310 · Election Costs	-	300,000	(300,000)	0%
7320 · Monthly Stipend	8,000	11,332	(3,332)	71%
7330 · Incurred Expenses	1,067	2,000	(933)	53%
Total 7300 · Commissioner Expenses	9,067	313,332	(304,265)	3%
Total 7000 · LEASE AND OTHER EXPENSES	457,331	773,811	(316,481)	59%
Net Ordinary Income - Lease & Other Operations	319,235	(115,255)	434,490	-277%
Net Ordinary Income - Combined Operations	309,306	(220,808)	530,114	-140%

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

	<u>Jul '14 - Feb 15</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Other Income/Expense				
Other Expense				
9000 · CAPITAL PROJECT EXPENSES				
9054 · Sea Lion Deterrent Fencing	30,938	297,353	(266,415)	10%
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	10,515	25,000	(14,485)	42%
9225 · Keyless Entry	-	6,000	(6,000)	0%
9305 · Piling Replacement Proj. - Dist	-	20,000	(20,000)	0%
9302 · Tsunami shoreline repairs	26,179	961,889	(935,711)	3%
9800 · Dock Replacement	10,854	300,000	(289,146)	4%
9750 · Office Computers	-	5,000	(5,000)	0%
9309 · New NH Restaurant	48,037	2,500,000	(2,451,963)	2%
9250 · Security Camera	-	7,500	(7,500)	0%
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>135,898</u>	<u>4,932,742</u>	<u>(4,796,844)</u>	<u>3%</u>
Total Other Expense	<u>135,898</u>	<u>4,932,742</u>	<u>(4,796,844)</u>	<u>3%</u>
Net Other Income	<u>(135,898)</u>	<u>(4,932,742)</u>	<u>4,796,844</u>	<u>3%</u>
Net Income	<u><u>173,408</u></u>	<u><u>(5,153,550)</u></u>	<u><u>5,326,958</u></u>	<u><u>-3%</u></u>

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

	Jul '14 - Feb 15	Jul '13 - Feb 14	\$ Change	% Change
Ordinary Income/Expense				
Income				
4000 • MARINA REVENUES				
4100 • Berthing Income				
4110 • Assigned Berthing	986,033	944,752	41,281	4%
4115 • Temporary Berthing	140,473	97,820	42,653	44%
4130 • Transient Berthing	39,554	29,657	9,897	33%
4112 • Qtrly/Annual Discount	(1,537)	(3,783)	2,246	-59%
4113 • Commercial Vessel Dscnt	(10,095)	(9,601)	(494)	5%
4114 • Away (1 mnth) Dscnt	(1,482)	(994)	(488)	49%
4120 • Liveaboard Fees	68,992	60,290	8,702	14%
4260 • Towing - Intra Harbor	1,350	1,050	300	29%
4270 • Pumpouts	200	550	(350)	-64%
4220 • Wait List	5,500	5,635	(135)	-2%
4282 • Recovered Lien Costs	2,332	1,165	1,167	100%
4280 • Late Fees	19,622	18,256	1,366	7%
Total 4100 • Berthing Income	1,250,942	1,144,797	106,145	9%
4200 • Other Income - Operations				
4225 • Merchandise	269	372	(103)	-28%
4285 • Dog Fee	1,060	1,000	60	6%
4230 • SH Parking	48,552	27,392	21,160	77%
4290 • Misc	2,674	3,462	(789)	-23%
Total 4200 • Other Income - Operations	52,555	32,227	20,328	63%
4300 • Operating Grant Revenues	30,000	-	30,000	100%
Total 4000 • MARINA REVENUES	1,333,497	1,177,023	156,474	13%

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

	Jul '14 - Feb 15	Jul '13 - Feb 14	\$ Change	% Change
Expense				
5200 · General & Administrative				
5100 · Advertising	953	9,659	(8,707)	-90%
5921 · Internet Billing Service	1,237	1,235	1	0%
5210 · Dues & Subscriptions	4,595	2,293	2,302	100%
5220 · Office Supplies				
5223 · Administration	2,666	4,643	(1,977)	-43%
5225 · Operations	10,403	6,039	4,363	72%
Total 5220 · Office Supplies	13,069	10,682	2,386	22%
 5230 · Postage & Equip Lease				
5232 · Meter Lease	360	1,031	(671)	-65%
5235 · Postage	942	1,500	(558)	-37%
Total 5230 · Postage & Equip Lease	1,302	2,531	(1,229)	-49%
 5240 · Copier Lease & Supplies				
5242 · Copier Lease	2,656	2,085	571	27%
5245 · Toner & Supplies	170	-	170	100%
Total 5240 · Copier Lease & Supplies	2,825	2,085	741	36%
 5250 · Telephone & Communications				
5253 · Administration	6,208	5,771	437	8%
5255 · Operations	943	1,095	(152)	-14%
Total 5250 · Telephone & Communications	7,151	6,866	285	4%
 5260 · Professional Services				
5269 · Payroll Processing	2,178	1,969	209	11%
5263 · Audit fees	14,000	13,500	500	4%
5262 · Accounting	23,085	24,341	(1,256)	-5%
5265 · Legal	36,411	19,961	16,450	82%
5268 · Computer Consulting	928	935	(7)	-1%
Total 5260 · Professional Services	76,602	60,706	15,896	26%
 5290 · Credit Card Fees	5,686	4,077	1,610	39%
Total 5200 · General & Administrative	113,418	100,133	13,286	13%
 5300 · Personnel				
5310 · Salaries				
5313 · Administration	155,431	146,860	8,571	6%
5315 · Operations	99,397	105,904	(6,506)	-6%
5318 · Maintenance	62,648	63,789	(1,141)	-2%
Total 5310 · Salaries	317,476	316,552	924	0%

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

	Jul '14 - Feb 15	Jul '13 - Feb 14	\$ Change	% Change
5330 · Payroll Taxes				
5333 · Administration	11,681	10,971	709	6%
5335 · Operations	8,806	12,216	(3,410)	-28%
5338 · Maintenance	4,723	4,967	(243)	-5%
Total 5330 · Payroll Taxes	25,211	28,154	(2,944)	-10%
5340 · Employee Benefits				
5342 · Vehicle Allowance	-	3,200	(3,200)	-100%
5343 · Administration	46,527	50,700	(4,173)	-8%
5345 · Operations	25,734	22,256	3,477	16%
5348 · Maintenance	31,533	31,499	35	0%
Total 5340 · Employee Benefits	103,794	107,655	(3,861)	-4%
5350 · Workers Compensation				
5353 · Administration	2,400	2,400	-	0%
5355 · Operations	4,696	5,567	(871)	-16%
5358 · Maintenance	5,336	5,369	(33)	-1%
Total 5350 · Workers Compensation	12,432	13,336	(904)	-7%
5360 · Education & Training				
5363 · Administration	574	417	157	38%
5365 · Operations	-	325	(325)	-100%
Total 5360 · Education & Training	574	742	(168)	-23%
5370 · Uniforms				
5375 · Operations	-	1,823	(1,823)	-100%
5378 · Maintenance	-	1,823	(1,823)	-100%
Total 5370 · Uniforms	-	3,646	(3,646)	-100%
Total 5300 · Personnel	459,487	470,085	(10,599)	-2%
5400 · Insurance				
5410 · Liability Insurance	79,772	72,925	6,847	9%
Total 5400 · Insurance	79,772	72,925	6,847	9%
5500 · Utilities				
5540 · Sewer	20,471	27,098	(6,628)	-24%
5510 · Garbage	33,963	32,455	1,508	5%
5520 · Gas and Electric	130,000	86,000	44,000	51%
5530 · Water	18,927	20,042	(1,114)	-6%
Total 5500 · Utilities	203,361	165,595	37,766	23%

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

	<u>Jul '14 - Feb 15</u>	<u>Jul '13 - Feb 14</u>	<u>\$ Change</u>	<u>% Change</u>
5600 · Operating Supplies				
5610 · Vehicles	5,712	3,031	2,681	88%
5625 · Operations	10,320	11,574	(1,255)	-11%
Total 5600 · Operating Supplies	<u>16,032</u>	<u>14,606</u>	<u>1,426</u>	<u>10%</u>
5700 · Depreciation	314,664	311,104	3,560	1%
5800 · Repairs & Maintenance				
5810 · Vehicles	218	759	(541)	-71%
5820 · Vessels	176	-	176	100%
5830 · Equip Rental	2,381	2,140	241	11%
5850 · Repair Materials	20,336	37,297	(16,961)	-45%
5860 · Outside Service Contracts	38,034	32,324	5,711	18%
5870 · Derelict Disposal	6,790	13,322	(6,533)	-49%
Total 5800 · Repairs & Maintenance	<u>67,935</u>	<u>85,842</u>	<u>(17,907)</u>	<u>-21%</u>
5900 · Financial Expenses				
5928 · Loan Issuance Costs	73,463	-	73,463	100%
5920 · Bank Service Charges	2,543	1,804	740	41%
5990 · Bad Debt	12,750	14,875	(2,125)	-14%
Total 5900 · Financial Expenses	<u>88,757</u>	<u>16,679</u>	<u>72,078</u>	<u>432%</u>
 Total · MARINA EXPENSES	 <u>1,343,426</u>	 <u>1,236,968</u>	 <u>106,458</u>	 <u>9%</u>
 Net Ordinary Income - Marina Operations	 <u>(9,929)</u>	 <u>(59,945)</u>	 <u>50,015</u>	 <u>-83%</u>

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

	Jul '14 - Feb 15	Jul '13 - Feb 14	\$ Change	% Change
4400 · LEASE AND OTHER INCOME				
4500 · Leases				
4501 · K-Pier Lease	10,534	10,390	144	1%
4502 · Cannery Building				
4518 · Suite 5	2,240	-	2,240	100%
4512 · Suites 7	15,630	33,460	(17,830)	-53%
4520 · Suite 9	5,153	5,726	(574)	-10%
4504 · Suite 3	52,824	52,100	723	1%
4511 · Suite 1 & 10	10,748	10,541	206	2%
4515 · Suite 4	51,086	49,967	1,119	2%
4517 · Suite 2	19,102	18,839	263	1%
4523 · Canary NNN	16,252	1,429	14,823	1037%
Total 4502 · Cannery Building	173,035	172,063	972	1%
4530 · RV Lot	19,585	19,263	322	2%
4534 · MBARI - MARS Cable	-	1,182	(1,182)	-100%
4535 · MBARI	15,764	15,720	44	0%
4540 · Martin & Mason	23,045	22,570	475	2%
4541 · SH Spare Office	3,308	3,264	43	1%
4545 · Dynegy Outfall	39,429	39,320	109	0%
4560 · North Harbor				
4562 · Sea Harvest	28,108	24,735	3,373	14%
4568 · Monterey Bay Kayaks	26,271	23,687	2,585	11%
4572 · Pottery Planet	24,569	23,502	1,068	5%
Total 4560 · North Harbor	78,949	71,923	7,026	10%
Total 4500 · Leases	363,648	355,695	7,954	2%
4600 · District Property Taxes	142,344	146,791	(4,447)	-3%
4700 · Other Revenues & Concessions				
4727 · Key Sales	1,914	-	1,914	100%
4125 · Amenity Fee	174,239	168,013	6,226	4%
4710 · Vending Activities				
4711 · Washer/Dryer	6,365	4,549	1,816	40%
Total 4710 · Vending Activities	6,365	4,549	1,816	40%
4720 · Dry Storage	31,277	29,597	1,680	6%
4725 · North Harbor Use Fee	41,537	27,140	14,397	53%
4730 · NH Washdown	1,262	1,322	(59)	-4%
4735 · Camp/RV	4,102	1,962	2,140	109%
4740 · Equipment Rental	803	7	796	11371%
4751 · Permits	4,250	2,857	1,393	49%
4755 · Floating Docks	-	52	(52)	-100%

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

	Jul '14 - Feb 15	Jul '13 - Feb 14	\$ Change	% Change
4765 · Faxes, Copies & Postage	35	31	5	15%
Total 4700 · Other Revenues & Concessions	265,785	235,530	30,255	13%
 4800 · Interest				
4846 · Umpqua Interest	1,175	-	1,175	100%
4843 · First Capital Bank	2,052	2,058	(7)	0%
4841 · Union Bank Interest	1,212	5,617	(4,404)	-78%
4825 · Pinnacle Bank CDs	350	2,209	(1,859)	-84%
4845 · SBB Interest	-	154	(154)	-100%
Total 4800 · Interest	4,789	10,039	(5,250)	-52%
 Total 4400 · LEASE AND OTHER INCOME	776,566	748,055	28,511	4%
 7000 · LEASE AND OTHER EXPENSES				
7100 · Interest Expense				
7134 · Umpqua Accrued Interest	67,772	-	67,772	100%
7132 · Municipal Finance	674	12,651	(11,977)	-95%
7135 · Union Bank Interest	2,910	15,462	(12,552)	-81%
7110 · DBAW Loans	6,365	28,000	(21,635)	-77%
7130 · CIEDB	45,287	95,000	(49,713)	-52%
Total 7100 · Interest Expense	123,008	151,113	(28,105)	-19%
 7200 · Other Financial Expenses				
7230 · LAFO Administrative Charges	5,303	4,677	626	13%
7221 · CSDA Dues	5,288	4,919	369	8%
Total 7200 · Other Financial Expenses	10,591	9,596	995	10%
5700 · Depreciation	314,664	311,104	3,560	1%
 7300 · Commissioner Expenses				
7320 · Monthly Stipend	8,000	6,600	1,400	21%
7330 · Incurred Expenses	1,067	810	257	32%
Total 7300 · Commissioner Expenses	9,067	7,410	1,657	22%
 Total 7000 · LEASE AND OTHER EXPENSES	457,331	479,223	(21,892)	-5%
 Net Ordinary Income - Lease & Other Operations	319,235	268,832	50,404	19%
 Net Ordinary Income - Combined Operations	309,306	208,887	100,419	48%

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

	<u>Jul '14 - Feb 15</u>	<u>Jul '13 - Feb 14</u>	<u>\$ Change</u>	<u>% Change</u>
Other Income/Expense				
Other Expense				
9000 · CAPITAL PROJECT EXPENSES				
9054 · Sea Lion Deterrent Fencing	30,938	-	30,938	100%
5880 · Dredging	10,515	11,534	(1,019)	-9%
9225 · Keyless Entry	-	3,299	(3,299)	-100%
9302 · Tsunami shoreline repairs	26,179	-	26,179	100%
9800 · Dock Replacement	10,854	-	10,854	100%
9750 · Office Computers	-	7,889	(7,889)	-100%
9309 · New NH Restaurant	48,037	41,192	6,845	17%
9250 · Security Camera	-	7,669	(7,669)	-100%
9565 · Miscellaneous Capital Projects	9,376	7,297	2,079	28%
Total 9000 · CAPITAL PROJECT EXPENSES	<u>135,898</u>	<u>78,880</u>	<u>57,018</u>	<u>72%</u>
Total Other Expense	<u>135,898</u>	<u>78,880</u>	<u>57,018</u>	<u>72%</u>
Net Other Income	<u>(135,898)</u>	<u>(78,880)</u>	<u>(57,018)</u>	<u>72%</u>
Net Income	<u>173,408</u>	<u>130,007</u>	<u>43,401</u>	<u>33%</u>

Moss Landing Harbor District
Warrant Listing
As of February 28, 2015

Type	Date	Num	Name	Amount
1009 - Union - Operating				
Check	02/01/2015	1114	Umpqua	-67,771.58
Bill Pmt -Check	02/02/2015	15524	Airgas	-70.64
Bill Pmt -Check	02/02/2015	15525	Amaral, Andrew -	-100.00
Bill Pmt -Check	02/02/2015	15526	Bayside Oil, Inc.	-3,646.00
Bill Pmt -Check	02/02/2015	15527	Big Bear Bottled Water	-71.30
Bill Pmt -Check	02/02/2015	15528	Brett Simmons	-525.00
Bill Pmt -Check	02/02/2015	15529	Byte Technology	-37.50
Bill Pmt -Check	02/02/2015	15530	Carmel Marina Corporation	-106.12
Bill Pmt -Check	02/02/2015	15531	Castroville "ACE" Hardware	-32.85
Bill Pmt -Check	02/02/2015	15532	Central Coast Systems, Inc.	-115.00
Bill Pmt -Check	02/02/2015	15533	Domenic Aliotti	-252.73
Bill Pmt -Check	02/02/2015	15534	Ferrante, Vincent	-500.00
Bill Pmt -Check	02/02/2015	15535	Gomes, Jr., Frank	-100.00
Bill Pmt -Check	02/02/2015	15536	Henderson Marine Supply	-207.00
Bill Pmt -Check	02/02/2015	15537	Jeffries, Russell	-500.00
Bill Pmt -Check	02/02/2015	15538	Linda G. McIntyre	-299.00
Bill Pmt -Check	02/02/2015	15539	Lockton Insurance Company	-825.00
Bill Pmt -Check	02/02/2015	15540	Sea Engineering, Inc.	-2,778.50
Bill Pmt -Check	02/02/2015	15541	Tony Leonardini	-600.00
Bill Pmt -Check	02/02/2015	15542	Wald, Ruhnke & Dost Architects, LP	-8,461.62
Bill Pmt -Check	02/02/2015	15543	Wendy L. Cumming, CPA	-2,835.00
Bill Pmt -Check	02/02/2015	15544	Woodward Marine	-176.30
Bill Pmt -Check	02/10/2015	15545	AT&T	-63.10
Bill Pmt -Check	02/10/2015	15546	CalPERS	0.00
Bill Pmt -Check	02/10/2015	15547	Carmel Marina Corporation	-3,943.96
Bill Pmt -Check	02/10/2015	15548	Cintas	-604.15
Bill Pmt -Check	02/10/2015	15549	Dan Gaither -	-50.00
Bill Pmt -Check	02/10/2015	15550	Global Equipment Company	-216.14
Bill Pmt -Check	02/10/2015	15551	Jim Hayes	-580.60
Bill Pmt -Check	02/10/2015	15552	Michael Kriz	-25.00
Bill Pmt -Check	02/10/2015	15553	Monterey County Tax Collector	-440.86
Bill Pmt -Check	02/10/2015	15554	MRWPCA	-6,080.46
Bill Pmt -Check	02/10/2015	15555	Office Depot	-375.52
Bill Pmt -Check	02/10/2015	15556	Pajaro Valley Lock Shop	-322.87
Bill Pmt -Check	02/10/2015	15557	Pajaro/Sunny Mesa C.S.D.	-1,994.14
Bill Pmt -Check	02/10/2015	15558	PG&E	-20,000.00
Bill Pmt -Check	02/10/2015	15559	Principal Financial	-456.46
Bill Pmt -Check	02/10/2015	15560	Rabobank	-741.46
Bill Pmt -Check	02/10/2015	15561	Redshift	-275.75
Bill Pmt -Check	02/10/2015	15562	Social Vocational Services, Inc.	-929.50
Bill Pmt -Check	02/10/2015	15563	Solirig Lampoudi	-358.00
Bill Pmt -Check	02/10/2015	15564	Sunrise Express	-43.33
Bill Pmt -Check	02/10/2015	15565	U.S. Bank	-143.33

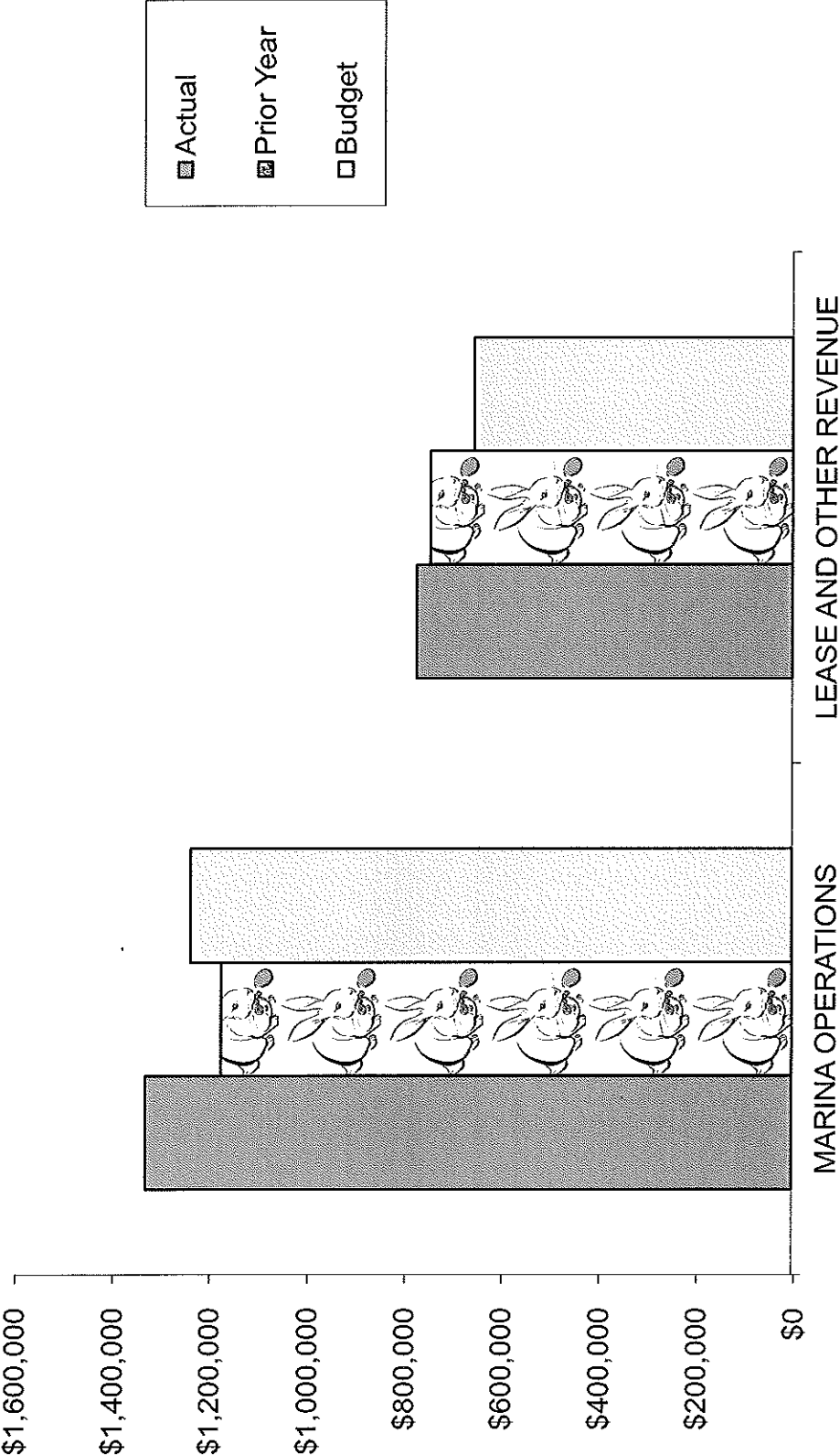
Moss Landing Harbor District
Warrant Listing
As of February 28, 2015

Type	Date	Num	Name	Amount
Bill Pmt -Check	02/10/2015	15566	U.S. Bank Equipment Finance	-260.59
Bill Pmt -Check	02/10/2015	15567	Valero Marketing and Supply Company	-320.38
Bill Pmt -Check	02/10/2015	15568	VALIC	-5,257.99
Bill Pmt -Check	02/10/2015	15569	Verizon Wireless	-213.26
Bill Pmt -Check	02/10/2015	15570	Vision Sevice Plan	-164.99
Bill Pmt -Check	02/10/2015	15571	WASH	-202.08
Bill Pmt -Check	02/10/2015	15572	Wesley Taylor	-500.00
Check	02/15/2015	1116	Misc	-4,969.00
Bill Pmt -Check	02/23/2015	15573	Airgas	-70.64
Bill Pmt -Check	02/23/2015	15574	AT&T	-157.58
Bill Pmt -Check	02/23/2015	15575	Big Bear Bottled Water	-79.95
Bill Pmt -Check	02/23/2015	15576	CalPERS	-6,838.23
Bill Pmt -Check	02/23/2015	15577	Castroville "ACE" Hardware	-27.49
Bill Pmt -Check	02/23/2015	15578	Central Coast Systems, Inc.	-105.00
Bill Pmt -Check	02/23/2015	15579	Communication Service Co	-190.00
Bill Pmt -Check	02/23/2015	15580	Global Equipment Company	-645.70
Bill Pmt -Check	02/23/2015	15581	Home Depot	-1,531.50
Bill Pmt -Check	02/23/2015	15582	Jarvis, Fay, Doportto & Gibson, LLP	-10,330.00
Bill Pmt -Check	02/23/2015	15583	KLift Service Co., Inc.	-370.50
Bill Pmt -Check	02/23/2015	15584	Linda G. McIntyre	-400.00
Bill Pmt -Check	02/23/2015	15585	Lockton Insurance Company	-750.00
Bill Pmt -Check	02/23/2015	15586	Marty Lima	-500.00
Bill Pmt -Check	02/23/2015	15587	Rick Leisinger	-500.00
Bill Pmt -Check	02/23/2015	15588	Soil Control Lab	-80.00
Bill Pmt -Check	02/23/2015	15589	Tri County Fire Protection	-447.12
Bill Pmt -Check	02/23/2015	15590	Unisource Worldwide, Inc.	-127.53
Bill Pmt -Check	02/23/2015	15591	United Site Services of Calif., Inc.	-111.39
Bill Pmt -Check	02/23/2015	15592	Verizon Wireless	-213.26
Bill Pmt -Check	02/23/2015	15593	Wald, Ruhnke & Dost Architects, LP	-5,352.53
Bill Pmt -Check	02/23/2015	15594	AT&T	-464.12
Total 1009 - Union - Operating				-168,836.60
TOTAL				-168,836.60

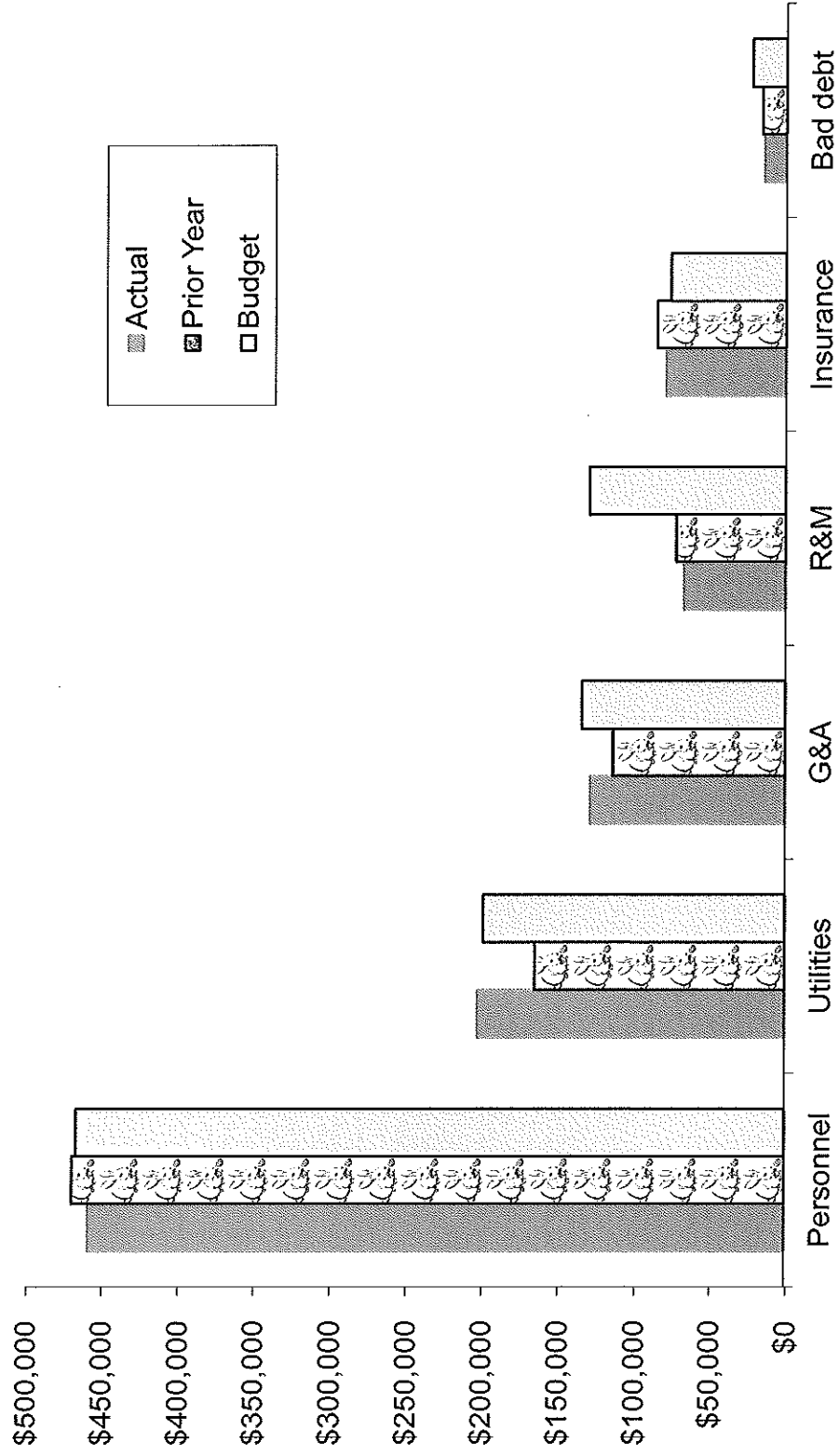
Moss Landing Harbor District
A/P Aging Summary
As of February 28, 2015

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
Airgas	64.37	0.00	0.00	0.00	0.00	64.37
Amaral, Andrew -	100.00	0.00	0.00	0.00	0.00	100.00
AT&T	88.32	0.00	0.00	0.00	0.00	88.32
Byte Technology	112.50	0.00	0.00	0.00	0.00	112.50
CalPERS	0.00	-6,838.23	0.00	0.00	0.00	-6,838.23
Carmel Marina Corporation	2,127.20	0.00	0.00	0.00	0.00	2,127.20
Cintas	476.96	0.00	0.00	0.00	0.00	476.96
Ferrante, Vincent	200.00	0.00	0.00	0.00	0.00	200.00
Gomes, Jr., Frank	200.00	0.00	0.00	0.00	0.00	200.00
Integral Consulting, Inc.	2,786.00	0.00	0.00	0.00	0.00	2,786.00
Jeffries, Russell	300.00	0.00	0.00	0.00	0.00	300.00
Kent Penning	500.00	0.00	0.00	0.00	0.00	500.00
Linda G. McIntyre	0.00	-400.00	0.00	0.00	0.00	-400.00
Mark Boyd	333.00	0.00	0.00	0.00	0.00	333.00
Pajaro/Sunny Mesa C.S.D.	1,994.14	0.00	0.00	0.00	0.00	1,994.14
Paul Scionti	525.00	0.00	0.00	0.00	0.00	525.00
PG&E	0.00	-20,000.00	0.00	0.00	0.00	-20,000.00
Premier Materials Technology, Inc.	0.00	6,353.58	0.00	0.00	0.00	6,353.58
Principal Financial	0.00	-456.46	0.00	0.00	-604.50	-1,060.96
Rabobank	741.46	0.00	0.00	0.00	0.00	741.46
Sea Engineering, Inc.	2,415.00	0.00	0.00	0.00	0.00	2,415.00
Social Vocational Services, Inc.	0.00	-929.50	0.00	0.00	0.00	-929.50
Soil Control Lab	476.00	0.00	0.00	0.00	0.00	476.00
Thomas Love	525.00	0.00	0.00	0.00	0.00	525.00
Tony Leonardini	400.00	0.00	0.00	0.00	0.00	400.00
U.S. Bank	736.70	0.00	0.00	0.00	0.00	736.70
Unisource Worldwide, Inc.	839.69	0.00	0.00	0.00	0.00	839.69
Valero Marketing and Supply Company	245.13	0.00	0.00	0.00	0.00	245.13
VALIC	5,257.99	0.00	0.00	0.00	0.00	5,257.99
Verizon Wireless	214.26	0.00	0.00	0.00	0.00	214.26
Vision Sevice Plan	0.00	-164.99	0.00	0.00	0.00	-164.99
Wendy L. Cumming, CPA	2,463.75	0.00	0.00	0.00	0.00	2,463.75
TOTAL	<u><u>24,122.47</u></u>	<u><u>-22,435.60</u></u>	<u><u>0.00</u></u>	<u><u>0.00</u></u>	<u><u>-604.50</u></u>	<u><u>1,082.37</u></u>

Marina, Lease and Other Revenue Year to Date Actual vs. Budget and Prior Year February 28, 2015

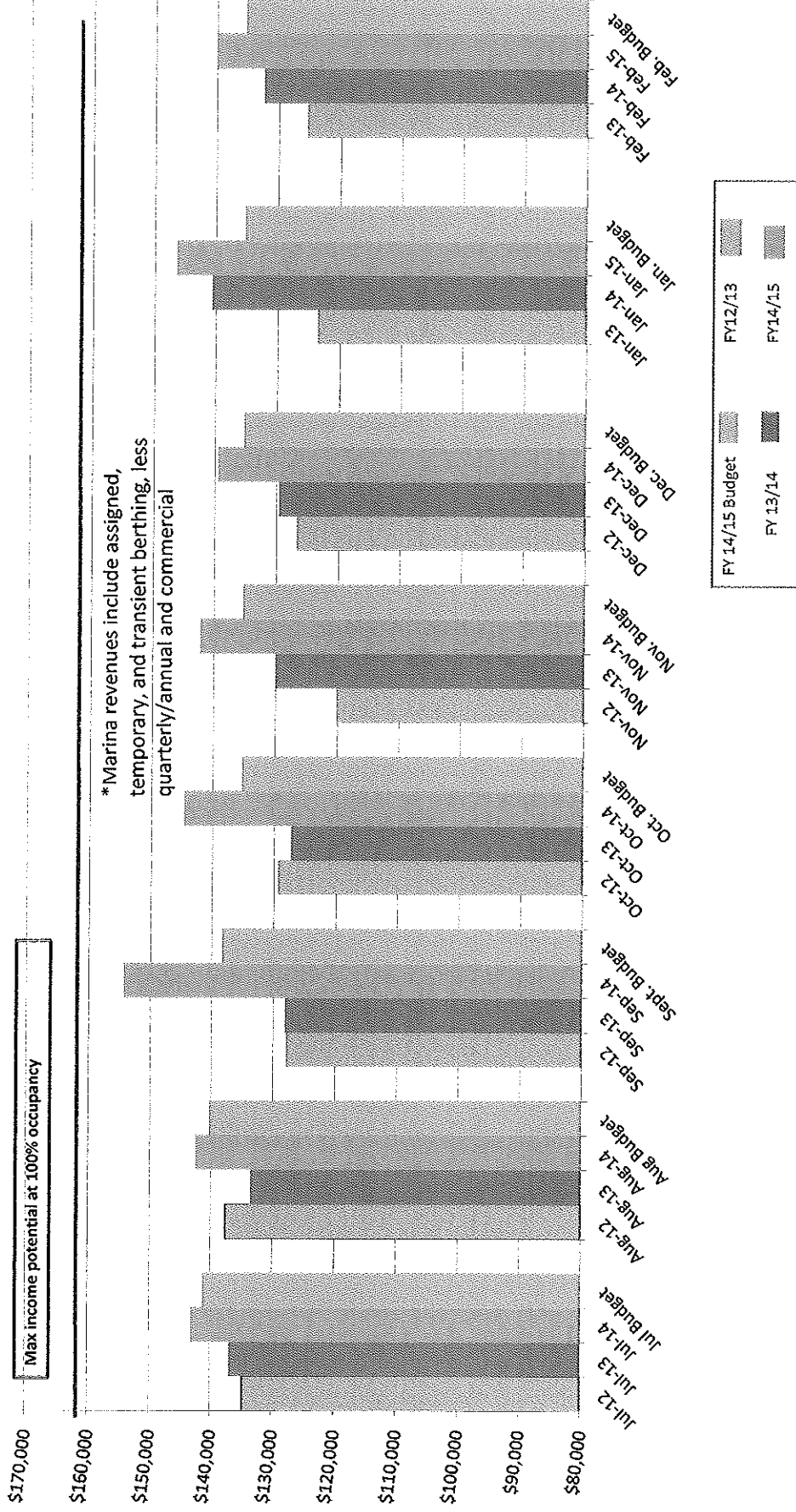


Operating Expenses Year to Date Actuals vs. Budget and Prior Year February 28, 2015



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

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





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 14 – PROPOSED ORDINANCE CLARIFYING GUEST & CONTRACTOR POLICY

BOARD MEETING OF MARCH 25, 2015

This proposed ordinance was brought to the board at the last meeting with staff's recommendation that the second sentence in the first paragraph be deleted; a change to which the Board agreed.

To recap, the existing Harbor District Ordinance Code does not provide much detail about the District's policies for vessel owners who invite guests and contractors onto District property. The number of visiting guests and contractors has increased substantially over the years, and some Harbor tenants have expressed concern over the security of their vessel and belongings on their vessel when strangers are allowed to roam freely on the docks.

Violation of the proposed Ordinance to clarify and state the policies and procedures of the District regarding vessel-owner responsibility for their guests is not subject to prosecution as a misdemeanor pursuant to Chapter 28 of this Code. However, it may result in revocation of a berthing permit.

The Board had no further changes. Staff recommends that the Board adopt the attached proposed Ordinance No. 198.

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947

ORDINANCE NO. 198

AN ORDINANCE OF THE BOARD OF HARBOR COMMISSIONERS OF THE MOSS LANDING HARBOR DISTRICT AMENDING CHAPTER 6 – “BERTHING REGULATIONS AND PERMIT REQUIREMENTS” OF THE MOSS LANDING HARBOR DISTRICT ORDINANCE CODE

WHEREAS, the District's existing Ordinance Code provides for Berthing Regulations including Liveaboard Permits in Chapter 6, §6.110; and

WHEREAS, over the years the frequency of visitors other than vessel owners or liveaboards has intensified, causing concerns and inquiries from vessel owners about the security of their vessels when strangers are allowed free access to the docks, and

WHEREAS, the District wishes to clarify its policies with regard to visiting guests, contractors and other individuals who do not own vessels in the harbor; and

WHEREAS, District is proposing to amend Chapter 6 - “Berthing Regulations and Permit Requirements” of the Moss Landing Harbor District Ordinance Code through the addition of a new Section, §6.115, clarifying the guest and contractor policies and procedures of the District.

THEREFORE, BE IT ORDAINED by the Board of Harbor Commissioners of the Moss Landing Harbor District that Chapter 6 of the Moss Landing Harbor District Ordinance Code, titled “Berthing Regulations and Permit Requirements” is hereby amended to add §6.115 – Guests and Contractors as set forth below:

§6.115 - Guests; Contractors

Without the Harbor Master's prior written authorization, no guests are allowed on any vessel at any time without the slipholder/registered owner of the vessel present throughout the guests' stay. ~~The owner of a vessel wishing to authorize a guest to accompany them onto their vessel must complete and submit a Guest Authorization form in advance of their guest's visit and the guest must check in at the Harbor Master's office prior to their visit.~~

Persons for hire to perform maintenance or repairs on a vessel are not considered “guests” for purposes of this Section. Such persons for hire are considered “contractors” and the owner of a vessel wishing to authorize a contractor to have access to their vessel must complete and submit a Contractor Authorization form in advance of allowing a contractor on District property, and the contractor must check in at the Harbor Master's office prior to accessing the slipholder's vessel.

Such forms can be submitted via facsimile or electronically so long as the contents can be verified with the slipholder. No contractor will be allowed on the vessel between the hours of 10 p.m. and 5 a.m. Nothing in this Section shall be construed to allow a guest or a contractor

to violate Section 6.110 which prohibits individuals from staying more than 2 cumulative days out of 7 consecutive days without a Liveaboard Permit.

Violation of this Ordinance is not subject to prosecution as a misdemeanor pursuant to Chapter 28 of this Code. A violation of this Ordinance will subject the violator to revocation of their berthing permit.

This Ordinance was introduced and adopted at a regular meeting of the Moss Landing Harbor District Board of Harbor Commissioners on March 25, 2015 to become effective immediately by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

Russ Jeffries, President
Board of Harbor Commissioners

Linda G. McIntyre, Deputy Secretary
Board of Harbor Commissioners