



MINUTES  
REGULAR MEETING  
OF THE BOARD OF HARBOR COMMISSIONERS  
MOSS LANDING HARBOR DISTRICT  
7881 Sandholdt Road  
MOSS LANDING, CA 95039  
August 26, 2015, 7:00 P.M.

**A. CLOSED SESSION**

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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. 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 real property negotiations pursuant to government Code §54956.8 regarding extending K-Dock Lease. Negotiating parties: General Manager and District Counsel.
5. 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.
6. Confer with legal counsel and General Manager regarding one (1) matter 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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The meeting was called to order at 7:28 p.m. After the Pledge of Allegiance, roll was called.

Commissioners present:

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

Staff present:

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

Commissioners excused:

Andrew Amaral – Commissioner

**C. PRESIDENT'S REMARKS**

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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.

**D. PUBLIC COMMENTS**

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No public comment.

**E. CONSENT CALENDAR**

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1. Approval of the July 22, 2015 Regular Meeting Minutes.
2. Adopt Resolution No. 15-08 approving a lease agreement with Fast Raft Marine Eco Tours, Inc. for space in the Santa Cruz Cannery Building.

A motion was made by Commissioner Shirrel and seconded by Commissioner Leonardini to approve Item one and adopt Resolution No. 15-08 on the consent calendar. The motion passed 4-

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**SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947**

0-1 on a roll call vote; Commissioners Jeffries, Leonardini, Ferrante and Shirrel voting aye; Commissioner Amaral absent.

Commissioner Shirrel excused herself from the meeting for personal reasons.

## **F. FINANCIAL REPORT**

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3. GM McIntyre gave the staff report for the month ending July 31, 2015. The highlights were:
- Marina Revenues are higher than budgeted by \$1k.
  - Marina Expenses are lower than budgeted by \$29k. The variance is a largely due to a combination of repairs and maintenance costs, utilities, personnel, general and administrative expenses under budget by \$9k, \$6k, \$7k and \$7k. This is only the first month of the year, so likely these expenses will come in line with the budget as we progress through the year.
  - Marina operations show a year to date profit of \$29k, which is better than budgeted by \$30k.
  - Lease and other operating revenues are in line with budget.
  - Lease and other operating expenses are slightly over budget by \$1k
  - Lease and other operations show a year to date profit of \$28k, which is just below budget by \$2k.
  - Overall for the one month period of July 2015, combined operations show a profit of \$57k, higher than budget by \$28k.

Commissioner Leonardini asked questions regarding lease and North Harbor revenues.

A motion was made by Commissioner Ferrante and seconded by Commissioner Leonardini to accept the month ending July 31, 2015 Financial Report. The motion passed 3-0-2 on a roll call vote; Commissioners Jeffries, Leonardini and Ferrante voting aye; Commissioners Amaral and Shirrel absent.

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

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

## **H. COMMITTEE REPORTS**

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11. Finance Committee – No meetings reported.
12. Elkhorn Slough Advisory Committee – No meetings reported. Commissioner Leonardini mentioned the news release recently received from the Department of Fish and Wildlife regarding activities in the Elkhorn Slough Reserve.
13. Special Districts – No meetings reported.
14. Liveaboard Committee – No meetings reported.
15. Harbor Improvement Committee – No meetings reported.
16. Real Property Committee I – No meetings reported.
17. Real Property Committee II – No meetings reported.
18. Meetings attended by Commissioners at District expense since the last regular meeting of the Board (AB 1234 requirements). - No additional meetings reported.

## **I. NEW BUSINESS**

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19. ITEM – Consider taking action on construction bid for North Harbor Restaurant Project.
- a. Staff report - GM McIntyre gave the staff report.
  - b. Public comment - No public comment.

- c. Board discussion - No further discussion.
- d. Board action - A motion was made by Commissioner Ferrante and seconded by Commissioner Leonardini to reject the bid received for the North Harbor Restaurant Construction. The motion passed 3-0-2 on a roll call vote; Commissioners Jeffries, Leonardini and Ferrante voting aye; Commissioners Amaral and Shirrel absent.

**J. COMMISSIONERS COMMENTS AND CONCERNS**

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Due to scheduling conflicts, President Jeffries requested the September 23, 2015 Regular Meeting be rescheduled to September 16th. All present were agreeable. GM McIntyre will advise Commissioners Amaral and Shirrel.

**K. ADJOURN MEETING**

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The meeting adjourned at 7:45 p.m.

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