



Jim Hurst
Chair

Doug Albin
Commissioner

Richard Shoemaker
Commissioner

Dan Platt
Commissioner

Grant Downie
Commissioner

Anna Neumann
Harbormaster

NOYO HARBOR COMMISSION REGULAR MEETING AGENDA

Thursday, August 10th, 2023 at 6PM

Fort Bragg Town Hall

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT ON NON-AGENDA ITEMS:

The Noyo Harbor Commission welcomes input from the public. Please limit your comments to five minutes so that everyone may be heard. The Brown Act does not allow action to be taken on non-agenda items.

CORRESPONDENCE:

None

CONSENT CALENDAR

1. Approval of Minutes – Regular Meeting July 9th, 2023
2. Treasurer's report – July 2023

CONDUCT OF BUSINESS:

1. Discussion and possible action on Budget 2023-2024

STAFF REPORTS AND RECOMMENDATIONS:

District Office Reports:

FEMA Projects

Noyo Harbor Festival/ Wonton and Clam Chowder Cook Off

Re-roofing bathrooms

Letter of Intent for NOAA funding

Vessel Destruction Sampling

Harbormaster out of office from 8/21-8/25

Attorney Report:

Matters from the Commissioners:

CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Gov. Code section 54956.8.)

Property: 19200 S. Harbor Drive, 19300 S. Harbor Drive, Fort Bragg, CA 95437

Agency negotiator: Anna Neumann

Negotiating parties: William Daniels

Under negotiation: Terms

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9: (one potential case)

ADJOURNEMENT: To the next regular meeting of Thursday September 14th at 6 pm, 2022.

NOYO HARBOR DISTRICT
STATEMENT OF ACCOUNTS
1-Jul-23

| | |
|----------------------------|-----------------------|
| Chase Checking | \$223,932.71 |
| Chase Money Market | \$194,052.01 |
| LAIF | \$1,704,033.45 |
| | |
| SLC Funds Allocated | \$448,808.00 |
| SLC Funds Spent | \$60,170.21 |
| SLC Remaining | \$388,637.79 |
| | |
| Total of all accounts | \$2,122,018.17 |
| Total of NHD assets | \$1,733,380.38 |

**Noyo Harbor District
 Profit & Loss**

July 2023
Jul 23

| | |
|--------------------------------|--------------------------|
| Ordinary Income/Expense | |
| Income | |
| Electricity | 1,202.63 |
| Encroachment Leases | 0.00 |
| Ground Rent | 75.00 |
| Late Fees | 600.00 |
| Park & Launch | 1,969.00 |
| Slip Rental Contract | 36,678.06 |
| Slip Rental Transient | 2,359.49 |
| Total Income | <u>42,884.18</u> |
| Gross Profit | 42,884.18 |
| Expense | |
| Bank Charges | 9.95 |
| Communications Expense | 305.29 |
| Emp. Health & Dental Insurance | 1,963.64 |
| Equipment Purchase | 570.66 |
| Fuel Expense | 253.12 |
| Legal and Professional Fees | 3,522.50 |
| Office Expense | 691.34 |
| Payroll Tax Expense | 4,398.76 |
| Power | 3,974.68 |
| Repairs & Maintenance | 870.40 |
| Salary Expense | 4,698.44 |
| Sep. Ira | 737.14 |
| Utilities Expense | 4,668.44 |
| Wages Expense (Hourly) | 7,216.49 |
| Total Expense | <u>33,880.85</u> |
| Net Ordinary Income | 9,003.33 |
| Other Income/Expense | |
| Other Expense | |
| 2020-21 SAVE Grant | 15,921.76 |
| FEMA 4683 | 6,110.00 |
| Property Aquisition | 1,000.00 |
| SLC Fish Cleaning Station | 1,462.50 |
| SLC Vessel Demo | 310.20 |
| Total Other Expense | <u>24,804.46</u> |
| Net Other Income | <u>-24,804.46</u> |
| Net Income | <u><u>-15,801.13</u></u> |

Noyo Harbor District Profit & Loss Budget vs. Actual July 2023

| | Jul 23 | Budget | \$ Over Budget | % of Budget |
|--------------------------------|------------------|------------------|-------------------|---------------|
| Ordinary Income/Expense | | | | |
| Income | | | | |
| Electricity | 1,202.63 | 1,250.00 | -47.37 | 96.21% |
| Encroachment Leases | 0.00 | 0.00 | 0.00 | 0.0% |
| Fish Markets | 0.00 | 250.00 | -250.00 | 0.0% |
| Ground Rent | 75.00 | 2,916.66 | -2,841.66 | 2.57% |
| Hoist Fees | 0.00 | 83.33 | -83.33 | 0.0% |
| Interest Income | 0.00 | 7,500.00 | -7,500.00 | 0.0% |
| Late Fees | 600.00 | 333.33 | 266.67 | 180.0% |
| Main Pier | 0.00 | 83.00 | -83.00 | 0.0% |
| Other Grant Proceeds | 0.00 | 1,600.00 | -1,600.00 | 0.0% |
| Park & Launch | 1,969.00 | 2,083.33 | -114.33 | 94.51% |
| Property Tax RevCurrent | 0.00 | 0.00 | 0.00 | 0.0% |
| Slip Rental Contract | 36,678.06 | 37,916.66 | -1,238.60 | 96.73% |
| Slip Rental Transient | 2,359.49 | 3,583.33 | -1,223.84 | 65.85% |
| Total Income | 42,884.18 | 57,599.64 | -14,715.46 | 74.45% |
| Gross Profit | 42,884.18 | 57,599.64 | -14,715.46 | 74.45% |
| Expense | | | | |
| Advertising Expense | 0.00 | 66.00 | -66.00 | 0.0% |
| Bank Charges | 9.95 | 9.95 | 0.00 | 100.0% |
| Communications Expense | 305.29 | 375.00 | -69.71 | 81.41% |
| Conferences & Meetings | 0.00 | 416.66 | -416.66 | 0.0% |
| CSP General | 0.00 | 0.00 | 0.00 | 0.0% |
| DBW SAVE 20/21 Grant | 0.00 | 0.00 | 0.00 | 0.0% |
| Deferred Maintenance | 0.00 | 833.33 | -833.33 | 0.0% |
| Dues and Subscriptions Exp | 0.00 | 1,000.00 | -1,000.00 | 0.0% |
| Emp. Health & Dental Insurance | 1,963.64 | 2,000.00 | -36.36 | 98.18% |
| Equipment Expense | 0.00 | 83.33 | -83.33 | 0.0% |
| Equipment Purchase | 570.66 | 333.33 | 237.33 | 171.2% |
| Fuel Expense | 253.12 | 416.66 | -163.54 | 60.75% |
| Insurance Property & Liability | 0.00 | 0.00 | 0.00 | 0.0% |
| Legal and Professional Fees | 3,522.50 | 4,416.66 | -894.16 | 79.76% |
| Office Expense | 691.34 | 983.33 | -291.99 | 70.31% |
| Operating Supplies | 0.00 | 583.33 | -583.33 | 0.0% |
| Outside Services | 0.00 | 83.33 | -83.33 | 0.0% |
| Payroll Tax Expense | 4,398.76 | 5,000.00 | -601.24 | 87.98% |
| Power | 3,974.68 | 4,583.33 | -608.65 | 86.72% |
| Professional Expense | 0.00 | 1,666.66 | -1,666.66 | 0.0% |
| Repairs & Maintenance | 870.40 | 2,333.00 | -1,462.60 | 37.31% |
| Salary Expense | 4,698.44 | 5,725.00 | -1,026.56 | 82.07% |
| Sep. Ira | 737.14 | 675.00 | 62.14 | 109.21% |
| Taxes & Assessments | 0.00 | 250.00 | -250.00 | 0.0% |
| Tsunami Haz Mid Grand | 0.00 | 0.00 | 0.00 | 0.0% |
| Utilities Expense | 4,668.44 | 5,666.66 | -998.22 | 82.38% |

Noyo Harbor District Profit & Loss Budget vs. Actual July 2023

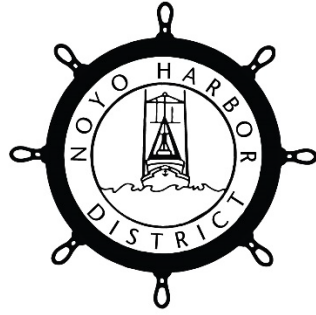
| | Jul 23 | Budget | \$ Over Budget | % of Budget |
|----------------------------|-------------------|------------------|-------------------|----------------|
| Wages Expense (Hourly) | 7,216.49 | 7,083.33 | 133.16 | 101.88% |
| Workers' Comp. | 0.00 | 1,000.00 | -1,000.00 | 0.0% |
| Total Expense | 33,880.85 | 45,583.89 | -11,703.04 | 74.33% |
| Net Ordinary Income | 9,003.33 | 12,015.75 | -3,012.42 | 74.93% |
| Other Income/Expense | | | | |
| Other Expense | | | | |
| 2020-21 SAVE Grant | 15,921.76 | | | |
| FEMA 4683 | 6,110.00 | | | |
| Property Aquisition | 1,000.00 | | | |
| SLC Fish Cleaning Station | 1,462.50 | | | |
| SLC Vessel Demo | 310.20 | | | |
| Total Other Expense | 24,804.46 | | | |
| Net Other Income | -24,804.46 | | | |
| Net Income | -15,801.13 | 12,015.75 | -27,816.88 | -131.5% |

Noyo Harbor District

Paycheck history report

Paychecks from Jul 01, 2023 to Jul 31, 2023 for all employees from all locations

| Pay date | Name | Total pay | Net pay |
|------------|------------------------|-------------|-------------|
| 07/17/2023 | Koski, Bruce | \$ 587.52 | \$ 536.25 |
| 07/17/2023 | Koski, Jay | \$ 2,091.20 | \$ 1,633.47 |
| 07/17/2023 | McLaughlin, Kimberly A | \$ 745.20 | \$ 657.66 |
| 07/17/2023 | Neumann, Anna T | \$ 2,825.00 | \$ 2,349.22 |
| 07/17/2023 | Scotfield, Robert | \$ 1,195.35 | \$ 1,011.23 |
| 07/03/2023 | Koski, Bruce | \$ 835.38 | \$ 729.14 |
| 07/03/2023 | Koski, Jay | \$ 2,300.32 | \$ 1,764.94 |
| 07/03/2023 | McLaughlin, Kimberly A | \$ 414.72 | \$ 379.27 |
| 07/03/2023 | Neumann, Anna T | \$ 2,825.00 | \$ 2,349.22 |
| 07/03/2023 | Scotfield, Robert | \$ 551.70 | \$ 504.53 |



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Jim Hurst
Chair

Doug Albin
Commissioner

Richard Shoemaker
Commissioner

Dan Platt
Commissioner

Grant Downie
Commissioner

Anna Neumann
Harbormaster

NOYO HARBOR COMMISSION REGULAR MEETING MINUTES

Thursday, July 13th, 2023 at 6PM

Fort Bragg Town Hall

363 N. Main Street,
Fort Bragg, CA

CALL TO ORDER

ROLL CALL: Jim Hurst called the meeting to order at 6:00 PM

Present: Commissioner Shoemakers, Commissioner Platt, Commissioner Downie, Vice Chair Albin, Chair Hurst, Harbormaster Neumann, Legal Council Jim Jackson,

PLEDGE OF ALLEGIANCE: Pledge of Allegiance was led by Doug Albin

PUBLIC COMMENT ON NON-AGENDA ITEMS: None

CORRESPONDENCE: None

CONSENT CALENDAR:

MOTION: Dan Platt moved to approve the consent calendar from the regular meeting of June 8th, 2023. 2nd Richard Shoemaker. Approved 5-0-0

CONDUCT OF BUSINESS:

1. Discussion and possible action on letter of Engagement from PnPCPA:

Anna Neumann led the discussion on the letter of Engagement from PnPCPA who the auditor for the Harbor District for many years has been. By signing the agreement, PnPCPA would be allowed to conduct the 2022-2023 audit. The commission recommended that Anna Neumann inquire as to why, in their audit of 2018-2019 and two quarters of the year 2020, PnPCPA missed the fact that payroll taxes were not paid to the IRS.

MOTION: Grant Downie moved for the approval of the Engagement Letter for PnPCPA. 2nd Doug Albin. Approved 5-0-0

2. Discussion on Letters of Intent for Saltonstall Kennedy Grant and NOAA Climate Resilience Regional Challenge:

Anna Neumann led the discussion on the letter of intent to Saltonstall Kennedy Grant and recommended that the Harbor District be the lead applicant. The purpose of this letter would be to ask for funding to expand local and regional markets for sustainable seafood on the Northern California Coast. The project aims to increase demand for the area's domestic seafood products, develop marketing strategies for sustainable and local products and improve regional public relations.

The NOAA Climate Resilience Regional Challenge was also discussed, led by Anna Neumann. The project being developed would be a multi-agency partnership between the Harbor District, the City of Fort Bragg, and Mendocino College. Anna recommended that perhaps Mendocino College be the lead applicant. The Harbor District would help in the process of hiring a staff person to coordinate agendas, meetings, track grant funds etc. The district staff would not be required to attend all meetings but would be working with the Collective to develop projects, ranging from \$15-\$75 million.

The commission recommended that Anna keep working on the letters of intent and for Anna to keep the commission up to date.

3. Discussion and possible action on SHN Task Order:

A discussion was held about destructive testing on vessels to be destroyed. Anna would like to add another boat to the list of boats to be destroyed, bringing the total to seven. Anna Neumann also recommended that she be the point of contact for destructive testing by Brunelle & Clark Consulting in order to save 20% of the costs or approximately \$2800. It was decided that the Harbormaster would be capable of managing the destructive testing for asbestos, lead, etc. and obtain a reputable company of the Harbors choice to carry out the testing.

MOTION: Richard Shoemaker moved that the Harbormaster be allowed to contract with Brunelle & Clark Consulting, or other reputable company, for the destructive testing of boats to be destroyed not to exceed \$19,500 and to add one more boat to the list of vessels to be destroyed bringing the total to seven. 2nd Dan Platt. Approved 5-0-0

4. Discussion and possible action on cooperative agreement with City of Fort Bragg:

Legal Counsel Jim Jackson has been working with the City Attorney to update the Cooperative agreement between the City of Fort Bragg and the Noyo harbor District.

MOTION: Grant Downie moved to approve the Cooperative Agreement between the City of Fort Bragg and the Noyo Harbor District in substance, subject to the final

**approval of the Cooperative Agreement by the Districts Legal Counsel. 2nd Dan Platt.
Approved 5-0-0**

CLOSED SESSION: The Commission went into closed session at 6:54 PM

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) d of Section 54956.9: (one potential case)

CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Gov. Code section 54956.8.)

Property: 19200 S. Harbor Drive, 19300 S. Harbor Drive, Fort Bragg, CA 95437

Agency negotiator: Anna Neumann

Negotiating parties: William Daniels

Under negotiation: Terms

REPORT OUT OF CLOSED SESSION: 8:15 PM

The Commission gave directions to Legal Counsel concerning anticipated litigation.

MOTION: Richard Shoemaker moved to authorize the real property negotiator to complete due diligence in listed property acquisition with the amount not to exceed \$25,000. 2nd Dan Platt. Approved 5-0-0

STAFF REPORTS AND RECOMMENDATIONS:

District Office:

The district office has been working with FEMA concerning the sediment containment cell storm damage, sediment in the marina from storm damage, and the fiscal responsibilities of the District vs. Army Corps.

Attorney Report: None

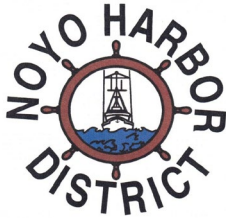
Matters from the Commissioners: A short discussion was held about the desalination buoys being installed in Soldiers Bay. The large Buoy is the size of a small car and will be a pilot program for one year. The buoy will need to be brought into the marina for servicing periodically and will fit in to a slip. Grant Downie has continued to go to meetings providing the

public and Congressman Huffman with information concerning the reintroduction of Sea Otters in our ocean waters.

A short discussion was held about the two-day event on September 16-17. The Wonton and Clam Chowder Cook off will be held in North Harbor and benefit the Harbor District and the Coast Humane Society. The event is being planned by Marcia Rafanan with the aid of the Harbor Office. The harbor office will have beer steins available for purchase.

ADJOURNMENT:

MOTION: Richard Shoemaker moved to adjourn the meeting to the next regular meeting on Thursday August 10th 2023, 6 PM. 2nd Grant Downie. 5-0-0



NOYO HARBOR DISTRICT AGENDA ITEM SUMMARY

AGENDA ITEM #: 1
MEETING DATE: 8/10/2023

TITLE

Agenda

RECOMMENDED ACTION

Approval

ANALYSIS

Attached is the 2023-2024 proposed budget and the 2022-2023 profit and loss statements. Into the P&L the spending from the reserve accounts has been added. In May of 2023 the commission approved the spending of \$93,846.82 to cover payroll taxes due to the Internal Revenue Services and \$8,000 for SHN to help the District office apply for grant fundings. Overall, the District spent an additional \$76,560.09 from the reserves to operate the marina for the 2022-2023 fiscal year.

The 2023-2024 budget was built around the 2022-2023 budget and takes into account the fact that the District overspent on its operating budget. This budget is considerably tighter than the 2022-2023 budget but is still reasonable. The fact that District has completed the Cal OES Tsunami Hazard Grant with its 27% match should help alleviate overspending and the District has also entered into an agreement with the City of Fort Bragg which will reimburse the Harbormasters time for projects.

Withstanding both these facts, the Harbor District should consider a rental increase in 2024. Long term rental rates and ground rent have not increased since 2019 and without consistent increases, the District may fall far behind. Many of the submerged tidelands are also eligible for 10% increases in 2024.

FISCAL IMPACT

ATTACHMENTS

2023-2024 Proposed Budget

2022-2023 Profit and Loss

Noyo Harbor District (NHD)

Budget 2020/2021 Budget 2021/2022 Budget 2022/2023 Budget 2023-2024

Revenues

| | | | | |
|-----------------------------|-------------------|-------------------|-------------------|-------------------|
| Slip Rental - Contract | 550,000.00 | 525,000.00 | 650,000.00 | 455,000.00 |
| Slip Rental - Transient | 65,000.00 | 50,000.00 | 60,000.00 | 43,000.00 |
| Hoist Fees | 0.00 | 3,000.00 | 1,000.00 | 1,000.00 |
| Park & Launch | 25,000.00 | 30,000.00 | 35,000.00 | 25,000.00 |
| Main Pier | 0.00 | 0.00 | 0.00 | 0.00 |
| Ground Rent | 30,000.00 | 30,000.00 | 40,000.00 | 35,000.00 |
| Encroachment Leases | 20,000.00 | 20,000.00 | 20,000.00 | 20,000.00 |
| Electric | 0.00 | 0.00 | 15,000.00 | 15,000.00 |
| Late Fees | 600.00 | 3,000.00 | 4,000.00 | 4,000.00 |
| Income -Marina Based | 690,600.00 | 661,000.00 | 825,000.00 | 598,000.00 |

| | | | | |
|--------------------------|-------------------|-------------------|-------------------|-------------------|
| Other Revenue | 25,000.00 | 5,000.00 | 3,000.00 | 3,000.00 |
| Property Tax Rev-Current | 102,000.00 | 112,000.00 | 117,000.00 | 117,260.00 |
| Insurance Surcharge | 7,000.00 | 3,500.00 | 0.00 | |
| Interest Income | 3,000.00 | 5,000.00 | 4,830.00 | 30,000.00 |
| Grant Partnerships | | | | 20,000.00 |
| Other Revenues | 137,000.00 | 125,500.00 | 124,830.00 | 170,260.00 |

| | | | | |
|-----------------------|-------------------|-------------------|-------------------|-------------------|
| Total Revenues | 827,600.00 | 786,500.00 | 949,830.00 | 768,260.00 |
|-----------------------|-------------------|-------------------|-------------------|-------------------|

| Expenses | 2020/2021 | 2021/2022 Budget | 2022/2023 Proposed | Proposed |
|---|-------------------|-----------------------------|-------------------------------|-------------------|
| Payroll and Employee Burdens | | | | |
| Harbormaster | 60,000.00 | 60,000.00 | 60,000.00 | 68,700.00 |
| Wages Hourly 1 F.T. 3 P.T. | 95,000.00 | 95,000.00 | 137,696.00 | 85,000.00 |
| Emp. Health & Dental Insurance | 85,000.00 | 85,000.00 | 25,000.00 | 24,000.00 |
| Sep. Ira | 18,000.00 | 20,000.00 | 15,000.00 | 8,100.00 |
| Payroll Tax Expense | 30,000.00 | 31,500.00 | 31,000.00 | 60,000.00 |
| Workers' Comp. | 5,000.00 | 0.00 | 12,000.00 | 0.00 |
| Employee Totals | 293,000.00 | 291,500.00 | 280,696.00 | 245,800.00 |
| Utilites | | | | |
| Utilities Expense (Trash/Water) | | | 90,000.00 | 68,000.00 |
| Power | | | 55,000.00 | 55,000.00 |
| Utilities | 115,000.00 | 130,000.00 | 145,000.00 | 123,000.00 |
| Insurance Property & Liability | 193,000.00 | 195,000.00 | 210,000.00 | 250,000.00 |
| Legal and Professional Fees | | | | |
| Legal | 15,000.00 | 15,000.00 | 35,000.00 | 24,000.00 |
| Consultant | 10,000.00 | 10,000.00 | 20,000.00 | 20,000.00 |
| Auditor | 3,500.00 | 8,000.00 | 10,000.00 | 9,000.00 |
| Legal and Professional Totals | 28,500.00 | 33,000.00 | 65,000.00 | 53,000.00 |

| | 2020/2021 | 2021/2022 Budget | 2022/2023 Proposed | Proposed |
|-------------------------------------|------------------|---------------------|-----------------------|------------------|
| Office and Admin Expenses | | | | |
| Outside Services | 1,000.00 | 1,000.00 | 1,000.00 | 0.00 |
| Office Expense | 6,000.00 | 6,000.00 | 6,000.00 | 11,000.00 |
| Office Equipment | 1,500.00 | 1,500.00 | 1,500.00 | 800.00 |
| Conferences & Meetings | 0.00 | 5,000.00 | 5,000.00 | 5,000.00 |
| Dues and Subscriptions Exp | 2,000.00 | 3,000.00 | 12,000.00 | 11,000.00 |
| Advertising Expense | 500.00 | 500.00 | 3,000.00 | 800.00 |
| Communications Expense | 3,000.00 | 3,000.00 | 3,000.00 | 4,500.00 |
| Rent or Lease Expense | 0.00 | 0.00 | 0.00 | |
| Taxes & Assessments | 25,000.00 | 32,000.00 | 3,000.00 | 3,000.00 |
| Bank Charges | | | | 0.00 |
| Office and Admin Expenses | 26,500.00 | 26,500.00 | 34,500.00 | 36,100.00 |
| Grounds | | | | |
| Repairs & Maintenance | 35,000.00 | 35,000.00 | 45,000.00 | 28,000.00 |
| Operating Supplies | 9,000.00 | 9,000.00 | 9,000.00 | 7,000.00 |
| Equipment Purchase | 2,000.00 | 10,000.00 | 4,000.00 | 0.00 |
| Equipment Expense | 1,000.00 | 3,000.00 | 1,000.00 | 0.00 |
| Fuel Expense | 3,000.00 | 1,500.00 | 1,600.00 | 5,000.00 |
| Maintenance & Repairs | 50,000.00 | 58,500.00 | 60,600.00 | 40,000.00 |
| Submerged Tidelands Expenses | | | | |
| Deferred Maintenance | 35,000.00 | 65,000.00 | 30,000.00 | 10,000.00 |
| Channel Dredging Expense | 0.00 | 0.00 | 0.00 | |
| Debris Removal Expense | 0.00 | 0.00 | 0.00 | |
| Marina Dredging Expense | 0.00 | 0.00 | 0.00 | |
| Contingency Fund | 0.00 | 0.00 | 0.00 | |
| Sumerged Tidelands Totals | 35,000.00 | 65,000.00 | 30,000.00 | 10,000.00 |
| Misc. Expenses | | | | |
| Misc. Expenses | 0.00 | 0.00 | 0.00 | |
| Misc. Expenses | 70,000.00 | 130,000.00 | 0.00 | 0.00 |

| | 2020/2021 | 2021/2022 | 2022/2023 | |
|-----------------------|------------------|------------------|------------------|-------------------|
| | | Budget | Proposed | |
| Save Grant | 0.00 | 0.00 | 13,000.00 | 10,000.00 |
| Grant Expenses | 0.00 | 0.00 | 13,000.00 | 10,000.00 |
| <hr/> | | | | |
| Total Expenses | 811,000 | 929,500 | 838,796 | 767,900.00 |
| <hr/> | | | | |
| Net Income | 16,600 | (143,000) | 111,034 | 360.00 |
| <hr/> <hr/> | | | | |

Active Grants

| | Total award | Remaining | Match | Remaining Match |
|-----------------------|--------------|--------------|--------------|--------------------|
| SAVE 2021/2022 | \$115,000.00 | \$11,500.00 | \$11,500.00 | \$11,500.00 |
| SAVE 2021/2022 | \$80,000.00 | \$80,000.00 | \$8,000.00 | \$8,000.00 |
| State Land Commission | \$448,808.00 | \$391,154.49 | \$0.00 | \$0.00 |
| | | | Total | \$19,500.00 |

Account/Reserve Information

Current Cash Balances

| | |
|--------------------|-----------------------|
| Chase Checking | \$310,465.93 |
| Chase Money Market | \$194,029.20 |
| LAIF | \$1,704,033.45 |
| Total | \$2,208,528.58 |

**Total not pre-allocated to
grant fundings**

| | |
|---------------------------|-----------------------|
| | \$1,797,874.09 |
| 6 Month operating expense | \$270,000.00 |
| Reserves | \$1,527,874.09 |

| Positions | Pay Rates | Salary | Hours Per Week | Total |
|---------------------------|------------------|---------------|-----------------------|------------------|
| Harbormaster | | 67800.00 | 40 | 67,800.00 |
| Full Time Maintance | 25.92 | | 40 | 53,913.60 |
| Part Time Maintance | 18.36 | | 30 | 28,641.60 |
| Part Time Maintenance | 18.36 | | 30 | 28,641.60 |
| Part Time Admin Assistant | 25.92 | | 25 | 33,696.00 |
| Totals | | | | \$212,693 |

Noyo Harbor District
Profit & Loss
 July 2022 through June 2023
 Jul '22 - Jun 23

Ordinary Income/Expense

Income

| | |
|---|-------------------|
| Electricity | 958.54 |
| Encroachment Leases | 14,218.75 |
| Fish Markets | 7,712.29 |
| Ground Rent | 34,342.08 |
| Hoist Fees | 660.00 |
| Interest Income | 25,737.87 |
| Late Fees | 30.00 |
| Main Pier | 75.00 |
| Park & Launch | 22,906.56 |
| Property Tax RevCurrent | 120,408.53 |
| Slip Rental Contract | 453,476.26 |
| Slip Rental Transient | 47,039.04 |
| <i>Transfer from Reserves-Approved May Meeting</i> | <i>93,846.82</i> |
| <i>Transfer from Reserves -Approved Feb Meeting</i> | <i>8,000.00</i> |
| Total Income | 829,411.74 |
| Gross Profit | 727,564.92 |

Expense

| | |
|--------------------------------|------------|
| Advertising Expense | 1,435.89 |
| Bank Charges | 3,334.95 |
| Communications Expense | 4,737.61 |
| Conferences & Meetings | 4,541.15 |
| CSP General | 12,798.73 |
| Deferred Maintenance | 11,037.46 |
| Dues and Subscriptions Exp | 8,769.25 |
| Emp. Health & Dental Insurance | 22,933.02 |
| Fuel Expense | 4,156.61 |
| Insurance Property & Liability | 266,203.25 |
| Legal and Professional Fees | 42,386.96 |
| Marina Dredging Expense | 18,126.17 |
| Office Expense | 12,399.46 |
| Operating Supplies | 5,834.23 |
| Payroll Tax Expense | 168,102.72 |
| Power | 53,105.79 |
| Professional Expense | 0.00 |
| Professional Fees | 4,300.00 |
| Refund | 4,240.00 |
| Repairs & Maintenance | 27,483.50 |
| Salary Expense | 25,733.12 |
| Save Grant | 0.00 |
| Sep. Ira | 7,641.67 |

Noyo Harbor District
Profit & Loss
July 2022 through June 2023

| | <u>Jul '22 - Jun 23</u> |
|-----------------------------|----------------------------------|
| Taxes & Assessments | 4,622.83 |
| Utilities Expense | 66,332.11 |
| Wages Expense (Hourly) | 125,715.35 |
| Total Expense | 905,971.83 |
| Net Ordinary Income | -76,560.09 |
| Other Income/Expense | |
| Other Income | |
| Grant Reimbursements | 189,450.03 |
| Total Other Income | 189,450.03 |
| Other Expense | |
| 2020-21 SAVE Grant | 2,463.21 |
| FEMA 4683 | 16,192.50 |
| Oil Spill Response 2022-23 | 2,634.88 |
| SLC Fish Cleaning Station | 21,280.57 |
| SLC Vessel Demo | 16,624.34 |
| Tsumani Hazard | 220,409.05 |
| Total Other Expense | 279,604.55 |
| Net Other Income | -90,154.52 |
| Net Income | <u><u>-166,714.61</u></u> |



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Jim Hurst
Chair

Doug Albin
Vice Chair

Richard Shoemaker
Commissioner

Dan Platt
Commissioner

Grant Downie
Commissioner

Anna Neumann
Harbormaster

Staff Reports

FEMA Projects

The District office spoke to FEMA and they are moving forward with recommending the repair of the sediment containment cell, repair of the N. Harbor parking lot and the repair of the broken piling. They are requested more information on the increase in sediment in the mooring basin before they can approve this project. The Harbormaster also removed the repair of the G dock from the list of projects. FEMA representatives were having a hard time determining which boards were broken from the storm from boards that were old and did not have the proper maintenance. The Harbormaster was also concerned that the approval of this project would rapidly grow into a larger project that FEMA would not fund. For example, FEMA could pay for the replacement of some of the boards, but not all the boards, beams and brackets that were not damaged by the storm but still need to be replaced due to the age of the facility.

Noyo Harbor Festival/ Wonton and Chowder Cook Off

City Councilmember Marcia Rafan and the Noyo Fish Company have taken the lead on the Noyo Harbor Festival which will feature a chowder and wonton cook off. The festival will be September 16th and 17th in North Harbor. She has organized over 30 vendors and 4 participants for chowder and wonton cook off. There will also be 5 bands, Circus Mecca will perform, a monster truck and bounce houses for the kids. A schedule of events has yet to be developed. The Harbor Office has been lending a hand when needed and proceeds will go toward the Harbor District. Parking will be in S. Harbor or along the Air Strip on the Noyo Headland to reduce traffic to S. Harbor. Waste Management is donating dumpsters, North Coast Brewery is donating alcohol, the Humane Society is completing the beer and wine license, Epic Graphics is hosting a corn hole tournament, and many North Harbor Restaurants are donating spaces for vendors. Interested volunteers should contact Ms. Rafan or the Harbor Office.

Re-roofing bathrooms

The Harbormaster has been discussing with SHN adding the re-roof of the bathrooms to the Fish Clean Station Coastal Development Permit. Usually re-roofs are an over the counter permit, but because our bathrooms sit over the waterway they will require a CDP. Instead of filing another CDP we could add the re-roofs to the current application. The Harbor Office did include

the cost of re-roofing into the Clean California permit. If funded this would streamline this project, if not funded the Harbor Office would continue to write re-roofing into grant applications until the project is funded.

Letter of Intent for NOAA Funding

The Harbor Office is working with Noyo Ocean Collective on a project that would fund the redevelopment of the Mendocino College Coast Campus, redevelop Harbor District property and bring broadband to the Harbor District. All of the Northern California Harbors have also come together to potentially submit an planning application to redevelop Noyo and Woodly Island Marina and plan for some shoreline armory in Crescent City and Sonoma County Harbors.

Vessel Destruction Sampling

The Harbormaster hired Adam Labs to conduct destructive sampling on the abandoned or surrendered vessels in the Harbor District. Adam Labs was able to quote a price for less than the provided price from Clark and Burnell Labs. He conducted the sampling on Friday August 4th and we expect results soon.

Harbormaster out of Office 8/21-/25

Harbormaster will be out of the office from 8/21-8/25. Admin Assistant Ms. McLaughlin will be present in the office at that time.