

AGENDA
REGULAR MEETING OF THE BOARD OF COMMISSIONERS
HUMBOLDT BAY HARBOR, RECREATION AND CONSERVATION DISTRICT

DATE: June 26, 2014

TIME: 7:00 p.m. Regular Session

PLACE: Woodley Island Marina Meeting Room

The Meeting Room is wheelchair accessible. Accommodations and access to Harbor District meetings for people with other handicaps must be requested of the Director of Administrative Services at 443-0801 24 hours in advance of the meeting.

1. **Call to Order at 7:00 p.m. and Roll Call**
2. **Pledge of Allegiance**
3. **Public Comment**

Note: This portion of the Agenda allows the public to speak to the Board on the various issues not itemized on this Agenda. A member of the public may also request that a matter appearing on the Consent Calendar be pulled and discussed separately. Pursuant to the Brown Act, the Board may not take action on any item that does not appear on the Agenda. Each speaker is limited to speak for a period of three (3) minutes regarding each item on the Agenda. Each speaker is limited to speak for a period of three (3) minutes during the PUBLIC COMMENT portion of the Agenda regarding items of special interest to the public not appearing on the Agenda that are within the subject matter jurisdiction of the Board of Commissioners. The three (3) minute time limit may not be transferred to other speakers. The three (3) minute time limit for each speaker may be extended by the President of the Board of Commissioners or the Presiding Member of the Board of Commissioners at the regular meeting of the District. The three (3) minute time limit for each speaker may be enforced by the President of the Board of Commissioners or the Presiding Member of the Board of Commissioners at the regular meeting of the District.

4. **Consent Calendar**

Note: All matters listed under the Consent Calendar are considered to be routine by the Board of Commissioners and will be enacted by one motion. There will be no separate discussion of these items. If discussion is required, that item will be removed from the Consent Calendar and considered separately.

5. **Communications and Reports**

- a. Chief Executive Officers Report
- b. Staff Reports
- c. District Counsel and District Planner Reports
- d. Commissioner and Committee Reports
- e. Other

Non Agenda

6. **Unfinished Business**

- a. Second Reading and Adoption of FY 2014/15 Budget.

7. **New Business**

- a. Consideration of approval of administrative contracts for Director of Administrative Services, Director of Conservation, Director of Facilities Maintenance, Director of Harbor Operations and Bar Pilot.
- b. Consideration of legal services for a yet to be formed nonprofit organization that will be the New Markets Tax Credit qualified borrower.
- c. Consideration of accounting services for financial consulting for New Market Tax Credit program.

8. **Administrative and Emergency Permits**

9. **Adjournment**

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Humboldt Bay Harbor,

Recreation and Conservation

District

SECOND READING AND ADOPTION FY 2014/15 BUDGET

SUMMARY OF 2014-15 BUDGET			
	GENERAL	MARINA	TOTAL
REVENUE	\$11,190,897	\$976,700	\$12,167,597
OPERATING EXPENSES	\$1,666,410	\$512,290	\$2,178,700
NON-OPERATING EXPENSES (Capital Expenses, Debt Pmt)	\$8,143,490	\$446,686	\$8,590,176
EXCESS REVENUES OVER(UNDER) EXPENSES	\$1,380,997	\$17,724	\$1,398,721
DEDUCT SINGLE-USE REVENUES (WIM Dredge Surchg/Float Replace)	\$0	(\$170,000)	(\$170,000)
TOTAL BUDGET BALANCE	\$1,380,997	(\$152,276)	\$1,228,721

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REVENUE

Line #	Revenue	2012-13	2013-14	2013-14	2014-15 Proposed Budget			% of Total
		<u>Actual Audited</u>	<u>Budget</u>	<u>Projected</u>	<u>General</u>	<u>Marina</u>	<u>TOTAL</u>	
R1	Tax Revenue	\$ 932,115	\$ 880,000	\$ 880,000	\$ 792,000	\$ 88,000	\$ 880,000	7.2%
R2	Sales & Permits	\$ 13,536	\$ 15,000	\$ 16,608	\$ 1,500	\$ 15,100	\$ 16,600	0.1%
R3	Harbor Surchg	\$ 57,696	\$ 97,028	\$ 97,028	\$ 97,028	\$ -	\$ 97,028	0.8%
R4	Pilotage Tariff	\$ 59,430	\$ 61,294	\$ 61,294	\$ 61,294	\$ -	\$ 61,294	0.5%
R5	Slip Rents	\$ 482,293	\$ 533,222	\$ 506,280	\$ -	\$ 525,000	\$ 525,000	4.3%
R6	Trans Rental	\$ 63,105	\$ 76,424	\$ 50,464	\$ -	\$ 51,000	\$ 51,000	0.4%
R7	WIM Dredge Srchg	\$ 69,843	\$ 104,322	\$ 101,974	\$ -	\$ 102,000	\$ 102,000	0.8%
R8	WIM Float Replace	\$ -	\$ 69,548	\$ 67,654	\$ -	\$ 68,000	\$ 68,000	0.6%
R9	WIM Electrical	\$ 13,753	\$ 80,000	\$ 45,040	\$ -	\$ 80,000	\$ 80,000	0.7%
R10	Fields Landing	\$ 105,737	\$ 159,300	\$ 116,952	\$ 175,000	\$ -	\$ 175,000	1.4%
R11	Redwood Dock/Berth 1	\$ 23,866	\$ 50,000	\$ 26,340	\$ 131,000	\$ -	\$ 131,000	1.1%
R12	Redwood Terminal 2 /Berth 2	\$ -	\$ 227,600	\$ -	\$ 2,400,000	\$ -	\$ 2,400,000	19.7%
R13	Rents	\$ 160,958	\$ 160,000	\$ 206,266	\$ 150,000	\$ 35,000	\$ 185,000	1.5%
R14	Tideland Leases	\$ 162,118	\$ 175,572	\$ 146,690	\$ 210,000	\$ -	\$ 210,000	1.7%
R15	Late Fees/Int	\$ 11,254	\$ 12,000	\$ 15,672	\$ 3,075	\$ 12,600	\$ 15,675	0.1%
R16	Other Revenue	\$ 56,931	\$ 55,000	\$ 29,129	\$ 5,000	\$ -	\$ 5,000	0.0%
R17	Interest	\$ 7,760	\$ 20,000	\$ 19,946	\$ 20,000	\$ -	\$ 20,000	0.2%
R18	Grant Revenue	\$ 933,427	\$ 2,739,500	\$ -	\$ 295,000	\$ -	\$ 295,000	2.4%
R19	Cap. Exp. Loan	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
R20	New Mkts Tax Credits	\$ -	\$ -	\$ -	\$ 5,100,000	\$ -	\$ 5,100,000	41.9%
R21	Borrowed Funds	\$ -	\$ 700,000	\$ -	\$ -	\$ -	\$ -	
R22	Coast Seafoods Loan	\$ -	\$ -	\$ -	\$ 1,250,000	\$ -	\$ 1,250,000	10.3%
R23	Brownfields Grant	\$ -	\$ -	\$ -	\$ 500,000	\$ -	\$ 500,000	4.1%
R24	Total Revenue	\$3,173,822	\$ 6,215,810	\$2,387,337	\$11,190,897	\$ 976,700	\$12,167,597	100.0%

OPERATING EXPENSES

Line #	2013-14			2014-15 Proposed Budget			% of Total	
	2012-13 <u>Actual Audited</u>	2013-14 <u>Budget</u>	2013-14 <u>Projected</u>	<u>General</u>	<u>Marina</u>	<u>TOTAL</u>		
	<u>EXPENSES</u>							
E1	Salaries/Wages	\$ 702,209	\$ 749,919	\$ 723,018	\$ 620,500	\$ 109,500	\$ 730,000	33.5%
E2	Commish Fees	\$ 25,200	\$ 25,200	\$ 25,200	\$ 25,200		\$ 25,200	1.2%
E3	Cntrct Temp Serv	\$ 20,089	\$ 3,000	\$ 16,000		\$ 3,000	\$ 3,000	0.1%
E4	Auto Value	\$ 705	\$ 700	\$ 147	\$ -	\$ -	\$ -	0.0%
E5	Payroll Burden	\$ 324,063	\$ 367,905	\$ 358,216	\$ 306,000	\$ 54,000	\$ 360,000	16.5%
E6	Advert/Promotion	\$ 5,014	\$ 7,000	\$ 2,200	\$ 3,500	\$ 3,500	\$ 7,000	0.3%
E7	Automotive	\$ 28,572	\$ 27,000	\$ 20,868	\$ 24,000	\$ 7,000	\$ 31,000	1.4%
E8	Communications	\$ 11,530	\$ 14,000	\$ 14,126	\$ 5,460	\$ 8,540	\$ 14,000	0.6%
E9	Conference/Mtgs	\$ 27,350	\$ 26,000	\$ 26,000	\$ 25,000	\$ 3,000	\$ 28,000	1.3%
E10	Dues/Subs	\$ 32,248	\$ 29,000	\$ 32,572	\$ 29,000	\$ 5,000	\$ 34,000	1.6%
E11	Elect/Gov. Fees	\$ 25,056	\$ 45,000	\$ 45,000	\$ 20,000	\$ 5,000	\$ 25,000	1.1%
E12	Insurance	\$ 50,186	\$ 84,365	\$ 84,365	\$ 72,500	\$ 12,500	\$ 85,000	3.9%
E13	Office Expense	\$ 63,934	\$ 41,000	\$ 41,000	\$ 25,000	\$ 16,000	\$ 41,000	1.9%
E14	Oper Supplies	\$ 6,230	\$ 7,000	\$ 7,000	\$ 1,500	\$ 5,500	\$ 7,000	0.3%
E15	Security Guards	\$ 90,417	\$ 40,000	\$ 56,272	\$ -	\$ -	\$ -	0.0%
E16	Legal Services	\$ 31,883	\$ 50,000	\$ 50,000	\$ 42,400	\$ 10,600	\$ 53,000	2.4%
E17	Accounting/Audit	\$ 27,452	\$ 31,000	\$ 31,000	\$ 25,000	\$ 6,000	\$ 31,000	1.4%
E18	District Planner	\$ -	\$ -	\$ 35,000	\$ 60,000	\$ -	\$ 60,000	2.8%
E19	Prof/Outsd Servcs	\$ 104,244	\$ 60,000	\$ 60,000	\$ 118,350	\$ 13,150	\$ 131,500	6.0%
E20	Utilities	\$ 221,450	\$ 125,000	\$ 210,340	\$ 30,000	\$ 190,000	\$ 220,000	10.1%
E21	Maintenance Exp	\$ 91,452	\$ 80,000	\$ 89,362	\$ 30,000	\$ 60,000	\$ 90,000	4.1%
E22	Fields Lndng Exp.	\$ 44,134	\$ 35,000	\$ 64,428	\$ 45,000	\$ -	\$ 45,000	2.1%
E23	Shelter Cove Exp	\$ 21,756	\$ 25,000	\$ 27,036	\$ 25,000	\$ -	\$ 25,000	1.1%
E24	King Salmon Exp Redwood	\$ 646	\$ 2,000	\$ 150	\$ 2,000	\$ -	\$ 2,000	0.1%
E25	Dock/Berth 1 exp Terminal 2/Berth 2	\$ 21,348	\$ 22,000	\$ 3,000	\$ 35,000	\$ -	\$ 35,000	1.6%
E26	Int/FeeExpense	\$ -	\$ 215,400	\$ 228,671	\$ 80,000	\$ -	\$ 80,000	3.7%
E27	Grant Expense	\$ 11,649	\$ 10,000	\$ 15,672	\$ 16,000	\$ -	\$ 16,000	0.7%
E28	Equity Line Loan	\$ 543,410	\$ 739,500	\$ 457,844	\$ -	\$ -	\$ -	0.0%
E29	TOTAL		\$ 30,000	\$ -	\$ -	\$ -	\$ -	0.0%
E30	OPERATING EXPENSES	\$ 1,977,168	\$ 2,891,989	\$ 2,724,487	\$ 1,666,410	\$ 512,290	\$ 2,178,700	100.00%

NON-OPERATING EXPENSES

CAPITAL EXPENDITURES

		2012-13	2013-14	2014-15 Proposed Budget		
Line #	CAPITAL EXPENDITURES					
		<u>Actual Audited</u>	<u>Budget</u>	<u>General</u>	<u>Marina</u>	<u>TOTAL</u>
NOE1	WI Facility Improvmt	\$ 164,684	\$ 56,500	\$ -	\$ 96,000	\$ 96,000
NOE2	Dredging Expenses	\$ -	\$ -	\$ 50,000	\$ 50,000	\$ 100,000
NOE3	FL Boat Yard		\$ 45,500	\$ 60,000	\$ -	\$ 60,000
NOE4	Marine Term Impr	\$ 42,975	\$ 35,000	\$ 150,000	\$ -	\$ 150,000
NOE5	Harbor Imprvmt		\$ -	\$ 80,000	\$ -	\$ 80,000
NOE6	Property Acquisition	\$ 35,000	\$ 350,000	\$ -	\$ -	\$ -
NOE7	Property Improvement		\$ 2,220,000	\$ 6,136,500	\$ -	\$ 6,136,500
NOE8	Rec Enhance		\$ 10,000	\$ 40,000	\$ -	\$ 40,000
NOE9	Cons Enhance	\$ 60,140	\$ -	\$ -	\$ -	\$ -
NOE10	Auto/Operating Equip	\$ 310,020	\$ 6,000	\$ 150,000	\$ 150,000	\$ 300,000
NOE11	Office Equipment	\$ 14,304	\$ -	\$ 5,000	\$ 5,000	\$ 10,000
NOE12	TOTAL CAPITAL EXPENDITURES	\$ 627,123	\$ 2,723,000	\$ 6,671,500	\$ 301,000	\$ 6,972,500

DEBT PAYMENTS

		2012-13	2013-14	2013-14 Proposed Budget		
	DEBT PAYMENTS					
		<u>Actual Audited</u>	<u>Budget</u>	<u>General</u>	<u>Marina</u>	<u>TOTAL</u>
NOE13	Cal Boating Loan	\$ -	\$ 99,366		\$ 99,366	\$ 99,366
NOE14	Deepening Loan	\$ 211,257	\$ 214,303	\$ 215,162		\$ 215,162
NOE15	Elect.Mtr. Loan Pmt		\$ 38,400	\$ -	\$ 46,320	\$ 46,320
NOE16	Forklift Loan Pmt	\$ -	\$ -	\$ 6,828	\$ -	\$ 6,828
NOE17	Coast Seafood Repay	\$ -	\$ -	\$ 1,250,000	\$ -	\$ 1,250,000
NOE20	TOTAL DEBT PAYMENTS	\$ 211,257	\$ 313,669	\$ 1,471,990	\$ 145,686	\$ 1,617,676

NARRATIVE FOR FY 2014/15 BUDGET

REVENUE

R1 - Tax Revenue

Estimated income received from County of Humboldt - District's portion of property taxes paid to County.

R2 - Sales and Permits

General - Estimated income from permit fees.

Marina - Estimated income from coin-operated showers, washers, and dryers, vending machines, ice machine, liveboard inspection fees, and forklift fees.

R3 - Harbor Surcharge

Anticipated revenues to be generated by Harbor Improvement Surcharge.

R4 - Pilotage Tariff

Anticipated revenues to be generated by Bar Pilot services.

R5 - Slip Rentals

Marina - Estimated income from the rental of slips at the Marina. For the FY2014/15, slip rentals for flupsy use will be introduced.

R6 - Transient Rentals

Marina - Estimated income from the rental of transient slips at the Marina.

R7 - WIM Maintenance Dredging Surcharge

Charge assessed toward future maintenance dredging of Woodley Island Marina. Revenue from this fee transferred directly to Woodley Island Marina Maintenance Dredge Cash Designation.

R8 - WIM Float Replace

Charge for all tenants/transients of Woodley Island Marina deposited into a fund designated specifically for dock/float replacement. Revenue from this fee will be transferred directly to Woodley Island Marina Float Replacement Cash Designation.

R9 - WIM Electrical

Revenue received from the metering of electrical use by Woodley Island Marina tenants.

R10 - Fields Landing

Revenue received from storage (boats and trailers) utilities, forklift, and equipment rentals, building space rent, and Travelift haul out fees and usage. A new revenue source is the lease for yard and building space to Zerlang & Zerlang Marine Services.

R11 - Redwood Dock/Berth 1

Revenue received from building space rent/terminal lease/wharfage and dockage. Additional revenue for FY 2014/15 to be received from increased dock use/forklift fees, unloading live crab, building lease (seafood company) and the installation of a fuel dock. Additional buildings used for storage of crab pots.

R12 - Redwood Terminal 2/Berth 2

Revenue estimated to be received from the tenants of this property: Taylor Mariculture, DG Power, Energistycs, Inc. and others. Also, \$50,000 is estimated for the sale of surplus equipment from the upland property and from the sale of the boiler (\$2,000,000).

R13 - Rents

Money to be received by the District for rents and concessions as follows: Café Marina Restaurant; Office Space; and work yard rent on Woodley Island. Additionally, a storage area on Woodley Island for trailers has been designated and will be available from May 1 – September 30.

For FY 2014/15, expanded storage area (\$15,000), cold storage (\$10,000), revenue from building/area to freeze/package fish and small boat/kayak rack rentals will be explored.

R14 - Tideland Leases

Money to be received by the District for tidelands leases held throughout the Humboldt Bay area. Additional mariculture leases will be added in 2015/16.

R15 - Late Fees and Interest on Delinquent Accounts

Late fees and interest collected on delinquent accounts.

R16 - Other Revenue

Revenue received from Coast Seafoods for gallonage fees as a condition of their tideland lease, Secretariat Services for Harbor Safety Committee, Chevron's payment for the PORTS O&M costs, other government agencies and miscellaneous operating and non-operating revenue. Also monies anticipated to be received for support of fire boat operation and maintenance.

R17 - Interest

Interest earned by the District on monies presently deposited in the Humboldt County Treasury.

R18 - Grant Revenue

Monies received from grant-funded projects expected to be received in FY 2014/15; anticipated grant (\$40,000) for Shelter Cove fish carcass freezer, solid waste separator and sewer collector; EDA planning grant for Redwood Terminal 2 (\$155,000) and CDBG planning grant for Redwood Terminal 2.

R19 - Capital Expenditure Loan

Monies borrowed in FY 2012/13 to finance the dock electrical meters for Woodley Island Marina.

R20 - New Markets Tax Credits

Monies acquired for asset purchase and improvements..

R 21 – Borrowed Funds

No monies anticipated to be borrowed other than those funds already itemized in other line items of this budget.

R22 – Coast Seafoods Loan

Monies borrowed from Coast Seafoods Company to pay for the trucking of the liquors from Redwood Terminal 2.

R23 – Brownfields Grant

Monies received for the cleanup of the Redwood Terminal 2 property.

EXPENSES

E1 - Salaries and Wages

Salaries and wages paid to Harbor District employees. Includes the addition of two (2) Harbor Maintenance Worker 1.

E2 - Commissioners Fees

Fees paid for the service of Commissioners on the Board.

E3 - Contract Temporary Services

Expenses paid for additional temporary services as needed.

E4 - Payroll Burden

Payroll Burden consists of employer-paid taxes and employer-paid benefits and insurances provided for in the District's Personnel Policy. The Employer Contribution Rate for PERS for FY 14/15 is 10.682%.

E5 – Auto Value – No expenses for FY 2014/15

E6 - Advertising and Promotion

General - Allocation for the printing of legal notices in the local newspapers required by laws and permit procedures of the State and the District. This line item also funds the printing and distribution of notices to inform the public of special interest items concerning the District's meeting and projects. There is also an amount included for the publication and for additional port, Marina and District marketing and promotional materials.

Marina – Allocation for the printing of notices, newsletters, Marina advertisements etc. to inform the Marina tenants and/or the general public of items which may be of special interest to them.

E7 - Automotive Expense

Cost of maintaining and fueling the District's automobiles, vessels, electric trucks, security vehicles, forklift, and other operating equipment.

E8 - Communications

Telephones and Cell Phones - This amount includes the costs for the FAX, modem, E-mail and Website hosting, offsite Web link, wifi and cell phones.

E9 - Conferences & Meetings

Approves travel expenses for attendance at the following up to the total budget amount: (4) CMANC conferences; (3) CAPA conferences; (1) California Maritime Leadership Symposium; (3) legislative trips to Sacramento and Washington DC; (1) CSDA training conference, (4) Pacific Coast Congress of Harbor Masters, (2) Northern Area Port Security meetings, (4) Conservation-related meetings; and (2) safety seminars in order to maintain discounted Workers Compensation premiums. \$2,000 has been allocated to the Economic Development Committee for necessary meeting expenses. Additional conferences or travel that would exceed the budget require individual approval by the Board.

E10 - Dues & Subscriptions

This category includes dues for membership in the following organizations: California Marine Affairs and Navigation Conference, California Association of Port Authorities, California Special District Association, Association of California Water Agencies, Pacific Coast Congress of Harbor Managers and Port Masters, California Association of Harbor Masters and Port Captains, Fishing News, Pacific Fishing, Costco and various other subscriptions. Dues/Subscription costs vary by a variety of factors and amounts shown are estimated. Dues and subscriptions expenses that would exceed the budget require individual approval by the Board of Commissioners.

E11 - Elections and Fees Paid to Other Governmental Entities

There are no Board seats slated for election for the District in FY 2014/15.

E12 - Insurance

The Special Districts Risk Management Authority (SDRMA) policy combines several of the individual property, liability, bonds and other miscellaneous policies into one, plus the Marina Operator's Liability policy. SDRMA reported there will be no increase in the base rate for Property/Liability and Workers Compensation policies for FY 2013/14. There will be a decrease in the Workers Comp experience modification from 173% to **129% for 2014/15, which equates to an**

approximate \$7,000 decrease in annual premiums. The CAPA excess insurance through AON Risk Services is still in order. The District's Fireboat and Port Security/Work boat are insured through Poseidon Insurance. Insurance for Redwood Terminal 2 is also included. Insurance expenses that would exceed the budget require individual approval by the Board of Commissioners.

E13 - Office Expense

Expenses include office supplies, postage and other expenses necessary for the operation of the office.

E14 - Operating Supplies

Expenses for janitorial supplies.

E15 – Security Guards – No expenses for FY 2014/15.

E16 - Legal Services

Fees paid to District Counsel Paul Brisso for work in connection with the Woodley Island Marina and to do District legal work to draw up ordinances, permits, agreements, leases etc. between the District and other agencies/entities, attend Commissioner meetings and all other general legal and litigation work needed by the District. Also included are legal services associated with the purchase of the Freshwater Tissue Company property. This category includes a 6% increase.

E17 - Accounting/Auditing Services

Fees paid for the services of District Treasurer Mark Wetzel for service in a controllership capacity, supervision of bookkeeping functions, statements and reports and monitoring all District cash transactions. Fees paid to independent accounting firm to perform the District's annual certified audit.

E18 - District Planner Services

Fees paid for the services of District Planner George Williamson for service in all aspects of planning associated with District projects.

E19 - Professional/Outside Services

Excess Liability Insurance broker fees (\$10,000) split between CAPA ports. Administrative Fee costs for BNY Mellon loan for Harbor Deepening Project. This account also includes funds for website revision, appraisal services, engineering and environmental consultant services required that have not been covered in any other category. Professional services will be hired to assist with Ordinance revision, asset inventory and Personnel Policy revision (\$5,000); \$29,000 to Stern Brothers for bond and long term debt refinancing; \$37,500 to Weist Law for bond counsel services; \$100,000 for dredge permitting.

E20 - Utilities

Expenses for electricity, gas, water, sewer and refuse for the District office, Marina docks, lights, office spaces, and buildings. This expense will be offset by the revenue received through the installation of water and electrical meters.

E21 - Maintenance Expense

Estimated expenses for repairs and maintenance to Marina docks, light fixtures, compressor, miscellaneous equipment, facilities and roof repairs to the main building, as well as other District facilities. Also includes all tools less than \$2,500 and annual maintenance agreements on office equipment. Maintenance on Berths 1 & 2 (\$30,000), repairs to 60kV substation (\$200,000) and outfall pipe (\$40,000) have been added.

E22 - Fields Landing Expense

This is to cover any expenses of the District for the repair and maintenance of the District's Fields Landing property including storm water filters, repairs to buildings and yard lighting. Also included are insurance, utilities, water, sewer, refuse, and telephone service.

E23 - Shelter Cove Expense

Expenses/miscellaneous items needed for the repair and maintenance of the District's facilities at Shelter Cove (includes Insurance Expense). Also includes repairs to breakwater, roads, fencing and fish cleaning station.

E24 - King Salmon Expense

Estimated expenses for maintaining the King Salmon Beach area, including replacing signage and vegetation maintenance.

E25 - Redwood Marine Terminal/Berth 1 Expense

Estimated expenses for maintaining the Redwood Dock/Berth 1 property (planking, roadway upgrade, power).

E26 - Redwood Terminal 2/Berth 2 Expense

Estimated expenses for maintaining the Redwood Terminal 2/Berth 2 property, utilities and minor repairs.

E27 - Interest/Fee Expense

E28 - Grant Expense

Expenses associated with grant-funded projects expected to occur in FY 2014/15.

E29 - Equity Line Loan - No expenses in 2014/15

CAPITAL EXPENDITURES

NOE1 - Woodley Island Facility Improvement

Estimated expense for the purchase of replacement floats (\$50,000), tenant restroom upgrades (\$10,000), gangway gates (\$3,000), wildlife area trail (\$3,000), expansion of storage area (\$10,000) and addition of 1-20' cold storage van. The purchase of 2 kayak racks and development of an area in the work yard to freeze and package fish are being considered.

NOE2 - Woodley Island Marina Dredging

Estimated expenses in preparation of the next dredge cycle, which will occur in approximately 5-6 years. \$100,000 is estimated for dredge permitting.

NOE3 - Fields Landing Boat Yard

Estimated expenses for capital improvements to the Fields Landing Boat Yard, including fence expansion (\$20,000) and installation of a lower dock next to Travelift pier (\$5,000), improvement of the Sea Scouts building for dredge equipment storage (\$5,000) increased lighting/security cameras (\$5,000) and purchase of a back hoe (\$25,000).

NOE4 - Marine Terminal Improvement

Estimated expenses required for a forklift, backhoe and hoist (\$30,000 total) to use at the Redwood Marine Terminal Berth 1, additional decking (\$15,000), power and lights (\$20,000), fencing (\$10,000) and installation of a fuel dock (\$75,000).

NOE5 - Harbor Improvement

Payments for harbor improvement projects such as channel deepening, shoreline protection, shoal abatement and navigation aid improvement. King Salmon Fisherman's Channel dredging (\$50,000), sea wall repair (\$30,000) and designation of a Port Authority dock (\$5,000).

NOE6 - Property Acquisition

None anticipated in FY 2014/15.

NOE7 - Property Improvement – Redwood Terminal 2

Expenses associated with the Redwood Terminal 2 property and paid from New Markets Tax Credits revenue, including but not limited to: new main electrical power (\$400,000), domestic water (\$500,000), industrial water and fire protection (\$300,000), sewer connections and leach field improvements (\$100,000), warehouse, shop and office roof, door and outside wall repairs/improvements (\$700,000), road and cargo storage area improvements (\$100,000), development of flupsy marina (\$300,000). Also included: \$200,000 NMTC costs; \$100,000 deposits for NMTC transaction (to be reimbursed and reflected in Revenue); \$255,000 planning services paid for by EDA and CDBG grants; \$55,000 Harbor District grants match; \$500,000 cleanup paid for by Brownfields grant; \$1,200,000 trucking services paid for by Coast Seafoods Loan and \$6,500 interest at 3.5% for 6 months on Coast Seafoods Loan.

NOE8 - Recreational Enhancements

Estimated expense to purchase a fish carcass freezer, solid waste separator and sewer collector to use at the fish cleaning station in Shelter Cove.

NOE9 - Conservation Enhancements

Estimated expenses for capital improvements related to conservation enhancements at facilities other than Woodley Island.

NOE10 - Auto/Operating Equipment

Estimated expenses for the upgrade of the dredge and dredge work boat.

NOE11 - Office Equipment

Estimated expenses for upgrading District computers.

DEBT PAYMENTS

Cal Boating Loan

Monies borrowed to build Woodley Island Marina and dry stack storage

Deepening Loan

Bond payments to pay for the deepening of Humboldt Bay's bar and entrance channel.

Electric Meter Loan Payments

Monthly payments on the Woodley Island Marina electric meter loan.

Forklift Loan Payments

Monthly payments on the Redwood Terminal 2 Forklift.

Coast Seafoods Repayment

Repayment of loan to Coast Seafoods for the trucking of the liquors from Redwood Terminal 2 to KapStone.