



Special Closed Session of July 16, 2021

**Santa Cruz Port Commission
MINUTES**

Commission Members Present:

Toby Goddard	Chairman
Reed Geisreiter	Vice-chairman
Dennis Smith	Commissioner
Darren Gertler	Commissioner
Stephen Reed	Commissioner

SPECIAL PUBLIC SESSION – 4:00 PM

Chairman Goddard convened the special public session at 4:00 PM at the Santa Cruz Harbor Public Meeting Room, 365 A Lake Avenue, Santa Cruz, CA 95062.

1. Oral Communication
2. Announcement of Closed Session Pursuant to Government Code (Ralph M. Brown Act) Section 54956.9(d)(2)

At 4:00 PM, Chairman Goddard announced the Commission will meet in closed session to discuss agenda item 3.

SPECIAL CLOSED SESSION

3. Conference with Legal Counsel – Anticipated Litigation (2 Cases)

SPECIAL PUBLIC SESSION

4. Action and Vote Disclosure after Closed Session Pursuant to Government Code (Ralph M. Brown Act) Section 54957.1

Chairman Goddard announced that the Commission took no reportable action in closed session on item 3.

Chairman Goddard adjourned the special open session following the closed meeting at 5:06 PM.

Toby Goddard, Chairman



Special Closed and Regular Public Session of July 27, 2021

**Santa Cruz Port Commission
MINUTES**

Commission Members Present:

Toby Goddard	Chairman
Reed Geisreiter	Vice-chairman
Dennis Smith	Commissioner
Darren Gertler	Commissioner
Stephen Reed	Commissioner

SPECIAL PUBLIC SESSION – 5:00 PM

Chairman Goddard convened the special public session at 5:00 PM at the Santa Cruz Harbor Public Meeting Room, 365 A Lake Avenue, Santa Cruz, CA 95062.

1. Oral Communication
2. Announcement of Closed Session Pursuant to Government Code (Ralph M. Brown Act) Section 54956.8 and 54956.9(d)(2)

At 5:00 PM, Chairman Goddard announced the Commission will meet in closed session to discuss agenda items 3 through 6.

SPECIAL CLOSED SESSION

3. Conference with Legal Counsel – Anticipated Litigation (1 Case)
4. Conference with Real Property Negotiators
Property: 616 Atlantic Avenue
Agency Designated Representative: M. Olin
Negotiating Parties: Mark Gilbert Enterprises
Under Negotiation: Lease
5. Conference with Real Property Negotiators
Property: 497 Lake Avenue
Agency Designated Representative: M. Olin
Negotiating Parties: D. McDermott
Under Negotiation: Potential Acquisition
6. Conference with Real Property Negotiators
Agency Designated Representative: M. Olin
Negotiating Parties: City of Santa Cruz
Under Negotiation: Murray Street Bridge Possession / Use Agreement

SPECIAL PUBLIC SESSION

7. Action and Vote Disclosure after Closed Session Pursuant to Government Code (Ralph M. Brown Act) Section 54957.1

Chairman Goddard announced that the Commission took no reportable action in closed session on items 3 through 6.

Chairman Goddard adjourned the special open session following the closed meeting at 6:54 PM.

REGULAR PUBLIC SESSION – 7:00 PM

Chairman Goddard convened the regular public session at 7:00 PM at the Santa Cruz Harbor Public Meeting Room, 365 A Lake Avenue, Santa Cruz, CA 95062.

8. Pledge of Allegiance
9. Oral Communication

Chairman Goddard announced that the Commission took no reportable action in closed session on items 3 through 6.

Vice-chairman Geisreiter announced that tonight's meeting will be Port Director Olin's last regular public session before her retirement on August 15, 2021. He thanked Port Director Olin for her 26-years of service and congratulated her on the upcoming retirement.

CONSENT AGENDA

10. Approval of Minutes
 - a) Special Closed & Regular Public Meeting of June 22, 2021
11. Approval of Sublease Agreement from O'Neill Sea Odyssey – 2222 E. Cliff Drive, Suite 234 (Tenant: Surfrider Foundation)
12. Approval of Sublease Agreement from O'Neill Sea Odyssey – 2222 E. Cliff Drive, Suite 210 (Tenant: Laurel Andres, MFCC)

MOTION: Motion made by Commissioner Reed, seconded by Commissioner Smith to approve the consent agenda.
- *Motion carried unanimously.*

REGULAR AGENDA

13. Authorize the Purchase of New Rolling Ladders and Boat Stands (NTE \$25,000)

Discussion: Harbormaster Anderson stated that the boatyard has seen a recent increase in the number of customers requesting haulouts / laydays for their vessels. He stated that the increased demand has highlighted the need for additional rolling ladders and boat stands within the yard.

Commissioner Reed expressed support for authorizing the purchase of new ladders and stands, despite the considerable expense. Vice-chairman Geisreiter agreed, noting that the additional ladders and stands will improve safety and functionality.

MOTION: Motion made by Commissioner Smith, seconded by Vice-chairman Geisreiter to authorize the purchase of new rolling ladders and boat stands in an amount not to exceed \$25,000.
- *Motion carried unanimously.*

14. Approval of Cash / Payroll Disbursements – June 2021

Discussion: Port Director Olin reported the following correction to the June cash and payroll disbursements:

- Total disbursement amount = \$580,242.26.

In response to a question posed by Commissioner Reed regarding Warrant #55181 – Concession Lot Parking Equipment Extended Warranty, Harbormaster Anderson stated that staff has been working with the concession lot parking equipment vendor, Scheidt and Bachmann, to make necessary improvements to the system. He highlighted the following:

- Equipment currently experiences approximately 2-3 minor issues per day, which compared to the total number of daily transactions (500 transactions per weekday and 900 transactions per weekend day), is relatively small.
- To assist customers with making payments and exiting the lot, a roving parking attendant has been scheduled. This roving attendant is also responsible for monitoring and ensuring equipment operability.

MOTION: Motion made by Commissioner Smith, seconded by Commissioner Gertler to approve cash and payroll disbursements for June 2021, in the amount of \$580,242.26.
- *Motion carried unanimously.*

INFORMATION

15. Port Director's Report
a) Port Director Recruitment Update (*There was no discussion on this agenda item*)

Fishery Pier Timber Pile Inspection

Port Director Olin stated that Brad Porter of Moffatt and Nichol performed a comprehensive inspection of the 134 fishery pier pilings on June 2, 2021. It was determined that:

- 114 piles are in good condition
- 12 piles show signs of minor to moderate deterioration (no timeline for replacement was provided)
- 8 piles show signs of severe deterioration (2 warrant repair/jacketing within 2 years, 6 warrant repair/jacketing within 5 years)

Moffat and Nichol concluded that the fishery pier pilings have the structural capacity to support the dining deck expansion proposed by upstairs tenant, Johnny's Harborside Restaurant.

Dock Accessibility Review

Port Director Olin stated that a harbor wide dock accessibility review was performed by TranSystems earlier this year. She stated that the report provides a summary of existing conditions and current dock accessibility, as well as recommendations for potential dock accessibility improvements.

Harbor Restaurants Reopening

Port Director Olin stated that some harbor restaurant owners have reported staffing shortages because of COVID-19, which has impacted their ability to fully reopen. She provided the following update:

- Café El Palomar: Limited indoor seating
- Johnny's Harborside: Limited hours (closed Mon-Tues)
- Crow's Nest: Fully reopen
- Aldo's Harbor Restaurant: Fully reopen

Murray Street Bridge Traffic Impact Study

Port Director Olin stated that the City of Santa Cruz has installed temporary cameras on the Murray Street Bridge to collect data for a traffic impact study, which is part of the planned Seismic Retrofit Rehabilitation Project.

Change of Command Ceremony

Port Director Olin stated that she, Chairman Goddard, and Administrative Services Manager MacLaurie attended the San Francisco District, U. S. Army Corps of Engineers Change of Command ceremony on July 15, 2021, where outgoing Lieutenant Colonel John Cunningham transferred command to incoming Lieutenant Colonel Kevin Arnett.

16. Harbormaster's Report

Harbormaster Anderson reported that the mid-construction meeting for the District's new patrol vessel is scheduled for September 1, 2021, at the Moose Boats Inc., facility in Vallejo.

In response to a comment made by Commissioner Reed, Harbormaster Anderson stated that Harbor Patrol will monitor the 5 MPH speed limit in the harbor entrance channel.

Chairman Goddard thanked Harbormaster Anderson for hosting the Monterey Bay Search and Rescue (SAR) Council Meeting at the Santa Cruz Harbor last month.

17. Facilities Maintenance & Engineering Report

Facilities Maintenance & Engineering (FME) Manager Wulf reported that the northeast harbor paving project was completed on July 22, 2021.

FME Wulf stated that the District's trash compactor is reaching the end of its useful service life and will need to be replaced soon.

FME Wulf stated that the gangway project is underway although temporary staffing shortages have caused some delays.

18. 2020-21 Dredge Report

FME Wulf stated that the dredge crew had a very successful 2020-21 season and provided an overview of the annual dredge report. The following items were discussed:

- Haulout schedule and hull maintenance plan for *Twin Lakes* (haulout recommended in 2024-2026).
- North harbor dredging schedule (north harbor dredging will not occur during the 2021-22 season).
- Feasibility of using cutterhead attachment for entrance dredging
- Planned bushings replacement on Christmas tree sheaves
- Planned snorkel repair

A brief discussion ensued regarding the methodology used for estimating daily dredge volumes. Staff confirmed that several factors, including total run time, pumping hours, dredge location, and the presence of debris are taken into consideration when calculating the estimated daily total.

19. O'Neill Sea Odyssey Annual Report (*There was no discussion on this agenda item*)

20. Formation of a Countywide Chapter of CSDA

Chairman Goddard stated that he has been involved in preliminary discussions with the California Special Districts Association (CSDA) regarding the formation of a local chapter in Santa Cruz County. He asked the Commission if there was interest or opposition in pursuing the formation of a local chapter.

Vice-chairman Geisreiter expressed support for the formation of a local CSDA chapter.

Commissioner Reed stated that he is not opposed, but noted that generating additional administrative tasks for District staff at this time may not be worthwhile.

21. Financial Reports *(There was no discussion on this agenda item)*
 - a) Comparative Seasonal Revenue Graphs
 - b) Preliminary Year-End Budget Report as of June 30, 2021
 - c) Employee Count as of June 30, 2021
 - d) Quarterly Fuel Sales Report
 - e) Quarterly Boatyard Report
 - f) Quarterly Concession Percentage Rent Report
 - g) LAIF Statement & PMIA/LAIF Performance Report
22. Delinquent Account Reporting *(There was no discussion on this agenda item)*
23. Harbor Patrol Incident Response Report – June 2021 *(There was no discussion on this agenda item)*
24. Written Correspondence
 - a) Email to Chairman Goddard from B. Keeler
 - b) Email to Port Commission from D. Eckley
 - c) Letter to Chairman Goddard from Congressman Panetta
 - d) Letter to Senator Padilla from Chairman Goddard
 - e) Email to Port Commission from G. Stearns

Chairman Goddard suggested that staff provide Mr. Eckley with the District's written policy regarding unattended electrical use.

25. Port Commission Review Calendar / Follow-Up Items *(There was no discussion on this agenda item)*

Chairman Goddard adjourned the regular public session at 8:09 PM.

Toby Goddard, Chairman



Special Closed Session of July 28, 2021

**Santa Cruz Port Commission
MINUTES**

Commission Members Present:

Toby Goddard	Chairman
Reed Geisreiter	Vice-chairman
Dennis Smith	Commissioner
Darren Gertler	Commissioner
Stephen Reed	Commissioner

SPECIAL PUBLIC SESSION – 2:30 PM

Chairman Goddard convened the special public session at 2:30 PM at the Santa Cruz Harbor Public Meeting Room, 365 A Lake Avenue, Santa Cruz, CA 95062.

1. Oral Communication
2. Announcement of Closed Session Pursuant to Government Code (Ralph M. Brown Act) Section 54956.8

At 2:30 PM, Chairman Goddard announced the Commission will meet in closed session to discuss agenda item 3.

SPECIAL CLOSED SESSION

3. Conference with Real Property Negotiators
Agency Designated Representative: M. Olin
Property: 7th and Brommer

SPECIAL PUBLIC SESSION

4. Action and Vote Disclosure after Closed Session Pursuant to Government Code (Ralph M. Brown Act) Section 54957.1

Chairman Goddard announced that the Commission took no reportable action in closed session on item 3.

Chairman Goddard adjourned the special open session following the closed meeting at 3:30 PM.

Toby Goddard, Chairman



TO: Port Commission
FROM: Renee Ghisletta, Administrative Assistant
DATE: August 17, 2021
SUBJECT: Approval of Nexus Wealth Advisors Sublease Agreement – 365 B Lake Avenue
(Tenant: Boxine USA, Inc.)

Recommendation: *Approve Nexus Wealth Advisors sublease agreement.*

BACKGROUND

Christoph Frehsee, President of Boxine USA, Inc., a toy company dba Tonies, currently subleases office space at 365 B Lake Avenue, described as the "Northeast Office". Mr. Fresee desires to sublease additional office space described as the "South Office".

ANALYSIS

The terms of the sublease agreement are below:

Tenant: Boxine USA, Inc.
Term: August 1, 2021, to July 31, 2022
Rent: \$2,600.00 / month
Area: 365 B Lake Avenue, Northeast Office & South Office
Use: Office Space
Insurance: \$1 million, with Santa Cruz Port District named as additional insured

IMPACT ON PORT DISTRICT RESOURCES

The master lease agreement for Nexus Wealth Advisors' states that if the tenant (Nexus Wealth Advisors) subleases any portion of the premises for any amount in excess of base rent, the Port District is entitled to collect no less than 50% of the amount in excess of the base rent. There is no impact on Port District resources associated with the sublease.

ATTACHMENTS: A. Nexus Wealth Advisor's Sublease Agreement
B. List of Nexus Wealth Advisors Subleases

**365-B LAKE AVENUE
SUBLEASE AGREEMENT**

Parties. This sublease dated August 1st, 2021 is made by and between Nexus Wealth Advisors LLC ("Sublessor") and Boxine USA, Inc. located at 3000 El Camino Real, Building 4, Suite 200, Palo Alto, CA 94306 ("Sublessee").

Premises. Sublessor hereby subleases to Sublessee and Sublessee hereby Subleases from Sublessor for the term, at the rental rate specified, and upon all terms and conditions set forth herein, that certain real property, generally described as the "South Office and Adjacent Reception Area" and the "Northeast Office" located at 365-B Lake Avenue Santa Cruz in the County of Santa Cruz in the State of California ("Premises").

Term and Cancellation.

Term. The term of this Sublease shall be one-year then month-to-month requiring a 30-day written notice of termination.

Delivery and Condition of Premises. Sublessee hereby acknowledges delivery of the Premises and agrees to sublease the Premises in "as-is" condition.

Base Rent. Sublessee shall pay to Sublessor as rent for the Premises in advance on the 1st day of each calendar month as follows:

Base rent \$2,600.00 per month

Base rent to be adjusted in accordance with the Master Lease effective April 1 each year or any other rent adjustments made to the Master Lease.

Base rent to include exclusive use of the enclosed office space described above and non-exclusive use of common areas including: bathrooms, entryway and kitchen area. Base rent includes electrical, gas, and water utilities.

Payment of rent to be made payable to Nexus Wealth Advisors LLC, 365-B Lake Avenue, Santa Cruz, CA 95062 or at such other place that Sublessor may from time to time designate in writing.

Security Deposit. A security deposit of \$2,600.00 is due upon the execution of this Sublease.

Additional Terms: Sublessor and Sublessee acknowledge that the following terms are agreed upon and incorporated into this Sublease agreement:

Rent has been reduced to compensate for the sharing with Sublessor of at least half of the storage closet in the Northeast Office. With at least 24-hour notice, Sublessee agrees to provide Sublessor with access to the Northeast Office for sole purposes of access to the storage closet. Sublessor agrees to preserve the privacy rights of Sublessee.

Sublessee acknowledges that Sublessor may be making tenant improvements to the interior of the building at some point in the future and agrees to provide access for purposes of planning and design. Access to be arranged by appointment with no less than 24 hours advance notice.

Rent shall be due on the first of each month. If rent is not received in full by the 6th of the month due, a \$50 late fee shall be added along with interest compounded and accrued at the maximum permissible by law.

Use. The Premises shall be occupied and utilized for general office purposes only.

Master Lease and Master Sublease. Sublessor is subject to the terms of a master lease, herein after referred to as the "Master Lease" wherein the Santa Cruz Port District Commission is the Lessor ("Master Lessor") and Nexus Wealth Advisors is the Lessee ("Lessee").

- a. This Sublease is and shall be at all times subject and subordinate to the terms of the Master Lease.
- b. The terms, conditions and respective obligations of Sublessor and Sublessee to each other under this Sublease shall be construed in accordance with the terms of the Master Lease.
- c. During the term of this Sublease and for all periods subsequent for obligations that have arisen prior to termination of this Sublease, Sublessee does hereby expressly assume and agree to perform and comply with, for the benefit of Sublessor and Master Lessor, each and every obligation of Sublessor under the Master Lease.
- d. Sublessor has provided to Sublessee copy of Master Lease dated December 1, 2016.
- e. If/when the Master Lease is amended or replaced with a new Master Lease, a copy shall be provided to Sublessee.

Assignment of Sublease and Default.

Sublessor hereby irrevocably authorizes and directs Sublessee, upon receipt of written notice from Master Lessor stating that a default exists by Sublessor in performance of its obligations under the Master Lease, to pay Master Lessor the Base Rent due and to become due under the Sublease. Sublessor agrees that Sublessee shall have the right to rely upon any such statement and request from Master Lessor, and that Sublessee shall pay such Base Rent to Master Lessor without any obligation or right to inquire as to whether such default exists and notwithstanding any notice from or claim from Sublessor to

the contrary and Sublessor shall have no right or claim against Sublessee for any such Base Rent payments so paid by Sublessee. No changes or modifications shall be made to this Sublease without the consent of Master Lessor.

DISPUTE RESOLUTION:

A. **MEDIATION:** Sublessor and Sublessee agree to mediate any dispute or claim arising between them out of this agreement, or any resulting transaction, before resorting to arbitration or court action, subject to paragraph B(2) below. Paragraphs B(2) and (3) apply whether or not the arbitration provision is initialed. Mediation fees, if any, shall be divided equally among the parties involved. If for any dispute or claim to which this paragraph applies, any party commences an action without first attempting to resolve the matter through mediation, or refuses to mediate after a request has been made, then that party shall not be entitled to recover attorney fees, even if they would otherwise be available to that party in any such action. THIS MEDIATION PROVISION APPLIES WHETHER OR NOT THE ARBITRATION PROVISION IS INITIALED.

B. **ARBITRATION OF DISPUTES:** (1) Sublessor and Sublessee agree that any dispute or claim in Law or equity arising between them out of this agreement or any resulting transaction, which is not settled through mediation, shall be decided by neutral, binding arbitration, including and subject to paragraphs 34B(2) and (3) below. The arbitrator shall be a retired judge or justice, or an attorney with at least 5 years of real estate transactional law experience, unless the parties mutually agree to a different arbitrator, who shall render an award in accordance with substantive California Law. In all other respects, the arbitration shall be conducted in accordance with Part III, Title 9 of the California Code of Civil Procedure. Judgment upon the award of the arbitrator(s) may be entered in any court having jurisdiction. The parties shall have the right to discovery in accordance with Code of Civil Procedure §1283.05.

(2) **EXCLUSIONS FROM MEDIATION AND ARBITRATION:** The following matters are excluded from Mediation and Arbitration hereunder: (i) a judicial or non-judicial foreclosure or other action or proceeding to enforce a deed of trust, mortgage, or installment land sale contract as defined in Civil Code §2985; (ii) an unlawful detainer action; (iii) the filing or enforcement of a mechanic's lien; (iv) any matter that is within the jurisdiction of a probate, small claims, or bankruptcy court; and (v) an action for bodily injury or wrongful death, or for latent or patent defects to which Code of Civil Procedure §337.1 or §337.15 applies. The filing of a court action to enable the recording of a notice of pending action, for order of attachment, receivership, injunction, or other provisional remedies, shall not constitute a violation of the mediation and arbitration provisions.

"NOTICE: BY INITIALING IN THE SPACE BELOW YOU ARE AGREEING TO HAVE ANY DISPUTE ARISING OUT OF THE MATTERS INCLUDED IN THE 'ARBITRATION OF DISPUTES' PROVISION DECIDED BY NEUTRAL ARBITRATION AS PROVIDED BY CALIFORNIA LAW AND YOU ARE GIVING UP ANY RIGHTS YOU MIGHT POSSESS TO HAVE THE DISPUTE LITIGATED IN A COURT OR JURY TRIAL. BY INITIALING IN THE SPACE BELOW YOU ARE GIVING UP YOUR JUDICIAL RIGHTS TO DISCOVERY AND APPEAL, UNLESS THOSE RIGHTS ARE SPECIFICALLY INCLUDED IN THE 'ARBITRATION OF DISPUTES' PROVISION. IF YOU REFUSE TO SUBMIT TO ARBITRATION AFTER AGREEING TO THIS PROVISION, YOU MAY BE COMPELLED TO ARBITRATE UNDER THE AUTHORITY OF THE CALIFORNIA CODE OF CIVIL PROCEDURE. YOUR AGREEMENT TO THIS ARBITRATION PROVISION IS VOLUNTARY." "WE HAVE READ AND UNDERSTAND THE FOREGOING AND AGREE TO SUBMIT DISPUTES ARISING OUT OF THE MATTERS INCLUDED IN THE 'ARBITRATION OF DISPUTES' PROVISION TO NEUTRAL ARBITRATION."

Sublessor's Initials AW

Sublessee's Initials CF

Attorney's Fees. If any party named herein brings an action to enforce the terms hereof or to declare rights hereunder, the prevailing party in any such action, on trial and appeals shall be entitled to his reasonable attorney's fees to be paid by the losing party as fixed by the Court.

Executed at: 365-B Lake Avenue, Santa Cruz, CA 95062

Christoph Frehsee

Boxine USA, Inc. (Sublessee)
Christoph Frehsee, President

8/1/2021

Date

Lance A. Wexler

Lance A. Wexler (Sublessor)

08/1/2021

Date

Holland MacLaurie
(Interim Port Director/Master Lessor)

Date

Nexus Wealth Advisors Sublease List as of 8/17/2021

Space	Tenant	Term	Expires	Total
365 B Lake Avenue, South Office & Northeast Office	Boxine USA, Inc.	1-Year	7/31/2022	\$2,600.00
TOTAL MONTHLY				\$2,600.00

NEXUS WEALTH ADVISORS FY22 RENT \$5,221

2nd floor office space 1770 SF +/-, Deck 360 SF +/-

Santa Cruz Port District
135 5th Avenue
Santa Cruz, CA 95062
831.475.6161
831.475.9558 Fax
www.santacruzharbor.org



PORT COMMISSIONERS:
Toby Goddard
Dennis Smith
Reed Geisreiter
Stephen Reed
Darren Gertler

TO: Port Commission
FROM: Holland MacLaurie, Interim Port Director
DATE: August 9, 2021
SUBJECT: Review Draft FY21 Audited Financial Statement

INFORMATION

Kim Said of the auditing firm Hutchinson and Bloodgood will participate in the August 24 meeting and present the draft audit. The draft audit is appended as Attachment A. Ms. Said's outline summarizing audit findings is appended as Attachment B.

The final audit will be presented to the Commission for acceptance at the September meeting.

ATTACHMENTS: A. DRAFT Audited Financial Statement as of March 31, 2021
B. Audit Summary by K. Said, Hutchinson & Bloodgood

SANTA CRUZ PORT DISTRICT

FINANCIAL REPORT

Years ended March 31, 2021 and 2020

DRAFT

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INDEPENDENT AUDITORS' REPORT

Board of Commissioners
Santa Cruz Port District
Santa Cruz, California

Report on the Financial Statements

We have audited the accompanying financial statements of the Santa Cruz Port District (the District), which comprise the statements of net position as of March 31, 2021 and 2020, and the related statements of revenues, expenses, and change in net position and cash flows for the years then ended, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America, the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and the State Controller's Minimum Audit Requirements for California Special Districts. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Santa Cruz Port District as of March 31, 2021 and 2020, and the respective changes in its financial position and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America, as well as the accounting systems prescribed by the State Controller's Office and State Regulations governing Special Districts.

Other Matter

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, the schedule of proportionate share of the net pension liability, the schedule of contributions – defined benefit pension plans, and the schedule of changes in the net OPEB liability and related ratios, identified as Required Supplementary Information (RSI) in the accompanying table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the RSI in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the RSI because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated **September 28, 2021**, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

September 28, 2021

SANTA CRUZ PORT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS Years Ended March 31, 2021 and 2020

Our discussion and analysis of the Santa Cruz Port District's (the District) financial performance provides an overview of the District's financial activities for the fiscal year ended March 31, 2021. Please read in conjunction with the District's basic financial statements.

On March 11, 2020, the World Health Organization declared COVID-19 a global pandemic. Concerns related to the spread of COVID-19 and the related containment measures intended to mitigate its impacts created substantial disruption on both the global and local economy. Financial impacts associated with the District's COVID-19 mitigation response measures are discussed throughout this analysis.

FINANCIAL HIGHLIGHTS

During FY16, the Commission adopted a Reserve Policy and an annual contribution goal to the Capital Improvement Program (CIP) fund.

Reserve Policy

The Reserve Policy is intended to strengthen the financial stability of the District against economic uncertainty, unexpected situations such as natural or man-made disasters, unanticipated drop in revenues, and other unforeseen emergencies or extraordinary circumstances that the District may face that are infrequent in occurrence.

The policy provides that the District will strive to hold in reserve an amount equal to 25 percent of the District's annual operating expenses in the current fiscal year's adopted general fund budget. The District recognizes that reserve fund amounts may fluctuate and may need to be rebuilt over time as needed. The reserve fund will generally come from one-time revenue and from excess revenues over expenditures. Examples of one-time revenue include infrequent sales of District assets, infrequent revenues from development and grants, or other sources that are typically non-recurring in nature. The use of reserves shall generally be limited to unanticipated, non-recurring needs, not for normal or recurring annual operating expenditures.

The District's FY21 budget funded a \$127,410 contribution to the reserve fund, to bring the fund balance up to \$2,016,102; however, due to the COVID-19 pandemic and response measures adopted by the Port Commission in April 2020, the FY21 contribution was eliminated. Despite unforeseen financial impacts associated with the COVID-19 pandemic, reserve funding remained intact and was not utilized in FY21. As of March 31, 2021, the unrestricted Reserve Fund balance totaled \$1,888,692 (28% of the District's annual operating expense).

Capital Improvement Program (CIP)

The Commission initially elected to contribute \$500,000 to the CIP fund each year, whenever practicable. The fund would be allowed to grow over time so that large-scale projects could be planned and accomplished without impacting either the Reserve Fund or operations. In February 2020, the Commission increased the CIP funding goal to \$750,000 annually, whenever practicable, and increased funding in the FY21 budget from \$500,000 to \$590,000; however, due to the COVID-19 pandemic and response measures adopted by the Port Commission in April 2020, the FY21 contribution to the CIP was eliminated.

SANTA CRUZ PORT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS
Years Ended March 31, 2021 and 2020

FINANCIAL HIGHLIGHTS (Continued)

As a result of the annual CIP fund contribution being eliminated, no new projects were proposed for funding in FY21, though \$75,000 in capital outlay for a replacement water taxi included in the FY20 operating budget was allocated to the CIP. Additionally, the Unallocated CIP project fund was identified as an available funding source for priority project needs (if any) during the fiscal year. As of April 1, 2020, the Unallocated CIP balance was \$509,949.

Despite the lack of funding contribution in FY21, priorities for capital investment focused on conclusion of the seawall construction project at 616 Atlantic Avenue (formerly known as the Aldo's Seawall Replacement Project); completing Phase 3 of the Pile Removal and Replacement Project (priority repair of 3 piles supporting the east side public pier); acquisition of aluminum gangways for southeast area docks; finalizing completion of the Concession Lot Automation project, also known as the Concession Parking Revenue and Access Control System (PARCS); flooring replacement at 413 Lake Avenue; re-roofing the concession lot information kiosk; remodel of the concession lot public restrooms; ADA upgrades/remediation in the concession parking lot; upgrades/repairs to the Boatyard marine ways; and acquisition of a replacement water taxi. Additionally, two separate planning studies were initiated: 1) a site assessment of the Port District-owned property on the northwest corner of 7th and Brommer; 2) a marketing study assessing potential opportunities presented by County-owned property on the southwest corner of 7th and Brommer.

\$20,310 from the Unallocated CIP was utilized for the Phase 3 Pile Removal and Replacement Project, and a funding reallocation of \$115,000 from the Unallocated CIP to the 7th and Brommer Reconnaissance Fund was approved in January 2021. As of March 31, 2021, the Unallocated CIP totaled \$374,639.

US Army Corps of Engineers Memorandum of Agreement

The District finalized a Memorandum of Agreement (MOA) with the US Army Corps of Engineers (Corps) in FY16. The District had taken over responsibility for maintenance dredging from the Corps in 1986. That agreement provided funding for the purchase of the District's original dredge *Seabright*, and a small annual contribution for operations and maintenance costs through July 2013. The District began work on a successor agreement in 2008. The agreement provides that the Corps will contribute up to \$385,000 per year toward the dredging operation, provided funding is available in either the President's budget or the Corps' annual work plan. This annual amount is based on 35% of average annual dredge operation and maintenance expense which the MOA set at \$1,100,000 for calendar years 2015 – 2019. The MOA provides for an adjustment to the annual reimbursement amount based on the actual average expenses for the first 5 years of the MOA. The Corps has reviewed and approved the District's verification of expenses for calendar years 2015 – 2019 and subsequently increased the annual reimbursement amount to \$525,000 annually for calendar years 2020 – 2024, subject to funding availability.

The District received \$385,000 in revenue from the Corps in FY21, and \$385,000 in FY20. (The anticipated shortfall funding in the amount of \$140,000 for calendar year 2020 was received in FY22.)

SANTA CRUZ PORT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS
Years Ended March 31, 2021 and 2020

FINANCIAL HIGHLIGHTS (Continued)

Boatyard

The District continues to operate the Santa Cruz Harbor Boatyard (SCHB) which opened in April 2014, as a Do-It-Yourself facility. Boaters may perform their own work or hire contractors from a list of registered contractors authorized to work in the yard. The District, as permittee, manages and documents the work of boat owners and contractors for reporting to various regulatory agencies. The District has invested in equipment, rehabilitation of the marine ways, supplies and training to ensure safety, compliance with permits and best management practices for stormwater run-off and sanitary sewer discharges.

Staffing

In order to reduce expenses due to COVID-19, the FY21 budget decreased full-time equivalent staffing by one, from twenty-nine (29) to twenty-eight (28) positions. This COVID-19 related reduction in labor eliminated the Parking Coordinator position, as well as other part-time and provisional positions.

Employee Labor Contracts

Effective January 1, 2018, the District entered into a three-year Memorandum of Understanding ("MOU") on salaries and benefits with the Harbor Employees Association ("HEA") ending December 31, 2020. In January 2018, the District entered into a salary and benefit agreement with the Harbor Management Group. Effective January 1, 2018, the District entered into a two-year MOU on salaries and benefits with the Operating Engineers Union Local No. 3 ("OE3") ending December 31, 2019; and effective January 1, 2020, the District entered into a one-year MOU with OE3, which included a 2% cost-of-living increase. As a result, the District bargained with HEA to increase salaries by one-half of one percent, bringing the cost-of-living- increase effective January 1, 2020 for HEA and OE3 to 2%.

In response to the COVID-19 pandemic, the District proposed a one-year extension of existing MOU's through December 31, 2021, with no increase to wages or benefits. The proposals were accepted by the Bargaining Groups. No wage or benefit increases were proposed or enacted for the Harbor Management Group or Port Director in 2021.

SANTA CRUZ PORT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS Years Ended March 31, 2021 and 2020

Fiscal Year Ended March 31, 2021

Operating Revenues

Operating revenues were \$9,521,878; \$66,544 of which were non-cash lease revenues from O'Neill Sea Odyssey, leaving total revenues at \$9,455,334, or about 97% of budgeted revenues, which is notable, considering the economic challenges faced during the COVID-19 pandemic. Operating revenues in FY21 were \$291,782, or approximately 3% lower than the prior year. Some visitor-related income sources suffered as a result of the COVID-19 pandemic (i.e., RV park and parking), while other visitor-related income sources (i.e., visitor berthing and launch) exceeded budget projections. Overall, visitor-related income sources (visitor berthing fees, launch fees, parking, and RV) were \$1,159,688, \$67,886, or 5.5% lower than the prior year. Launch revenue increased over FY20 by approximately 55% and was more than double budget projections due to increased demand. Fuel sales were \$575,513, which falls below budget projections by \$114,487. Despite this shortfall, the fuel program was more profitable than in prior years, due in part to a combination of higher visitorship by commercial and recreational vessels, launch activity, improved product pricing management, and decreased expenses (including labor), as a result of the COVID-19 pandemic. Slip rent, at \$4,679,394, exceeded budget by \$100,430, or 2%, and was approximately \$181,806 higher, or 4% greater than the prior year due to reduced vacancy (expeditious filling of slips upon turnover, temporary / interim berthing arrangements).

FY21 concession income was significantly impacted by the COVID-19 pandemic, as temporary restaurant closures and reductions to dine-in seating capacity were mandated by State and local authorities. FY21 concession income of \$1,635,555 was 12% or \$230,765 lower than budget, and 14% lower than FY20 revenue.

Boatyard revenue in FY21 was \$350,061 an increase of \$13,713 over the prior year, or approximately 4% higher, due in part to higher demand and increased commercial fishing activity.

The 3% overall decrease in operating revenues in FY21 is primarily attributable to decreases in RV park, parking, fuel, and concession income, as a result of the COVID-19 pandemic and associated mitigation measures. Additionally, the Port District's emergency response to the CZU Lightning Complex Fire further impacted RV revenue, as RV park spaces in the north harbor were made available for exclusive use by Santa Cruz area fire evacuees for a two-month period.

Operating Expenses

Operating expenses (before depreciation, amortization and non-cash pension and OPEB liability) were \$6,694,787, \$1,369,621, or approximately 17% under budget, and approximately \$148,076, or 2% lower than the prior year. Non-dredging expenses of \$5,337,565 were lower than budget, and \$134,262 lower, or approximately 2% less than the prior year. Dredging expenses of \$1,357,222 were also lower than budget and \$12,448 lower than the prior year. The reduction in overall operating expenses across all programs is due to cutbacks approved as part of the COVID-19 pandemic and response measures adopted by the Port Commission in April 2020, as well as a concerted effort by staff to minimize spending during the pandemic to offset anticipated revenue losses.

SANTA CRUZ PORT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS Years Ended March 31, 2021 and 2020

Fiscal Year Ended March 31, 2021 (Continued)

Net Position

The District's net position as of March 31, 2021, is \$30,105,088. This is an increase of \$530,140 or approximately 2% higher than the March 31, 2020, net position of \$29,574,948.

Other key changes in the statement of net position are as follows:

Current Assets increased \$827,292 in FY21, attributable to an increase in cash and cash equivalents.

Deferred outflows of resources increased by \$133,963 in FY21, to \$1,072,267. This increase is primarily related to a reduction in pension asset deferred outflows as calculated per GASB Statement No. 68 (from \$927,507 in FY20 to \$897,876), and an increase in OPEB asset deferred outflows as calculated per GASB Statement No. 75 (from \$10,797 in FY20 to \$174,391). Actual OPEB contribution (expense) for retirees in FY21 was \$1,655.

The Current and Other Liabilities increased by \$617,832 in FY21, to \$8,357,222. This is due primarily to increases in net pension and OPEB liability, and an overall increase in current liabilities including accounts payable and accrued expenses, deposits and prepaid slip rents.

Long term debt obligations decreased from \$12,563,188 in FY20 to \$11,292,731 in FY21, or approximately 10% as bond financing secured with BBVA Compass Bank in 2013, and other long term debt is paid down.

Deferred inflows of resources decreased by \$183,757 in FY21, to \$224,165. This decrease was primarily due to the change in pension and OPEB liability deferred inflows as calculated per GASB Statement No's. 68 and 75.

Net pension liability and net OPEB liability combined, increased \$581,717, from \$4,821,620 in FY20, to \$5,403,337 in FY21 (See Notes 6 and 9).

SANTA CRUZ PORT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS Years Ended March 31, 2021 and 2020

Fiscal Year Ended March 31, 2020

Operating Revenues

Operating revenues were \$9,813,660; \$66,544 of which were non-cash lease revenues from O'Neill Sea Odyssey, leaving total revenues at \$9,747,116, or about 106% of budgeted revenues, and were \$602,332, or approximately 6.5% higher than the prior year. Visitor-related income sources (visitor berthing fees, launch fees, parking, and RV) were \$1,227,574, \$48,527, or 4% higher than the prior year. Visitor parking aligned with budget projections, while visitor berthing, launch and recreational vehicle parking revenue exceeded budget. Launch revenue increased over FY19 by approximately 26% and was more than double budget projections due to increased demand and excellent fishing conditions. Fuel sales were \$655,675, exceeding budget projections by \$70,675 due in part to higher visitorship and launch activity. Slip rent, at \$4,497,588, exceeded budget by \$30,330, or 1%, and was approximately \$176,630 higher, or 4% greater than the prior year due to north harbor dredging efforts which restored previously unusable slips due to shoaling.

FY20 concession income of \$1,893,576 was 5% or \$93,596 higher than budget, and up 3% over FY19, which is attributable to a 4.5% CPI increase to landside lease base rents.

Boatyard revenue in FY20 was \$336,348 an increase of \$52,152 over the prior year, or approximately 16% higher, due in part to higher demand and extended vessel berthing stays.

The 6.5% overall increase in operating revenues in FY20 is primarily attributable to increases in slip rent, launch, visitor berthing, fuel sales, boatyard revenue, and tenant utility charges which were higher than budget due to County of Santa Cruz billing remittance and associated reimbursement timelines.

Operating Expenses

Operating expenses (before depreciation, amortization and non-cash pension and OPEB liability) were \$6,842,863, \$746,905, or approximately 10% under budget (net of Capital Project budget and expenditures), and approximately \$313,692, or 5% higher than the prior year adjusting for non-cash pension expense. Non-dredging expenses of \$5,471,827 were lower than budget, and \$174,838 higher, or approximately 3% more than the prior year. Though actual expenditures were under budgeted FY20 program expenses overall, dredging expenses of \$1,369,670 were \$137,488 higher than the prior year, primarily due to higher labor costs associated with maintenance personnel assisting with inner harbor dredging operations, as well as higher equipment maintenance and repair costs.

Net Position

The District's net position as of March 31, 2020, is \$29,574,948. This is an increase of \$860,637 or approximately 3% higher than the March 31, 2019, net position of \$28,714,311.

Other key changes in the statement of net position are as follows:

Current Assets decreased \$2,955,787 in FY20, attributable to a reduction in cash and cash equivalents due to CIP expenditures from cash and loan proceeds secured in September 2018.

SANTA CRUZ PORT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS
Years Ended March 31, 2021 and 2020

Fiscal Year Ended March 31, 2020 (Continued)

Net Position (continued)

Deferred outflows of resources decreased by \$14,265 in FY20, to \$938,304. This decrease is primarily related to the change in the net pension liability as calculated per GASB Statement No. 68.

The Current and Other Liabilities increased by \$89,483 in FY20, to \$7,739,390. This is due primarily to an increase in net pension liability and the current portion of long term debt.

Long term debt obligations decreased from \$13,858,644 in FY19 to \$12,563,188 in FY20, or approximately 9% as bond financing secured with BBVA Compass Bank in 2013, and other long term debt is paid down.

Deferred inflows of resources increased by \$40,037 in FY20, to \$407,922. This increase was primarily due to the change in net OPEB liability as calculated per GASB Statement No. 75.

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SANTA CRUZ PORT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS Years Ended March 31, 2021 and 2020

USING THIS ANNUAL REPORT

This annual report consists of management's discussion and analysis, the basic financial statements, and notes to the financial statements. Management's discussion and analysis provides a narrative of the District's financial performance and activities for the year ended March 31, 2021. The basic financial statements provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business. The notes provide additional information that is essential to a full understanding of the data provided in the basic financial statements.

The basic financial statements consist of three statements:

- The *Statement of Net Position* presents information on all of the District's assets, deferred outflows, liabilities and deferred inflows, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.
- The *Statement of Revenues, Expenses, and Change in Net Position* presents information showing how the District's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Certain revenues and expenses are reported in this statement that will result in cash flows in future periods.
- The *Statement of Cash Flows* presents information showing how the District's cash changed during the most recent fiscal year. It shows the sources and uses of cash.

SANTA CRUZ PORT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS Years Ended March 31, 2021 and 2020

FINANCIAL ANALYSIS OF THE DISTRICT AS A WHOLE

The following summarizes net position:

	2021	2020	2019
Assets			
Current and other assets	\$ 11,236,728	\$ 10,409,436	\$ 13,365,223
Capital assets net of depreciation	36,653,161	37,921,137	35,257,569
Other assets	1,017,050	1,016,571	1,015,386
Total Assets	<u>48,906,939</u>	<u>49,347,144</u>	<u>49,638,178</u>
Deferred outflows	<u>1,072,267</u>	<u>938,304</u>	<u>952,569</u>
	<u>\$ 49,979,206</u>	<u>\$ 50,285,448</u>	<u>\$ 50,590,747</u>
	-1%	-1%	
Liabilities			
Current liabilities	\$ 2,571,255	\$ 2,468,596	\$ 2,658,753
Long-term debt	11,292,731	12,563,188	13,858,644
Unearned revenue	382,630	449,174	515,718
Net pension liability	4,674,819	4,338,392	3,990,879
Net OPEB liability	728,518	483,228	484,557
Total Liabilities	<u>19,649,953</u>	<u>20,302,578</u>	<u>21,508,551</u>
Deferred inflows	<u>224,165</u>	<u>407,922</u>	<u>367,885</u>
	<u>\$ 19,874,118</u>	<u>\$ 20,710,500</u>	<u>\$ 21,876,436</u>
	-4%	-5%	
Net position			
Net investment in capital assets	\$ 23,637,093	\$ 23,543,068	\$ 19,562,212
Restricted for debt service	1,017,050	1,016,571	1,015,386
Unrestricted	<u>5,450,945</u>	<u>5,015,309</u>	<u>8,136,713</u>
Total net position	<u>\$ 30,105,088</u>	<u>\$ 29,574,948</u>	<u>\$ 28,714,311</u>
	2%	3%	

Net investment in capital assets represents the District's long-term investment in capital assets, net of accumulated depreciation and related debt. The net investment in capital assets is not available for current operations.

SANTA CRUZ PORT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS
Years Ended March 31, 2021 and 2020

CAPITAL ASSETS AND DEBT ADMINISTRATION

Fiscal Year Ended March 31, 2021

Capital Assets

Priorities for capital investment in FY21 focused on concluding construction activities for the Seawall Replacement Project at 616 Atlantic Avenue; completing Phase 3 of the Pile Removal and Replacement Project; acquiring aluminum gangways for southeast harbor docks; initiating a site assessment for Port District property at 7th and Brommer, and a market study assessing development opportunities for County-owned property at 7th and Brommer; and acquisition of a new water taxi.

Debt Administration

The District's debt acquired in 2013, is related to facilities modernization and up-front funding for acquisition of the new dredge vessel *Twin Lakes*. New debt totaling \$3.35 million was acquired in FY19 to fund two capital infrastructure projects, a Seawall Replacement Project at 616 Atlantic Avenue (formerly referred to as the Aldo's Seawall Replacement Project) and the Pile Removal and Replacement Project. The District's debt at March 31, 2021, totaled \$12,566,894. This represents a decrease of \$1,259,457 or approximately 9%, from FY20's total debt of \$13,862,351.

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SANTA CRUZ PORT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS
Years Ended March 31, 2021 and 2020

CAPITAL ASSETS AND DEBT ADMINISTRATION (Continued)

Fiscal Year Ended March 31, 2020

Capital Assets

Priorities for capital investment in FY20 focused on awarding a construction contract for the Aldo's Seawall Replacement Project and achieving significant completion by November 30, 2019; completing Phase 2 of the Pile Removal and Replacement Project; and, developing a Request for Proposals packet, bidding and awarding a construction contract for the PARCS; constructing a display cradle for the vessel *Pappy*; and re-roofing 493 Lake Avenue and the harbor office cupola.

Debt Administration

The District's debt acquired in 2013, is related to facilities modernization and up-front funding for acquisition of the new dredge vessel *Twin Lakes*. New debt totaling \$3.35 million was acquired in FY19 to fund two capital infrastructure projects, Aldo's Seawall Replacement Project and the Pile Removal and Replacement Project. The District's debt at March 31, 2020, totaled \$13,862,351. This represents a decrease of \$1,250,744 or approximately 8%, from FY19's total debt of \$15,113,095.

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SANTA CRUZ PORT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

Years Ended March 31, 2021 and 2020

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide a general overview of the District's accountability for the District's assets. If you have questions about this report or need additional financial information, contact the Santa Cruz Port District office at 135 5th Avenue, Santa Cruz, California, 95062.

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SANTA CRUZ PORT DISTRICTSTATEMENTS OF NET POSITION
March 31, 2021 and 2020

	2021	2020
ASSETS		
CURRENT ASSETS		
Cash and cash equivalents	\$ 10,991,416	\$ 10,070,823
Trade receivables	180,128	245,550
Interest receivable	10,841	48,223
Inventory	8,781	10,263
Prepaid expenses	45,562	34,577
	<u>11,236,728</u>	<u>10,409,436</u>
Total current assets		
RESTRICTED ASSETS		
Cash and cash equivalents (Note 2)	<u>1,017,050</u>	<u>1,016,571</u>
CAPITAL ASSETS (Note 3)		
Nondepreciable assets:		
Land	1,349,360	1,349,360
Construction in progress	570,268	3,197,517
Depreciable assets:		
Structures and improvements	30,057,168	29,668,008
Docks	27,023,464	24,113,526
Equipment	10,884,518	11,864,219
Office equipment	73,114	153,680
	<u>69,957,892</u>	<u>70,346,310</u>
Less accumulated depreciation	<u>33,304,731</u>	<u>32,425,173</u>
	<u>36,653,161</u>	<u>37,921,137</u>
Total Assets	<u>48,906,939</u>	<u>49,347,144</u>
DEFERRED OUTFLOWS OF RESOURCES		
Deferred amounts from pension plans (Note 6)	897,876	927,507
Deferred amounts from OPEB plan (Note 9)	174,391	10,797
	<u>1,072,267</u>	<u>938,304</u>
Total Deferred Outflows of Resources		
TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES	<u>\$ 49,979,206</u>	<u>\$ 50,285,448</u>

SANTA CRUZ PORT DISTRICT

STATEMENTS OF NET POSITION

March 31, 2021 and 2020

	2021	2020
LIABILITIES		
CURRENT LIABILITIES		
Accounts payable and accrued expenses	\$ 213,884	\$ 169,131
Accrued interest	82,466	92,380
Payroll liabilities	229,613	210,982
Current portion of long-term debt (Note 4)	1,274,163	1,299,163
Current portion of unearned revenue (Note 5)	66,544	66,544
Prepaid slip rents	258,639	191,985
Deposits	445,946	438,411
Total current liabilities	<u>2,571,255</u>	<u>2,468,596</u>
LONG-TERM DEBT, less current portion (Note 4)	<u>11,292,731</u>	<u>12,563,188</u>
OTHER LONG-TERM LIABILITIES		
Unearned revenue, less current portion (Note 5)	382,630	449,174
Net pension liability (Note 6)	4,674,819	4,338,392
Net OPEB liability (Note 9)	728,518	483,228
Total Liabilities	<u>5,785,967</u>	<u>5,270,794</u>
	<u>19,649,953</u>	<u>20,302,578</u>
DEFERRED INFLOWS OF RESOURCES		
Deferred amounts from pension plans (Note 6)	158,902	334,844
Deferred amounts from OPEB plan (Note 9)	65,263	73,078
Total Deferred Inflows of Resources	<u>224,165</u>	<u>407,922</u>
NET POSITION		
Net investment in capital assets	23,637,093	23,543,068
Restricted for:		
Debt service	1,017,050	1,016,571
Unrestricted	5,450,945	5,015,309
Total Net Position	<u>30,105,088</u>	<u>29,574,948</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION	<u>\$ 49,979,206</u>	<u>\$ 50,285,448</u>

The notes to financial statements are an integral part of these statements.

SANTA CRUZ PORT DISTRICT

STATEMENTS OF REVENUES, EXPENSES, AND CHANGE IN NET POSITION Years Ended March 31, 2021 and 2020

	2021	2020
Operating revenues:		
Charges for berthing and services	\$ 7,886,323	\$ 7,920,084
Rent and concessions	1,635,555	1,893,576
	<u>9,521,878</u>	<u>9,813,660</u>
Operating expenses:		
Depreciation and amortization	2,159,280	1,954,934
Dredging operations	1,357,222	1,369,670
Administrative services	753,848	759,880
Grounds	733,457	727,772
Harbor patrol	669,826	683,549
Fuel services	427,765	536,061
Property management	515,497	480,408
Marina management	483,428	434,290
Parking services	248,637	341,396
Non-cash pension liability	190,116	338,085
Buildings	323,175	323,550
Boatyard operations	303,551	274,979
Docks, piers, marine structures	269,258	237,013
Finance & purchasing	194,674	181,208
Environmental & permitting	139,893	174,318
Rescue services	84,414	99,549
Utilities	86,067	85,665
Non-cash OPEB liability	81,221	67,186
Port commission support	56,586	52,156
Aeration	40,795	38,467
Events	--	30,440
Capital projects	1,630	6,812
Fishery support	5,064	5,680
	<u>9,125,404</u>	<u>9,203,068</u>
Operating income	<u>396,474</u>	<u>610,592</u>
Non-operating revenues (expenses):		
County revenues for public services	50,000	49,985
Grants	23,801	37,826
Dredging reimbursement (Note 10)	385,000	385,000
Interest income	80,131	265,810
Other income	38,570	2,809
Interest expense	(443,836)	(491,385)
	<u>133,666</u>	<u>250,045</u>
Increase in net position	530,140	860,637
Net position, beginning	<u>29,574,948</u>	<u>28,714,311</u>
Net position, ending	<u>\$ 30,105,088</u>	<u>\$ 29,574,948</u>

The notes to financial statements are an integral part of these statements.

SANTA CRUZ PORT DISTRICT

STATEMENTS OF CASH FLOWS

Years Ended March 31, 2021 and 2020

	2021	2020
CASH FLOWS FROM OPERATING ACTIVITIES		
Cash received from customers	\$ 9,594,945	\$ 9,621,483
Cash paid to suppliers and employees	<u>(6,648,246)</u>	<u>(7,092,831)</u>
Net cash provided by operating activities	<u>2,946,699</u>	<u>2,528,652</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES		
County revenues received for public services	50,000	49,985
Grant monies received	23,801	86,465
Government revenues received for dredge operations	385,000	385,000
Cash received from other nonoperating activities	<u>47,333</u>	<u>69,177</u>
Net cash provided by noncapital financing activities	<u>506,134</u>	<u>590,627</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES		
Capital expenditures	(900,067)	(4,684,870)
Interest paid on long-term debt	(453,750)	(500,620)
Principal paid on long-term debt	<u>(1,295,457)</u>	<u>(1,250,744)</u>
Net cash used by capital and related financing activities	<u>(2,649,274)</u>	<u>(6,436,234)</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest received from investments	<u>117,513</u>	<u>293,474</u>
Net increase (decrease) in cash and cash equivalents	921,072	(3,023,481)
CASH AND CASH EQUIVALENTS, BEGINNING	<u>11,087,394</u>	<u>14,110,875</u>
CASH AND CASH EQUIVALENTS, ENDING	<u>\$ 12,008,466</u>	<u>\$ 11,087,394</u>

SANTA CRUZ PORT DISTRICT

STATEMENT OF CASH FLOWS

Years Ended March 31, 2021 and 2020

	2021	2020	
RECONCILIATION OF OPERATING INCOME TO NET CASH FLOWS FROM OPERATING ACTIVITIES			
Operating income	\$ 396,474	\$ 610,592	
Adjustments to reconcile operating income to net cash provided by operating activities:			
Depreciation and amortization	2,159,280	1,954,934	
Non-cash pension liability	190,116	338,085	
Non-cash OPEB liability	81,221	67,186	
(Increase) decrease in:			
Trade receivables	65,422	(135,070)	
Inventory	1,482	(3,319)	
Prepaid expenses	(10,985)	(6,793)	
Deferred outflows from OPEB plan	(7,340)	(4,785)	
Increase (decrease) in:			
Accounts payable and accrued expenses	63,384	(235,071)	
Unearned revenue	(66,544)	(66,544)	
Prepaid slip rents	66,654	2,205	
Deposits	7,535	7,232	
Net cash provided by operating activities	<u>\$ 2,946,699</u>	<u>\$ 2,528,652</u>	
RECONCILIATION OF CASH AND CASH EQUIVALENTS TO THE STATEMENT OF NET POSITION			
	Current Assets	Restricted Assets	Statements of Cash Flows Total
Year ended March 31, 2021			
Cash and cash equivalents, beginning	\$ 10,070,823	\$ 1,016,571	\$ 11,087,394
Net increase	<u>920,593</u>	<u>479</u>	<u>921,072</u>
Cash and cash equivalents, ending	<u>\$ 10,991,416</u>	<u>\$ 1,017,050</u>	<u>\$ 12,008,466</u>
Year ended March 31, 2020			
Cash and cash equivalents, beginning	\$ 13,095,489	\$ 1,015,386	\$ 14,110,875
Net increase (decrease)	<u>(3,024,666)</u>	<u>1,185</u>	<u>(3,023,481)</u>
Cash and cash equivalents, ending	<u>\$ 10,070,823</u>	<u>\$ 1,016,571</u>	<u>\$ 11,087,394</u>

SANTA CRUZ PORT DISTRICT

NOTES TO FINANCIAL STATEMENTS

Years Ended March 31, 2021 and 2020

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Nature of Business: The Santa Cruz Port District (the District) is a political subdivision of the State of California. The District was organized on November 20, 1950, in conformity with Division 8, Part 4 of the Harbors and Navigation Code, Section 6200 et seq. The District was formed for the purpose of creating a legal entity to negotiate with various governmental agencies for the financing and construction of a small craft harbor and the subsequent operation of the facility. The District began the operation of the small craft harbor in January 1964.

Accounting Policies: The District is accounted for as an enterprise activity, and therefore follows the accrual basis of accounting. Under this method, revenues are recorded when earned and expenses are recorded at the time liabilities are incurred. Other significant accounting policies are:

Basis of Accounting: The accounting methods and procedures adopted by the District conform to accounting principles generally accepted in the United States of America as applied to governmental enterprise funds.

Private sector standards of accounting and financial reporting issued prior to December 1, 1989, are generally followed to the extent that those standards do not conflict with or contradict guidance of the Governmental Accounting Standards Board. Governments also have the option of following subsequent private-sector guidance for their business-type activities, subject to certain limitations. The District has elected not to follow subsequent private-sector guidance.

The District distinguishes operating revenues and expense from non-operating items. Operating revenues and expenses generally result from fees charged to users of the harbor facilities and maintaining harbor facilities. Operating expenses include maintenance, security, dredging, general and administrative expenses, and depreciation of capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses. Capital contributions are reported as a separate line item in the Statement of Revenues, Expenses, and Change in Net Position.

Use of Restricted/Unrestricted Net Assets: When an expense is incurred for purposes for which both restricted and unrestricted net assets are available, the District's policy is to apply restricted net assets first.

Use of Estimates: Preparing the District's financial statements in conformity with accounting principles generally accepted in the United States of America (GAAP) requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Cash and Cash Equivalents: For purposes of the statement of cash flows, the District considers all highly liquid debt instruments purchased with a maturity of three months or less to be cash equivalents.

SANTA CRUZ PORT DISTRICT

NOTES TO FINANCIAL STATEMENTS

Years Ended March 31, 2021 and 2020

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Trade Receivables: Trade receivables consist of tenant and slipholder rents. The District believes its receivables to be fully collectible and, accordingly, no allowance for doubtful accounts is recorded.

Interest Receivable: Interest receivable consists of accrued interest from the Local Agency Investment Fund.

Federal and State Grants: Federal and state grants for the construction, acquisition, improvement of capital assets, or assistance for dredging costs are recorded as capital contributions. Revenues for reimbursement grants are recorded when allowable expenditures are made.

Liability for Compensated Absences: The District is required to recognize a liability for employees' rights to receive compensation for future absences. This obligation consists of the vested portion of leave balances, including vacation and compensatory time off, which are payable upon retirement. The liability for compensated absences at March 31, 2021 and 2020, included in payroll liabilities on the Statement of Net Position, was \$129,276 and \$112,141, respectively.

Revenues (Pledged): By resolution of the Board of Directors, all District revenues are pledged to secure debt service. The District derives its revenue principally from fees charged to users of the harbor facilities, rents, and concession fees.

Income Taxes: The District is a government agency that falls under Internal Revenue Code Section 115 and corresponding California Revenue and Taxation Code provisions. As such, it is not subject to federal or state income taxes.

Inventory: Inventory is stated at the lower of cost or market determined by the first-in, first-out method. Inventory consists of boat supplies and merchandise for resale.

Capital Assets: District capital assets, purchased or constructed, are recorded at cost. The cost of assets built by the District includes direct costs and eligible interest. Contributed assets are recorded at fair market value at the date of contribution.

The amount of interest capitalized as part of the District-constructed assets is the difference between the interest the District must pay on the bonds and loans issued to finance improvements, and the interest the District earns on bond and loan proceeds not yet expended. The interest as defined above is capitalized until the projects are placed in service at which time any remaining interest is expensed.

The District's policy is to capitalize all assets that cost \$5,000 or more, and to charge to current operations all additions under that limit. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend lives are also expensed in the current period, even if greater than \$5,000.

SANTA CRUZ PORT DISTRICT

NOTES TO FINANCIAL STATEMENTS

Years Ended March 31, 2021 and 2020

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Depreciation and Amortization: Depreciation expense is computed using the straight-line method over estimated useful lives ranging from three to fifty years.

Restricted Assets: Certain cash and investments of the District are classified as restricted because their uses are limited by commitments made by the District to its lenders.

Net Position: Net position as shown in the Statement of Net Position is classified in the following categories:

Net Investment in Capital Assets – This amount consists of capital assets, net of accumulated depreciation, and reduced by outstanding debt that is attributed to the acquisition, construction, or improvement of the assets.

Restricted – This amount is restricted by external creditors, grantors, contributors, or laws or regulations of other governments, as reduced by related outstanding debt.

Unrestricted – This amount is all remaining net position that does not meet the definition of “net investment in capital assets” or “restricted”.

Upcoming Accounting Standards: GASB has issued the following statements which may impact the District’s financial reporting requirement in the future:

- GASB 87 - “Leases”, effective for periods beginning after June 15, 2021.

Deferred Outflows/Inflows of Resources: In addition to assets, the Statement of Net Position will sometimes report a separate section for deferred outflow of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period and so will not be recognized as an outflow of resources (expense/expenditure) until that time.

The District has the following items that qualify for reporting in this category:

- Deferred outflows related to pensions and OPEB equal to employer contributions made after the measurement date of the net pension liability / total OPEB liability.
- Deferred outflows related to pensions for differences between actual and expected experiences. These amounts are amortized over a closed period equal to the average of the expected remaining service lives of all employees that are provided with pensions through the pension plans.
- Deferred outflows from pensions resulting from changes in assumptions. These amounts are amortized over a closed period equal to the average expected remaining service lives of all employees that are provided with pensions through the pension plans.
- Deferred outflows related to pensions resulting from the net difference between projected and actual earnings on plan investments of the pension plans fiduciary net position. These amounts are amortized over five years.

SANTA CRUZ PORT DISTRICT

NOTES TO FINANCIAL STATEMENTS

Years Ended March 31, 2021 and 2020

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Deferred Outflows/Inflows of Resources (continued):

- Deferred outflows related to pension plans for the changes in the employer's proportion and differences between the employer's contributions and the employer's proportionate share of contributions. These amounts are amortized over a closed period equal to the average of the expected remaining service lives of all employees that are provided with pensions through the pension plans.

In addition to liabilities, the Statement of Net Position will sometimes report on a separate section for deferred inflow of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The District has the following items that qualify for reporting in this category:

- Deferred inflows related to pensions for differences between actual and expected experiences. These amounts are amortized over a closed period equal to the average of the expected remaining service lives of all employees that are provided with pensions through the pension plans.
- Deferred inflows from pensions and OPEB resulting from changes in assumptions. These amounts are amortized over a closed period equal to the average expected remaining service lives of all employees that are provided with pensions through the pension plans.
- Deferred inflows related to pensions for the changes in employer's proportion and differences between the employer's contributions and the employer's proportionate share of contributions. These amounts are amortized over a closed period equal to the average of the expected remaining service lives of all employees that are provided with pensions through the pension plans.

NOTE 2. CASH AND CASH EQUIVALENTS

The District is a voluntary participant in the Local Agency Investment Fund (LAIF) that is regulated by California Government Code Section 16429 under the oversight of the Treasurer of the State of California. The District reports its investment in LAIF at the fair value amount provided by LAIF, which is the same as the value of the pool share. The balance available for withdrawal is based on the accounting records maintained by LAIF, which are maintained on an amortized cost basis. Included in LAIF's investment portfolio are collateralized mortgage obligations, mortgage-backed securities, other asset-backed securities, loans to certain state funds, and floating rate securities issued by federal agencies, government-sponsored enterprises, United States Treasury Notes and Bills, and corporations.

The District's investment policy, adopted by the Port Commission on November 27, 2018, requires that all funds not required for immediate use be invested in investment vehicles authorized by the Government Code of the State.

SANTA CRUZ PORT DISTRICT

NOTES TO FINANCIAL STATEMENTS
 Years Ended March 31, 2021 and 2020

NOTE 2. CASH AND CASH EQUIVALENTS (Continued)

The District has adopted GASB Statement No. 40, *Deposit and Investment Risk Disclosures*, which addresses common deposit and investment risks related to credit risk, concentration of credit risk, interest rate risk, and foreign currency risk. Under this statement, disclosures of these risks are required for uninsured and unregistered investments and deposits collateralized with securities held by the broker or pledging financial institution’s trust department or agent, but not in the District’s name. The District did not hold any investments or deposits falling into this category of risk (generally known as Category 3) at March 31, 2021.

Restricted Cash: Restricted cash consists of the following as of March 31:

	2021	2020
Restricted cash and cash equivalents for debt service:		
Money market funds / government obligations	<u>\$ 1,017,050</u>	<u>\$ 1,016,571</u>

NOTE 3. CAPITAL ASSETS

The following is a summary of changes in capital assets for the year ended March 31, 2021:

	March 31, 2020	Additions	Deletions and Transfers	March 31, 2021
Nondepreciable assets:				
Land	\$ 1,349,360	\$ --	\$ --	\$ 1,349,360
Construction in progress	3,197,517	308,182	(2,935,431)	570,268
Depreciable assets:				
Structures and improvements	29,668,008	389,160	--	30,057,168
Docks	24,113,526	2,909,938	--	27,023,464
Equipment	11,864,219	228,218	(1,207,919)	10,884,518
Office equipment	<u>153,680</u>	<u>--</u>	<u>(80,566)</u>	<u>73,114</u>
	70,346,310	3,835,498	(4,223,916)	69,957,892
Accumulated depreciation	<u>(32,425,173)</u>	<u>(2,159,280)</u>	<u>1,279,722</u>	<u>(33,304,731)</u>
	<u>\$ 37,921,137</u>	<u>\$ 1,676,218</u>	<u>\$ (2,944,194)</u>	<u>\$ 36,653,161</u>

SANTA CRUZ PORT DISTRICT

NOTES TO FINANCIAL STATEMENTS
Years Ended March 31, 2021 and 2020

NOTE 3. CAPITAL ASSETS (Continued)

The following is a summary of changes in capital assets for the year ended March 31, 2020:

	March 31, 2019	Additions	Deletions and Transfers	March 31, 2020
Nondepreciable assets:				
Land	\$ 1,349,360	\$ --	\$ --	\$ 1,349,360
Construction in progress	874,128	2,486,957	(163,568)	3,197,517
Depreciable assets:				
Structures and improvements	29,477,120	190,888	--	29,668,008
Docks	22,600,115	1,513,411	--	24,113,526
Equipment	11,335,516	667,182	(138,479)	11,864,219
Office equipment	153,680	--	--	153,680
	<u>65,789,919</u>	<u>4,858,438</u>	<u>(302,047)</u>	<u>70,346,310</u>
Accumulated depreciation	<u>(30,532,350)</u>	<u>(1,954,934)</u>	<u>62,111</u>	<u>(32,425,173)</u>
	<u>\$ 35,257,569</u>	<u>\$ 2,903,504</u>	<u>\$ (239,936)</u>	<u>\$ 37,921,137</u>

In January of 2015 the District accepted a 16,000 square foot vacated right of way along Brommer Street Extension, adjacent to lands owned by the District. Due to the very limited marketability of subject property, and the time and expense involved in getting a market appraisal, the District has opted to record the asset at zero value.

SANTA CRUZ PORT DISTRICT

NOTES TO FINANCIAL STATEMENTS

Years Ended March 31, 2021 and 2020

NOTE 4. LONG-TERM DEBT

Long-term debt and related current portion as of March 31, 2021 and 2020, is presented below:

	March 31, 2020	Additions	Reductions	March 31, 2021
Compass Bank taxable loan	\$ 1,291,462	\$ --	\$ (217,210)	\$ 1,074,252
Compass Bank tax-exempt loan	9,504,048	--	(886,442)	8,617,606
PG&E loan	42,823	--	(13,889)	28,934
2018A Revenue Obligation	1,467,906	--	(86,745)	1,381,161
2018B Revenue Obligation	1,605,523	--	(94,877)	1,510,646
	13,911,762	--	(1,299,163)	12,612,599
Less revenue obligation issuance cost:	(49,411)	--	3,706	(45,705)
Less current portion	(1,299,163)	25,000	--	(1,274,163)
	<u>\$ 12,563,188</u>	<u>\$ 25,000</u>	<u>\$ (1,295,457)</u>	<u>\$ 11,292,731</u>

Total interest incurred and charged to expense during the years ended March 31, 2021 and 2020, was \$443,836 and \$491,385, respectively.

During the fiscal year ended March 31, 2014, the District refinanced its outstanding debt with loans privately placed with BBVA Compass Bank. The financing package included \$4,000,000 in new debt to be used to purchase a new dredge to replace the *Seabright*, which had reached the end of its useful life. The new dredge was placed in service in July 2016.

The new loans also reduced the District's payback period, with payoff occurring in 2029 rather than 2042 under the old loans. Through this combined financing and new debt, the District will realize cash flow savings of approximately \$3.8 million over the 16-year life of the loans.

The Compass Bank taxable loan, in the amount of \$2,384,445 was part of the refinance package noted above. Proceeds of the loan were used to payoff the existing Series 2004C revenue bonds, as well as to provide funding to payoff the OE3 pension liability. Terms of the note call for semi-annual principal and interest payments in May and November, ranging from \$114,000 to \$229,000, with an average payment of \$140,000, including interest at 4.74% per annum. Final payment on the loan is due November 1, 2026.

The Compass Bank tax-exempt loan, in the amount of \$14,418,961 was part of the refinance package noted above. Proceeds of the loan were used to pay off the existing Series 2004A revenue bonds, all of the Department of Boating and Waterways loans, as well as providing funding for the new dredge. Terms of the note call for semi-annual principal and interest payments in February and August, ranging from \$547,000 to \$590,000, including interest at 3.09% per annum. Final payment on the loan is due August 1, 2029.

SANTA CRUZ PORT DISTRICT

NOTES TO FINANCIAL STATEMENTS
Years Ended March 31, 2021 and 2020

NOTE 4. LONG-TERM DEBT (Continued)

PG&E loan – In August 2014 the District entered into an on-bill financing loan agreement with PG&E, in the amount of \$120,368, for the purchase of energy efficient equipment. Terms of the loan call for monthly principal payments of \$1,157, to be included in the monthly utilities bill, over a period of 104 months.

On September 1, 2018, the District entered into an installment sale agreement with BBVA Compass Bank for 2018A Revenue Obligations in the amount of \$1,750,000, for the Santa Cruz Harbor Pile Replacement Project. Terms of the agreement call for semi-annual payments of \$75,123 beginning February 1, 2019, including interest at the rate of 3.5% per annum. The final payment is due August 1, 2033.

On September 1, 2018, the District entered into an installment sale agreement with BBVA Compass Bank for 2018B Revenue Obligations in the amount of \$1,600,000, for the Santa Cruz Harbor Seawall Replacement Project. Terms of the agreement call for semi-annual payments of \$68,684 beginning February 1, 2019, including interest at the rate of 3.5% per annum. The final payment is due August 1, 2033.

The borrowing agreements with BBVA Compass Bank for the taxable and tax-exempt loans and the 2018A and 2018B revenue obligations include a restrictive covenant requiring net revenues for the fiscal year to be equal to at least 1.25 times the debt service. At March 31, 2021, the District was in compliance with the covenant.

Debt service required under the notes for each of the succeeding five years and thereafter in five year increments are:

	Principal	Interest	Total
2022	\$ 1,274,163	\$ 379,976	\$ 1,654,139
2023	1,313,042	358,490	1,671,532
2024	1,349,388	307,749	1,657,137
2025	1,394,754	258,178	1,652,932
2026	1,254,502	217,146	1,471,648
2027-2031	5,343,969	493,923	5,837,892
2032-2036	682,781	82,592	765,373
	<u>\$ 12,612,599</u>	<u>\$ 2,098,054</u>	<u>\$ 14,710,653</u>

SANTA CRUZ PORT DISTRICT

NOTES TO FINANCIAL STATEMENTS

Years Ended March 31, 2021 and 2020

NOTE 5. UNEARNED REVENUE

In 2002, the District entered into a joint venture agreement with a not-for-profit tenant to recapitalize and reconstruct the building at 2222 East Cliff Drive. The agreement stated the tenant would pay 47% of the cost of the construction project and the District would pay 53% of the cost of the project. Title for the building remains with the District. In return for the cost sharing agreement, the tenant received a 24-year lease with payment terms similar to a ground only lease which extends through December 31, 2028.

The tenant's total contribution to the project was \$1,558,239. That amount was established as unearned revenue and will be amortized to concession rental income over the term of the lease. Since inception of the lease agreement the District has recognized \$1,109,065 of the unearned revenue as rental income. Of the remaining \$449,174, \$66,544 is considered current and \$382,630 is considered long-term.

NOTE 6. PENSION PLANS

Deferred Compensation Plan (457(a)):

The District offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The plan, available to District employees based on eligibility, permits them to defer a portion of their salary until future years. The deferred compensation is not available to employees until termination, retirement, death, or unforeseeable emergency.

Defined Benefit Pension Plan (CalPERS):

General Information:

Plan Description: Effective April 1, 2003, the District adopted a cost-sharing multiple employer defined benefit pension plan (the Plan) that provides retirement and disability benefits, annual cost-of-living adjustments, and death benefits to plan members and beneficiaries. All qualified employees are eligible to participate in the District's Plan administered by the California Public Employees' Retirement System (CalPERS).

State statutes within the Public Employees' Retirement Law establish a menu of benefit provisions as well as other requirements. The District selected its optional benefit provisions from the benefit menu when it contracted with CalPERS and adopted those benefits through local ordinance. CalPERS issues a separate comprehensive annual financial report. Copies of the CalPERS annual financial report may be obtained from the CalPERS Executive Office, 400 P Street, Sacramento, CA 95814, or on their website.

Benefits Provided: CalPERS provides service retirement and disability benefits, annual cost of living adjustments and death benefits to plan members, who must be public employees and beneficiaries. Benefits are based on years of credited service, equal to one year of full time employment. Members with five years of total service are eligible to retire at age 50 with statutorily reduced benefits. All members are eligible for non-duty disability benefits after 10 years of service.

SANTA CRUZ PORT DISTRICT

NOTES TO FINANCIAL STATEMENTS
Years Ended March 31, 2021 and 2020

NOTE 6. PENSION PLANS (Continued)

Defined Benefit Pension Plan (CalPERS) (Continued):

General Information (Continued)

Funding Policy: Active plan members are required to contribute a percentage of their annual covered salary. The District has a 3-tiered CalPERS plan system for miscellaneous employees – 2.5% @ 55; 2% @ 60; and 2% @ 62. Plan placement is dependent on the eligible employee’s status as an existing member or new member. Depending on plan placement, active members contribute between 6.25% and 8% of their annual covered salary: 8% contribution for 2.5% @ 55; 7% contribution for 2% @ 60; and 6.25% contribution for 2% @ 62.

The District is required to contribute the actuarially determined remaining amounts necessary to fund the benefits for its members. The actuarial methods and assumptions used are those adopted by the CalPERS’ Board of Administration. The required employer contribution rate for the 2.5% @ 55 tier was 10.823% for April 2020 – June 2020 and 11.742% from July 2020 – March 2021. For the 2% @ 60 tier, the employer rate was 8.081% from April 2020 – June 2020 and 8.794% from July 2020 – March 2021. For the 2% @ 62 tier, the employer rate was 6.985% from April 2020 – June 2020 and 7.732% from July 2020 - March 2021. The contribution requirements of the plan members are established by State statute and the employer contribution rate is established and may be amended by CalPERS.

Pension Liabilities, Pension Expense and Deferred Outflows/Inflows of Resources Related to Pensions:

As of March 31, 2021, the District reported a \$4,674,819 net pension liability for its proportionate share of the net pension liability of the Plan.

The net pension liability of the Plan is measured as of June 30, 2020, and the total pension liability for the Plan used to calculate the net pension liability was determined by an actuarial valuation as of June 30, 2019 rolled forward to June 30, 2020 using standard update procedures. The District’s proportionate share of the net pension liability was based on a projection of the District’s long-term share of contributions to the pension plan relative to the projected contributions of all participating employers, actuarially determined.

The District’s proportionate share of the net pension liability for the Plan as of March 31, 2021 was as follows:

Proportion - March 31, 2020	0.0423%
Proportion - March 31, 2021	0.0430%
Change - Increase (Decrease)	0.0007%

SANTA CRUZ PORT DISTRICT

NOTES TO FINANCIAL STATEMENTS
 Years Ended March 31, 2021 and 2020

NOTE 6. PENSION PLANS (Continued)

Defined Benefit Pension Plan (CalPERS) (Continued):

Pension Liabilities, Pension Expense and Deferred Outflows/Inflows of Resources Related to Pensions (Continued):

For the year ended March 31, 2021, the District recognized pension expense of \$718,517. At March 31, 2021, the District reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred outflows of resources	Deferred inflows of resources
Differences between actual and expected experience	\$ 240,908	\$ --
Change in assumptions	--	33,343
Net differences between projected and actual earnings on plan investments	138,872	--
Change in employer's proportion	106,463	16,629
Differences between the employer's contributions and the employer's proportionate share of contributions	--	108,930
Pension contributions subsequent to measurement date	411,633	--
Total	<u>\$ 897,876</u>	<u>\$ 158,902</u>

The \$411,633 reported as deferred outflows of resources relates to contributions subsequent to the measurement date and will be recognized as a reduction of the net pension liability in the year ending March 31, 2022. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will increase (decrease) recognized pension expense as follows:

Year ending March 31,	Amount
2022	\$ 24,524
2023	131,699
2024	104,512
2025	66,606
	<u>\$ 327,341</u>

SANTA CRUZ PORT DISTRICT

NOTES TO FINANCIAL STATEMENTS
Years Ended March 31, 2021 and 2020

NOTE 6. PENSION PLANS (Continued)

Defined Benefit Pension Plan (CalPERS) (Continued):

Pension Liabilities, Pension Expense and Deferred Outflows/Inflows of Resources Related to Pensions (Continued):

Actuarial Assumptions: The March 31, 2021 total pension liability was determined using the following actuarial methods and assumptions:

Valuation Date	June 30, 2019
Measurement Date	June 30, 2020
Actuarial Cost Method	Entry-Age Normal Cost Method
Actuarial assumptions:	
Discount rate	7.15%
Inflation	2.50%
Salary Increase	Varies by entry age and service.
Mortality	Derived using CalPERS' Membership Data for all Funds. The mortality table used was developed based on CalPERS specific data. The table includes 15 years of mortality improvement using Society of Actuaries Scale 90% of Scale MP 2016. For more details on this table, please refer to the December 2017 experience study report (based on CalPERS demographic data from 1997 to 2015) that can be found on the CalPERS website.
Post Retirement Benefit Increase	Contract COLA up to 2.50% until Purchasing Power Protection Allowance Floor on Purchasing Power applies.

The underlying mortality assumptions and all other actuarial assumptions used in the June 30, 2019 valuation were based on the results of a 2017 actuarial experience study for the period 1997 to 2015. Further details of the Experience Study can be found on the CalPERS website.

Discount Rate: The discount rate used to measure the total pension liability was 7.15%. To determine whether the municipal bond rate should be used in the calculation of a discount rate, CalPERS stress tested plans that would most likely result in a discount rate that would be different from the actuarially assumed discount rate. Based on the testing, none of the tested plans run out of assets. Therefore, the current 7.15% discount rate is adequate and the use of the municipal bond rate calculation is not necessary. The long-term expected discount rate of 7.15% will be applied to all plans in the Public Employees Retirement Fund (PERF). The stress test results are presented in a detailed report that can be obtained from the CalPERS website.

SANTA CRUZ PORT DISTRICT

NOTES TO FINANCIAL STATEMENTS
Years Ended March 31, 2021 and 2020

NOTE 6. PENSION PLANS (Continued)

Defined Benefit Pension Plan (CalPERS) (Continued):

Pension Liabilities, Pension Expense and Deferred Outflows/Inflows of Resources Related to Pensions (Continued):

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class.

In determining the long-term expected rate of return, CalPERS took into account both short-term and long-term market return expectations as well as the expected pension fund cash flows. Using historical returns of all the funds' asset classes, expected compound (geometric) returns were calculated over the short-term (first 10 years) and the long-term (11+ years) using a building-block approach. Using the expected nominal returns for both short-term and long-term, the present value of benefits was calculated for each fund. The expected rate of return was set by calculating the single equivalent expected return that arrived at the same present value of benefits for cash flows as the one calculated using both short-term and long-term returns. The expected rate of return was then set equivalent to the single equivalent rate calculated above and adjusted to account for assumed administrative expenses.

The table below reflects the long-term expected real rate of return by asset class. The rate of return was calculated using the capital market assumptions applied to determine the discount rate and asset allocation.

<u>Asset class</u>	<u>Assumed asset allocation</u>	<u>Real return years 1-10 (a)</u>	<u>Real return years 11+ (b)</u>
Global equity	50.00%	4.80%	5.98%
Fixed income	28.00%	1.00%	2.62%
Inflation assets	0.00%	0.77%	1.81%
Private equity	8.00%	6.30%	7.23%
Real estate	13.00%	3.75%	4.93%
Liquidity	1.00%	0.00%	-0.92%

(a) An expected inflation of 2.00% used for this period.

(b) An expected inflation of 2.92% used for this period.

SANTA CRUZ PORT DISTRICT

NOTES TO FINANCIAL STATEMENTS
Years Ended March 31, 2021 and 2020

NOTE 6. PENSION PLANS (Continued)

Defined Benefit Pension Plan (CalPERS) (Continued):

Pension Liabilities, Pension Expense and Deferred Outflows/Inflows of Resources Related to Pensions (Continued):

Sensitivity of the Proportionate Share of the Net Pension Liability to Changes in the Discount Rate: The following presents the District’s proportionate share of the net pension liability, calculated using the discount rate, as well as what the District’s proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage point lower or 1-percentage point higher than the current rate:

1% Decrease		6.15%
Net Pension Liability	\$	6,937,862
Current Discount Rate		7.15%
Net Pension Liability	\$	4,674,819
1% Increase		8.15%
Net Pension Liability	\$	2,804,938

Pension Plan Fiduciary Net Position: Detailed information about the Plan’s fiduciary net position is available in the separately issued CalPERS financial reports.

Payable to the Pension Plan: At March 31, 2021, the District had no outstanding contributions payable to the pension plan required for the year ended March 31, 2021.

NOTE 7. RISK MANAGEMENT

The District covers its liability for significant claims by purchasing workers’ compensation, property, and liability insurance. There have been no significant reductions in insurance coverage in the current year. Settlement amounts have not materially exceeded insurance coverage for the current and prior year.

NOTE 8. OPERATING LEASES

The District is the lessor of land and improvements under operating leases expiring in various years through 2032. Of the District’s total capital assets, a portion of total land, structures and improvements is available for rent and concessions, and docks (berths) are available for slip licensing, while the remainder is held for District use.

SANTA CRUZ PORT DISTRICT

NOTES TO FINANCIAL STATEMENTS
 Years Ended March 31, 2021 and 2020

NOTE 8. OPERATING LEASES (Continued)

Following is a summary of property held for lease at March 31:

	2021	2020
Land	\$ 1,224,703	\$ 1,224,703
Structures and improvements	28,248,918	27,859,758
Docks	26,987,214	24,077,276
	<u>56,460,835</u>	<u>53,161,737</u>
Less accumulated depreciation and amortization	<u>27,076,407</u>	<u>25,479,044</u>
	<u>\$ 29,384,428</u>	<u>\$ 27,682,693</u>

Minimum future lease income to be received on non-cancelable rent and concession leases as of March 31, 2021, for each of the next 5 years and in the aggregate is:

2022	\$ 741,277
2023	482,813
2024	298,876
2025	177,408
2026	51,575
Thereafter	<u>225,458</u>
	<u>\$ 1,977,407</u>

Minimum future lease income does not include contingent rentals that may be received under certain leases based on the volume of business conducted by the lessee. Contingent rental income on non-cancelable leases for the years ended March 31, 2021 and 2020, totaled approximately \$396,202 and \$683,971, respectively.

NOTE 9. OTHER POSTEMPLOYMENT BENEFITS (OPEB)

Public Employees’ Medical and Hospital Care Act (PEMHCA)

The District administers a multiple-employer defined benefit healthcare plan (the Plan). The Plan provides medical healthcare insurance for eligible retirees and their spouses through the California Public Employees’ Retirement System (CalPERS) Health Benefits Program under the Public Employees’ Medical and Hospital Care Act (PEMHCA). No dental, vision, or life insurance benefits are provided by the Plan. Currently there are 3 retired employees and 34 active employees participating in the Plan.

SANTA CRUZ PORT DISTRICT

NOTES TO FINANCIAL STATEMENTS
Years Ended March 31, 2021 and 2020

NOTE 9. OTHER POSTEMPLOYMENT BENEFITS (OPEB) (Continued)

Funding Policy: There is no statutory requirement for the District to pre-fund its OPEB obligation. The District has currently chosen to pay Plan benefits on a pay-as-you-go basis and does not maintain a trust fund for its OPEB obligation. The District’s fixed dollar benefit contribution cannot be less than the PEMHCA minimum for PEMHCA actives and retirees. The District accrued these benefits at the monthly statutory rate (\$143 for 2021) for each participant in the PEMCHA plan. The total amount paid directly by the District to CalPERS for the District’s health premium contributions under PEMHCA for retiree medical health care plan postemployment benefits for the fiscal year was \$1,576. Including the implicit rate subsidy of \$7,340 and administrative expenses of \$79, the District’s total contributions to the plan for the year ended March 31, 2021, were \$8,995.

Total OPEB liability: The District’s total OPEB liability was measured as of March 31, 2020 and was determined by an actuarial valuation as of April 1, 2019, with update procedures used to roll forward the total pension liability to March 31, 2020. A summary of the principal assumptions and methods used to determine the total OPEB liability is shown below.

Actuarial Assumptions

Valuation Date	April 1, 2019
Measurement Date	March 31, 2020
Contribution Policy	No pre-funding
Actuarial assumptions:	
Discount rate	2.27% at March 31, 2020 (Bond buyer 20-bond index)
General inflation	2.75% annually
Mortality, retirement, disability and termination	CalPERS 1997-2015 experience study
Mortality improvement	Post-retirement mortality projected fully generational with Scale MP-2019
Medical trend	Non-medicare: 7.25% for 2021, decreasing to an ultimate rate of 4.0% in 2076 Medicare: 6.3% for 2021, decreasing to an ultimate rate of 4.0% for 2076
PEMHCA minimum increase	4.25% annually
Participation at retirement	Actives: 30% initially, increasing to 50% in 2034 Retirees: 100% if covered

SANTA CRUZ PORT DISTRICT

NOTES TO FINANCIAL STATEMENTS
Years Ended March 31, 2021 and 2020

NOTE 9. OTHER POSTEMPLOYMENT BENEFITS (OPEB) (Continued)

Discount Rate

The discount rate used to measure the total OPEB liability was 3.79%. This rate is equal to the municipal bond twenty-year bond index rate as the District’s OPEB plan does not have any fiduciary net position.

Changes in the Total OPEB Liability: The changes in the Total OPEB liability are as follows:

Balance at 3/31/20 (3/31/19 measurement date)	<u>\$ 483,228</u>
Changes in the year:	
Service cost	53,462
Interest	20,235
Assumption changes	177,131
Benefit payments	<u>(5,538)</u>
Net changes	<u>245,290</u>
Balance at 3/31/21 (3/31/19 measurement date)	<u><u>\$ 728,518</u></u>

Change of Assumptions

The discount rate changed from 3.79% for the measurement period ended March 31, 2019, to 2.27% for the measurement period ended March 31, 2020 as a result of the change in the municipal bond 20-year high grade rate index.

Change of Benefit Terms

There were no changes of benefit terms.

Subsequent Events

There were no subsequent events that would materially affect the results presented in this disclosure.

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

The following presents the total OPEB liability of the District, as well as what the District’s total OPEB liability would be if it were calculated using a discount rate that is 1-percentage point lower or 1-percentage point higher than the current discount rate:

1% Decrease		1.27%
Total OPEB Liability	\$	889,726
Current Discount Rate		2.27%
Total OPEB Liability	\$	728,518
1% Increase		3.27%
Total OPEB Liability	\$	604,559

SANTA CRUZ PORT DISTRICT

NOTES TO FINANCIAL STATEMENTS
 Years Ended March 31, 2021 and 2020

NOTE 9. OTHER POSTEMPLOYMENT BENEFITS (OPEB) (Continued)

Sensitivity of the Total OPEB Liability to Changes in Healthcare Trend Rates

The following presents the total OPEB liability of the District, as well as what the District’s total OPEB liability would be if it were calculated using healthcare trend rates that are 1-percentage point lower and 1-percentage point higher than the current healthcare trend rate:

1% Decrease		6.25%
Total OPEB Liability	\$	580,677
Current Trend		7.25%
Total OPEB Liability	\$	728,518
1% Increase		8.25%
Total OPEB Liability	\$	930,084

OPEB Expense and Deferred Outflows/Inflows of Resources Related to OPEB: For the year ended March 31, 2021, the District recognized OPEB expense of \$82,876. At March 31, 2021, the District reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred outflows of resources	Deferred inflows of resources
	<u> </u>	<u> </u>
Differences between expected and actual experience	\$ --	\$ 63,371
Change in assumptions	165,396	1,892
OPEB contributions made subsequent to the measurement date	<u>8,995</u>	<u>--</u>
Total	<u>\$ 174,391</u>	<u>\$ 65,263</u>

The OPEB contributions subsequent to the measurement date will be recognized as a reduction of the total OPEB liability in the year ending March 31, 2022.

Payable to the OPEB Plan: At March 31, 2021, the District had no outstanding amount of contributions to the OPEB plan required for the year ended March 31, 2021.

SANTA CRUZ PORT DISTRICT

NOTES TO FINANCIAL STATEMENTS
Years Ended March 31, 2021 and 2020

NOTE 10. DREDGING REIMBURSEMENT

In November, 2015, the District entered into an agreement with the Department of the Army Corps of Engineers (Corps) to reimburse the District for a portion of expected dredging costs, only if funds are specifically appropriated for that purpose. The agreement terminates on April 1, 2025. Due to the uncertainty of the availability of funds, revenue will be recorded when the funds are ultimately received. During the year ended March 31, 2021, the District received \$385,000 in payments from Department of the Army Corps of Engineers for dredging operations that occurred in 2019-20. During the year ended March 31, 2020, the District received \$385,000 in payments from Department of the Army Corps of Engineers for dredging operations that occurred in 2018-19.

NOTE 11. SUBSEQUENT EVENTS

Management has evaluated its March 31, 2021 and 2020 financial statements for subsequent events through **September 28, 2021**, the date of issuance of the financial statements. The District is not aware of any subsequent events that would require recognition or disclosure in the financial statements.

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SANTA CRUZ PORT DISTRICT

SCHEDULE OF PROPORTIONATE SHARE OF THE NET PENSION LIABILITY

Last 10 Fiscal Years*

	<u>March 31, 2021</u>	<u>March 31, 2020</u>	<u>March 31, 2019</u>	<u>March 31, 2018</u>	<u>March 31, 2017</u>	<u>March 31, 2016</u>
Measurement date	June 30, 2020	June 30, 2019	June 30, 2018	June 30, 2017	June 30, 2016	June 30, 2015
Plan's proportion of the net pension liability	0.0430%	0.0423%	0.0414%	0.0409%	0.0406%	0.0400%
Plan's proportionate share of the net pension liability	\$ 4,674,819	\$ 4,338,392	\$ 3,990,879	\$ 4,052,992	\$ 3,509,957	\$ 2,745,051
Plan's covered - employee payroll**	\$ 2,222,678	\$ 2,239,940	\$ 2,174,449	\$ 1,995,472	\$ 1,730,361	\$ 1,680,148
Plan's proportionate share of the net pension liability as a percentage of its covered - employee payroll	210.32%	193.68%	183.54%	203.11%	202.85%	163.38%
Plan's proportionate share of the fiduciary net position as a percentage of the proportionate share of the Plan's total pension liability	75.10%	75.26%	75.26%	73.31%	74.06%	78.40%
Plan's proportionate share of aggregate employer contributions	\$ 550,939	\$ 491,504	\$ 430,069	\$ 400,662	\$ 365,656	\$ 343,279

Notes to Schedule:

Changes in Benefit Terms:

None

Change in Assumptions:

None

* - Fiscal year 2016 was the first year of implementation, therefore six years are shown.

** - For the year ending on the measurement date

SANTA CRUZ PORT DISTRICT

SCHEDULE OF CONTRIBUTIONS - DEFINED BENEFIT PENSION PLANS

Last 10 Fiscal Years*

	<u>March 31, 2021</u>	<u>March 31, 2020</u>	<u>March 31, 2019</u>	<u>March 31, 2018</u>	<u>March 31, 2017</u>	<u>March 31, 2016</u>
Actuarially determined contribution	\$ 528,402	\$ 465,337	\$ 397,547	\$ 332,430	\$ 309,357	\$ 188,042
Contributions in relation to the actuarially determined contribution	<u>(528,402)</u>	<u>(465,337)</u>	<u>(397,547)</u>	<u>(332,430)</u>	<u>(309,357)</u>	<u>(188,042)</u>
Contribution deficiency (excess)	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>
Covered-employee payroll**	\$ 2,182,330	\$ 2,267,137	\$ 2,227,398	\$ 2,160,998	\$ 1,912,027	\$ 1,692,156
Contributions as a percentage of covered-employee payroll	24.21%	20.53%	17.85%	15.38%	16.18%	11.11%

Notes to Schedule:

Changes in Benefit Terms:

None

Change in Assumptions:

None

* - Fiscal year 2016 was the first year of implementation, therefore six years are shown.

** - For the fiscal year ending on the date shown

SANTA CRUZ PORT DISTRICT

SCHEDULE OF CHANGES IN THE NET OPEB LIABILITY AND RELATED RATIOS Last 10 Fiscal Years*

	March 31, 2021	March 31, 2020	March 31, 2019
Measurement date	March 31, 2020	March 31, 2019	June 30, 2018
Total OPEB liability:			
Service cost	\$ 53,462	\$ 54,348	\$ 53,126
Interest on total OPEB liability	20,235	20,887	18,141
Actual vs. expected experience	--	(78,459)	--
Changes in assumptions	177,131	5,778	(2,705)
Benefit payments, including refunds and the implied subsidy benefit payments	(5,538)	(3,883)	(1,705)
Net change in total OPEB liability	245,290	(1,329)	66,857
Total OPEB liability - beginning of the year	483,228	484,557	417,700
Total OPEB liability - end of the year (a)	728,518	483,228	484,557
Plan fiduciary net position:			
Contributions - employer	--	--	--
Net investment income	--	--	--
Administrative expenses	--	--	--
Benefit payments, including refunds and the implied subsidy benefit payments	--	--	--
Net change in plan fiduciary net position	--	--	--
Plan fiduciary net position - beginning of the year	--	--	--
Plan fiduciary net position - end of the year (b)	--	--	--
Net OPEB Liability - Ending (a)-(b)	\$ 728,518	\$ 483,228	\$ 484,557
Plan fiduciary net position as a percentage of the total OPEB liability	0.00%	0.00%	0.00%
Covered - employee payroll**	\$ 2,458,539	\$ 2,411,907	\$ 2,127,435
Net OPEB liability as a percentage of covered - employee payroll	29.63%	20.04%	22.78%

Notes to Schedule:

Changes in Benefit Terms:

None

Change in Assumptions:

The discount rate changed from 3.79% for the measurement period ended March 31, 2019, to 2.27% for the measurement period ended March 31, 2020 as a result of the change in the municipal bond 20-year high grade rate index.

* - Fiscal year 2019 was the first year of implementation, therefore three years are shown.

** - For the year ending on the measurement date



INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Board of Commissioners
Santa Cruz Port District
Santa Cruz, California

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the basic financial statements of the Santa Cruz Port District (the District), as of and for the year ended March 31, 2021, and the related notes to the basic financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated **September 28, 2021**.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the District's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

September 28, 2021

DRAFT

INDEPENDENT AUDITORS' REPORT ON ADDITIONAL INFORMATION

Board of Commissioners
Santa Cruz Port District
Santa Cruz, California

Our report on our audits of the basic financial statements of the Santa Cruz Port District as of and for the years ended March 31, 2021 and 2020, appears on pages 1-2. The audits were conducted for the purpose of forming an opinion on the basic financial statements taken as a whole. The Schedule of Insurance Coverage on page 45 is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information has not been subjected to the auditing procedures applied in the audits of the basic financial statements, and, accordingly, we express no opinion on it.

September 28, 2021

DRAFT

SANTA CRUZ PORT DISTRICT

SCHEDULE OF INSURANCE COVERAGE

March 31, 2021

As of March 31, 2021, the District's insurance coverage was as follows:

	LIMITS	DEDUCTIBLE
UMBRELLA / BUMBERSHOOT LIABILITY	\$14,000,000	\$25,000
Each Occurrence, excess of \$1,000,000 primary		
PROPERTY		
Building , Business Personal Property, Business Income, Contractor's Equipment, Piers, Wharves, and Docks (Loss Limits and Deductibles are given as total, subject to sublimit described in policy)	\$39,690,931	See policy
MARINA OPERATORS LEGAL LIABILITY		
Each Occurrence	\$1,000,000	\$5,000
BUSINESS AUTO		
Liability, Combined Single Limit	\$1,000,000	\$1,000
Medical Payments	\$5,000	None
Uninsured/Underinsured Motorist	\$1,000,000	None
HULL AND MACHINERY / PROTECTION AND INDEMNITY		
Hull and Machinery	\$5,296,600	Per Schedule
Protection and Indemnity	\$1,000,000	\$1,000
PUBLIC OFFICIALS Liability		
Each Claim and in the Aggregate	\$2,000,000	\$25,000
Includes Employment Practices Liability		\$50,000
UNDERGROUND STORAGE TANKS		
Each Incident	\$1,000,000	\$25,000
Total Policy Aggregate Limit	\$2,000,000	
GENERAL LIABILITY		
General Aggregate	\$2,000,000	None
Products/Completed Operations Aggregate	\$1,000,000	None
Each Occurrence	\$1,000,000	None
FLOOD		
Each Incident and Aggregate (2 Properties)	\$500,000	\$1,250
	\$500,000	\$1,250

Significant Current Year Items

FINANCIAL STATEMENT SUMMARY:

- Operating Income - \$396K, down \$214k from prior year.
 - Revenues were down 3% from prior year
 - Primarily related to concession rent and parking.
 - Expenses were within 1% of prior year
 - Various costs decreased, such as fuel costs and professional fees, which were offset by depreciation expense.
- Overall decrease in non-operating revenue from prior year
 - Decreased interest income primarily from LAIF.
- Net cash flow increased \$921k in the current year
 - Cash received from operations was \$2.9million.
 - Cash used to paydown of long-term debt was just shy of \$1.3million.

Journal Entries

- No audit adjustments were made. Two entries were provided by client after we started the audit, both immaterial.

OTHER ITEMS:

- Much of the construction in progress was placed in service in the current year, related to Aldo's Seawall.
- GASB 68 net pension liability increased over the prior year by \$336k. The deferred inflows and outflows both decreased from the prior year.
- GASB 75 net OPEB liability increased \$245k over the prior year.

REQUIRED COMMUNICATIONS:

- No new Accounting Policies Adopted
- Significant Accounting Policies – disclosed in Note 1
- Significant Accounting Estimates – Depreciation allowance and net pension and OPEB liabilities
 - Reliance on outside expert Bartel & Associates for pension and OPEB liability calculation
- No significant difficulties encountered during the audit

Santa Cruz Port District
Accounts Payable Monthly Check Register
July 2021

Date	No.	Vendor	Description	Amount
7/9/2021	55191	Ace Portable Services	Portable Toilet Rental	105.93
7/9/2021	55192	Allied Administrators for Delta Dental	Dental Insurance	3,025.99
7/9/2021	55193	American Rubber Products	Beach Valve Gaskets	817.23
7/9/2021	55194	AT&T Mobility	Tablet Service	235.00
7/9/2021	55195	Bay Building Janitorial, Inc.	Janitorial Services	5,292.00
7/9/2021	55196	Bay Plumbing Supply, Inc.	Boatyard Plumbing Repair Fittings, Hose Bibs	88.62
7/9/2021	55197	Bayside Oil II, Inc.	Waste Oil Disposal	265.00
7/9/2021	55198	Big Creek	FF-Dock Gangway Board Replacement	210.09
7/9/2021	55199	Burke, Williams & Sorensen, LLP	Legal Consultation	195.00
7/9/2021	55200	Carboline Company	616 Atlantic Avenue Seawall Epoxy Coating	1,424.44
7/9/2021	55201	Comcast	Business Internet	155.06
7/9/2021	55202	Computer Technical Specialists, Inc.	E-mail Scanning & Backup	732.24
7/9/2021	55203	County Specialty Gases	Welding Gas	86.34
7/9/2021	55204	Elevator Service Company	Monthly Service (\$223.60 Tenant Reimbursable)	270.00
7/9/2021	55205	Ewing Irrigation Products, Inc.	Boatyard Bushings & Nipples	87.51
7/9/2021	55206	Fastenal Company	Wire Wheels	586.27
7/9/2021	55207	Fehr Engineering Company, Inc.	Consulting Services: 333 Lake Avenue Electrical	6,375.00
7/9/2021	55208	Ferguson Enterprises, Inc.	Boatyard Plumbing Repair	65.58
7/9/2021	55209	Flyers Energy, LLC	Ancillary Equipment Fuel	517.33
7/9/2021	55210	Fresno Pipe & Supply	Beach Valve Pipe & Coupler	4,981.79
7/9/2021	55211	Grainger	Breakroom Supplies, Paint Roller, Washers, Facial Tissue, Pressure Reducing Valves	1,163.67
7/9/2021	55212	Haro Kasunich & Associates, Inc.	Consulting Services: Embankment Assessment (East Side)	1,688.75
7/9/2021	55213	Home Depot Credit Services	Paint Tray Liners, Ratchet Straps, Screwdriver Set, Disinfectant, Aerator Fuses, V-Dock Power Receptacle, J-Dock Bike Rack Concrete Mix, J-Dock Bike Rack Mats, Stakes, Cleaning Supplies, Ladders, Scraper, 2222 East Cliff Drive Door Lock, Vacuum Hose, Pipe Etching Supplies, Concrete Mixer Rental	1,056.22
7/9/2021	55214	Horizon Water and Environment, LLC	Consulting Services: Regional General Permit	1,712.13
7/9/2021	55215	Hose Shop	X-Dock Water Service Fittings	172.03
7/9/2021	55216	Jorgensen, Siegel, McClure & Flegel, LLP	Legal Consultation	2,021.25
7/9/2021	55217	Kelly-Moore Paint Company, Inc.	Dredge Can Primer	2,922.22
7/9/2021	55218	Local Agency Formation Commission	Annual LAFCO Assessment	11,608.69
7/9/2021	55219	Large's Metal Fabrication, Inc.	Gangway Brackets, Beach Valve Knife Gate Gaskets	464.48
7/9/2021	55220	Lawson	Beach Valve Hardware & Hoses	1,542.93
7/9/2021	55221	Lord & Sons, Inc.	Gangway Lag Bolts	141.45
7/9/2021	55222	Marina Ware	Quarterly Key Access System & Software Support	1,700.00
7/9/2021	55223	McMaster-Carr Supply Company	Beach Valve Hex Nuts, Hole Saw Blades, Sanding Discs, Grease Fitting Tool, Dredge Can Primer	1,130.47
7/9/2021	55224	Mission Uniform Service	Uniform Service	201.28

Santa Cruz Port District
Accounts Payable Monthly Check Register
July 2021

Date	No.	Vendor	Description	Amount
7/9/2021	55225	Mutual of Omaha	LTD/Life/AD&D Insurance	776.90
7/9/2021	55226	PDM Steel Service Centers, Inc.	<i>Twin Lakes</i> Steel	1,618.48
7/9/2021	55227	Praxair Distribution Inc.	Welding Gas	394.41
7/9/2021	55228	Riverside Lighting & Electric	Electrical Supplies, Light Fixture, Light Bulbs	119.29
7/9/2021	55229	Michael Smith	Backflow Testing	2,168.00
7/9/2021	55230	SC Fuels	Fuel Dock Gas & Diesel	25,566.35
7/9/2021	55231	Santa Cruz Municipal Utilities	Utilities	8,979.99
7/9/2021	55232	Smartsheet	Annual Software Membership	1,500.00
7/9/2021	55233	The Home Depot Pro Institutional	Janitorial Supplies	2,116.83
7/9/2021	55234	Trionic Corp.	Dock Boxes for Resale	3,325.00
7/9/2021	55235	WEX Bank	Fleet Fuel	2,118.58
7/9/2021	55236	West Marine Pro	Shore Power Receptacles	104.56
7/16/2021	55237	Ace Portable Services	Portable Toilet Rental	205.93
7/16/2021	55238	Agnew, John	Quarterly Uniform Allowance	190.00
7/16/2021	55239	Allied Administrators for Delta Dental	Dental Insurance	3,025.99
7/16/2021	55240	Amerigas	Ancillary Equipment Fuel	394.16
7/16/2021	55241	AT&T	Telephone	4,226.97
7/16/2021	55242	Bay Plumbing Supply, Inc.	V-Dock Shower Fitting	28.35
7/16/2021	55243	Bayside Oil II, Inc.	Waste Oil Disposal	370.50
7/16/2021	55244	Big Creek	<i>Squirt</i> Cribbing Lumber, Driver Bits, Hinges, Bolts	596.99
7/16/2021	55245	Blake Anderson	Quarterly Uniform Allowance	190.00
7/16/2021	55246	Bobby's Pit Stop, Inc.	Harbor Patrol Truck Maintenance	77.30
7/16/2021	55247	Bow Wow Pet Waste Products	Pet Waste Station Bags	340.01
7/16/2021	55248	Byte Technology	Website Maintenance	175.50
7/16/2021	55249	Calcon Systems, Inc.	Lift Station Panel Repairs	935.00
7/16/2021	55250	Carpi & Clay	Washington Representation	800.00
7/16/2021	55251	Comcast	Business Internet	382.05
7/16/2021	55252	County of Santa Cruz DPW	Hazardous Waste Disposal	89.00
7/16/2021	55253	County of Santa Cruz DPW	7th & Brommer Lot	1,200.00
7/16/2021	55254	County Specialty Gases	Welding Gas	83.83
7/16/2021	55255	Crystal Springs Water Co.	Boatyard Drinking Water	64.75
7/16/2021	55256	Data Ticket, Inc.	Citation Processing (May)	391.90
7/16/2021	55257	David Hill	Quarterly Uniform Allowance	190.00
7/16/2021	55258	Don Kinnamon	Quarterly Uniform Allowance	190.00
7/16/2021	55259	Elevator Service Company	Monthly Service (\$223.60 Tenant Reimbursable)	430.00
7/16/2021	55260	Ewing Irrigation Products, Inc.	Hose Bib, Irrigation Fittings	207.48
7/16/2021	55261	Fast Response On-Site Testing, Inc.	Onsite Respirator Fit Testing Services	1,455.00

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Date	No.	Vendor	Description	Amount
7/16/2021	55262	Filtrexx	Boatyard Catch Basin Filters	1,635.00
7/16/2021	55263	Garda CL West, Inc.	Deposit Courier Service	293.28
7/16/2021	55264	Garig Equipment	Travelift Maintenance	7,595.78
7/16/2021	55265	Gottlieb, Landon	Quarterly Uniform Allowance	190.00
7/16/2021	55266	Grainger	Traffic Cones, Disposable Gloves, Door Closers, Wrenches, Thread Tap, Batteries	988.02
7/16/2021	55267	Gsolutionz	Telephone System Maintenance	216.95
7/16/2021	55268	Harbor Freight Tools	Vehicle Jack	213.03
7/16/2021	55269	Home Depot Credit Services	Screws, Landscaping Supplies, Adhesive Remover, Wet/Dry Vacuum, Circuit Breaker, Wire, Water Line Bushing & Fittings, Power Drum Auger	674.41
7/16/2021	55270	Horizon Water and Environment, LLC	Consulting Services: Regional General Permit	1,892.50
7/16/2021	55271	Hose Shop	Beach Valve Hydraulics	120.39
7/16/2021	55272	Jordan Rank	Quarterly Uniform Allowance	190.00
7/16/2021	55273	Kelly-Moore Paint Company, Inc.	Dredge Paint	1,198.84
7/16/2021	55274	Kevin King	Quarterly Uniform Allowance	190.00
7/16/2021	55275	Kevin Melrose	Expense Reimbursement: Handheld Water Meter for Sampling	515.17
7/16/2021	55276	Martinelli & Associates, Inc.	Officer Safety & Use of Force Training	509.11
7/16/2021	55277	Matheson Tri-Gas, Inc.	Welding Gas	204.81
7/16/2021	55278	McCampbell Analytical, Inc.	Water Sample Testing - Boatyard	198.00
7/16/2021	55279	McMaster-Carr Supply Company	Hoist Springs (\$84.38 Tenant Reimbursable), Concrete Stud Anchors, Clamps, Threaded Rod, Hex Nuts, <i>Twin Lakes</i> Service Water Pipe Fittings	636.65
	55280	VOID		
7/16/2021	55281	Mission Uniform Service	Uniform Service	340.92
7/16/2021	55282	Nicholas Henning	Refuse Collection	3,440.00
7/16/2021	55283	Operating Engineers Local Union No. 3	Union Dues (Payroll Deduction)	330.00
7/16/2021	55284	Pacific Crest Engineering, Inc.	Stormwater Pollution Prevention Plan Annual Inspection	175.00
7/16/2021	55285	Pacific Gas & Electric Company	333 Lake Electrical Engineering, Utilities	2,137.40
7/16/2021	55286	Palace Art & Office Supply	Office Supplies	148.41
7/16/2021	55287	Palmer, Darrell	Expense Reimbursement: Travelift Strap Paper	241.44
7/16/2021	55288	Pape Material Handling	Hyster Forklift Manuals	374.49
7/16/2021	55289	Parsons, Todd	Parking Citation Refund	49.00
7/16/2021	55290	Praxair Distribution Inc.	Welding Gas	468.86
7/16/2021	55291	Priors Tires	Hyster Forklift Tire Repair & Replacement	2,161.48
7/16/2021	55292	Red Wing Shoe Store	Maintenance Staff Work Boot Replacement	272.55
7/16/2021	55293	Santa Cruz Sentinel	Legal Notice - 616 Atlantic Avenue	297.60
7/16/2021	55294	SC Fuels	Fuel Dock Gas & Diesel	24,638.35
7/16/2021	55295	Scheidt & Bachmann	Concession Lot Parking Equipment Extended Warranty	2,672.36

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Date	No.	Vendor	Description	Amount
7/16/2021	55296	Santa Cruz Municipal Utilities	Utilities	2,333.37
7/16/2021	55297	Sean Rothwell	Quarterly Uniform Allowance	190.00
7/16/2021	55298	Sentinel Printers, Inc.	Letterhead	76.48
7/16/2021	55299	Southern Counties Lubricants	Fuel Dock Diesel	15,157.88
7/16/2021	55300	Superior Alarm Company	493 Lake Avenue Alarm Monitoring	207.00
7/16/2021	55301	The Home Depot Pro Institutional	Janitorial Supplies	1,640.25
7/16/2021	55302	Townley Engineering & Mfg. Co., Inc.	Beach Valve Rubber Elbows, Pipeline Fitting & Hoses	49,066.95
7/16/2021	55303	U.S. Bank Equipment Finance	Copier Lease	151.31
7/16/2021	55304	US Relay	Webcam Service	484.00
7/16/2021	55305	Verizon Wireless	Cell Phone & Tablet Service	369.82
7/16/2021	55306	Wendy L. Cumming	CPA Services	300.00
7/16/2021	55307	West Marine Pro	Shore Power Adapter	38.13
7/16/2021	55308	William M. Holl, AIA	Consulting Services: Certified Access Specialist	1,237.50
7/16/2021	55309	Zee Medical Service Co.	First Aid Supplies	115.53
7/16/2021	55310	Kevin King	Expense Reimbursement: Active 911 Subscription	126.00
7/28/2021	55311	Adobe Systems Incorporated	Annual Software License Renewal	7,967.64
7/28/2021	55312	Allied Universal	Security Patrol	2,274.69
7/28/2021	55313	American Textile & Supply, Inc.	Oil Absorbent Pads	1,655.73
7/28/2021	55314	AT&T	Telephone	2,398.16
7/28/2021	55315	AT&T Mobility	Tablet Service	238.62
7/28/2021	55316	Atchison Barisone Condotti & Kovacevich	Legal Consultation	22,608.01
7/28/2021	55317	CIT	Telephone System Lease	323.09
7/28/2021	55318	Babb, Carl	Security Deposit Refund	300.96
7/28/2021	55319	Bartel Associates, LLC	GASB75 Reporting	3,604.00
7/28/2021	55320	Bay Building Janitorial, Inc.	Janitorial Services, Refuse Collection	9,192.00
7/28/2021	55321	Bay Plumbing Supply, Inc.	Toilet Seat, Urinal Repair Kits, Faucet Handles	229.53
7/28/2021	55322	Bernoketis, Jon	Security Deposit Refund	149.37
7/28/2021	55323	Big Creek	<i>Twin Lakes</i> Walkway Lumber, Brow Pier Lumber, Screws, Hinges	1,968.52
7/28/2021	55324	Bob Murray & Associates	Executive Recruitment Services	5,234.24
7/28/2021	55325	Brass Key Locksmith, Inc.	Key Blanks	42.80
7/28/2021	55326	Burnham, Jeff	Security Deposit Refund	270.61
7/28/2021	55327	Comcast	Business Internet	155.06
7/28/2021	55328	Compass Bank	Tax Exempt Loan Principle & Interest	699,792.30
7/28/2021	55329	Dredging Supply Company, Inc.	<i>Twin Lakes</i> Main Pump Parts	16,575.10
7/28/2021	55330	Ferguson Enterprises, Inc.	Aerator Piping, Plumbing Supplies for Stock	1,933.90
7/28/2021	55331	Garda CL West, Inc.	Excess Items Fees	19.98
7/28/2021	55332	Grainger	Respirator Filters, Clamps, Angle Grinder, Wrench, Duct Tape, Work Gloves, Paint Supplies	1,313.14

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Date	No.	Vendor	Description	Amount
7/28/2021	55333	Hartford Fire Insurance Company	2222 E. Cliff Drive Flood Insurance Policy Renewal	3,036.00
7/28/2021	55334	Henderson Marine Supply, Inc.	Dauntless Deck Paint	676.97
7/28/2021	55335	Hose Shop	Twin Lakes Vacuum Gauge Hose & Service Water Hose	1,085.96
7/28/2021	55336	Hutchinson & Bloodgood LLP	Fiscal Year 2021 Audit Services Progress Payment	7,000.00
7/28/2021	55337	Jordan, Robert	Security Deposit Refund	410.84
7/28/2021	55338	Jouvet, Lane	Security Deposit Refund	127.84
7/28/2021	55339	Kelly-Moore Paint Company, Inc.	Primer	1,870.80
7/28/2021	55340	Lawson	Forklift Battery Terminal, Beach Valve Cap Screws	669.83
7/28/2021	55341	McMaster-Carr Supply Company	Beach Valve Stainless Steel Rod & Nuts, Forklift Fuses, Cotter Pins, Twin Lakes Service Water Piping & Nipples, Twin Lakes Hardware, Stainless Steel Bar	2,810.54
7/28/2021	55342	Mercado, Josh	Security Deposit Refund	265.54
7/28/2021	55343	Mesiti-Miller Engineering, Inc.	Engineering Services: 7th & Brommer Northwest	5,900.86
7/28/2021	55344	Micallef, Charli	Security Deposit Refund	460.18
7/28/2021	55345	Mid County Auto Supply	Forklift Parts	66.76
7/28/2021	55346	Mission Uniform Service	Uniform Service	166.64
7/28/2021	55347	Moffat & Nichol	Fishery Pier Pile Inspection Progress Payment	7,525.00
7/28/2021	55348	Monterey Peninsula Engineering	Northeast Harbor Paving	199,034.00
7/28/2021	55349	Moore & Sons Outboard Motors, Inc.	Almar Oil Pump Repairs	5,101.86
7/28/2021	55350	Mutual of Omaha	Life/AD&D/LTD Insurance	792.55
7/28/2021	55351	Pacific Gas & Electric Company	Utilities	28,629.35
7/28/2021	55352	Praxair Distribution Inc.	Welding Gas	485.19
7/28/2021	55353	Priors Tires	Maintenance Vehicle Tires	455.88
7/28/2021	55354	Quadient, Inc.	Postage	500.00
7/28/2021	55355	Quadient Leasing USA, Inc.	Postage Meter Lease	206.67
7/28/2021	55356	Riverside Lighting & Electric	Circuit Breaker, Lighting Ballast, Power Receptacle, Signage	270.90
7/28/2021	55357	Rix, Jeff	Security Deposit Refund	247.38
7/28/2021	55358	San Lorenzo	AA-Dock Repair Lumber, 2222 East Cliff Drive Deck Fencing	344.84
7/28/2021	55359	Santa Cruz County Environmental Health Services	Underground Storage Tank Permit Fees	3,415.00
7/28/2021	55360	SC Fuels	Fuel Dock Gas & Diesel	50,163.76
7/28/2021	55361	Santa Cruz Municipal Utilities	Utilities	13,282.03
7/28/2021	55362	Staples Credit Plan	Office Supplies	277.92
7/28/2021	55363	Tanner, James	Security Deposit Refund	286.78
7/28/2021	55364	The Home Depot Pro Institutional	Janitorial Supplies	1,959.11
7/28/2021	55365	Wahlberg, Al	Security Deposit Refund	462.60
7/28/2021	55366	West Marine Pro	Operations VHF Radios & Speaker Mics, Dredge Bottom Paint	1,190.54
7/28/2021	55367	West Marine Pro	Boatyard Retail Items	925.24
7/28/2021	55368	Wilson, Syliva	Launch Refund	14.00

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Date	No.	Vendor	Description	Amount
7/1/2021	EFT	Transaction Express	Online Billpay ACH Fees	463.92
7/1/2021	EFT	Merchant Services	Online Billpay Credit Card Fees	281.71
7/1/2021	EFT	Merchant Services	Parking Machine Credit Card Fees	6,047.46
7/1/2021	EFT	Merchant Services	Boatyard Credit Card Fees	544.70
7/1/2021	EFT	Gravity Payments	Front Desk Credit Card Fees	2,456.20
7/1/2021	EFT	ElectronicPayments	Fuel Dock Credit Card Fees	1,192.91
7/2/2021	EFT	Empower Retirement	457 Contributions (Payroll Deduction)	3,100.47
7/2/2021	EFT	CalPERS	Health Insurance	42,860.16
7/2/2021	EFT	CalPERS	Retirement Contributions (Employee & Employer)	7,005.87
7/2/2021	EFT	CalPERS	Retirement Contributions (Employee & Employer)	6,895.10
7/2/2021	EFT	CalPERS	Retirement Contributions (Employee & Employer)	1,295.29
7/2/2021	EFT	PAYCHEX	Payroll Service Fees	577.10
7/8/2021	EFT	Comerica Commercial Card Services	Water Supplies, First Aid Supplies, Fleet Fuel, Zoom Subscription, <i>Dauntless</i> Documentation, <i>Twin Lakes</i> Documentation, Plan Copies, Recruitment Advertising, Commission Meeting Refreshments, Workplace Subscription, Prosper Forms Subscriptions, Request for Proposal Advertising, Human Resources Training Webinar, Bulletin Board, Fire Supply Hoses, Boatyard Retail Items, Dock Ladders, PFD Rearming Kits, Saw Blades, Welding Gun Nozzles, Forklift Ignition Switch	8,095.85
7/10/2021	EFT	Gravity Payments	Front Desk Credit Card Gateway Fee	18.08
7/12/2021	EFT	Comerica Bank	Service Fees	1,122.21
7/20/2021	EFT	PAYCHEX	Time & Attendance Fees	109.00
7/20/2021	EFT	PAYCHEX	Payroll Service Fees	498.83
7/27/2021	EFT	CalPERS	Unfunded Accrued Liability	29,384.50
7/27/2021	EFT	CalPERS	Unfunded Accrued Liability	3,169.17
7/27/2021	EFT	CalPERS	Unfunded Accrued Liability	601.17
7/27/2021	EFT	CalPERS	Retirement Contributions (Employee & Employer)	7,538.47
7/27/2021	EFT	CalPERS	Retirement Contributions (Employee & Employer)	7,116.32
7/27/2021	EFT	CalPERS	Retirement Contributions (Employee & Employer)	1,266.84
7/27/2021	EFT	California Department of Tax and Fee Administration	Sales & Use Tax Return	10,405.00
7/27/2021	EFT	California Department of Tax and Fee Administration	Underground Storage Tank Maintenance Return	1,882.92
7/28/2021	EFT	Empower Retirement	457 Contributions (Payroll Deduction)	3,031.71
7/30/2021	EFT	Windcave, Inc.	Concession Lot Credit Card Device Charges	939.40
7/2/2021	Various	Various Employees	6/16/21-6/30/21 Payroll	11,581.60
7/2/2021	EFT	PAYCHEX	6/16/21-6/30/21 Payroll Direct Deposit	60,310.79
7/2/2021	EFT	PAYCHEX	6/16/21-6/30/21 Payroll Taxes	30,553.45
7/20/2021	Various	Various Employees	7/1/21-7/15/21 Payroll	12,814.89
7/20/2021	EFT	PAYCHEX	7/1/21-7/15/21 Payroll Direct Deposit	60,849.79

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Date	No.	Vendor	Description	Amount
7/21/2020	EFT	PAYCHEX	7/1/21-7/15/21 Payroll Taxes	31,204.02
Total July 2021 Disbursements				\$ 1,718,356.82



TO: Port Commission
FROM: Blake Anderson, Harbormaster
DATE: August 17, 2021
SUBJECT: Harbormaster's Report

Joint Committee on Fisheries and Aquaculture Committee Hearing

On July 27, 2021, staff remotely attended a California State Senate Committee Hearing hosted by the Joint Committee on Fisheries and Aquaculture. The hearing, titled "California's Salmon Fisheries in Crisis: Historic Drought, Low Flows, and Dead Fish," featured presentations by the directors of Fish and Wildlife and the California Water Board, in addition to testimony by fishery stakeholders and scientists. The drought is having a significant negative impact on salmonid species throughout the western U.S. and the hearing was meant to educate the public, involved agencies, and lawmakers on the link between salmon management and current water issues facing the region. A recording of the hearing can be found on the State Senate website:

<https://www.senate.ca.gov/media-archive>

SAVE Grant Update

The District currently holds two SAVE grants for vessel disposal. The first grant, SAVE19, was awarded in 2019, in the amount of \$20,000 and is set to expire on September 30, 2021. Work performed under this grant to date totals nearly \$15,000 and represents the disposal of sixteen vessels. Staff is preparing another nine vessels for disposal on August 26, 2021, which will ensure that the District utilizes 100% of the funding awarded under SAVE19. The second grant, SAVE20, was awarded in 2020 in the amount of \$30,000. Some of the SAVE20 funding will be utilized for the August disposal, leaving the District with approximately \$26,000 in funding to use before September 30, 2022.

Fuel System, Underground Storage Tank (UST) Repairs

Triton Construction replaced the aging UST manways in the launch ramp area. The previous steel manways were severely corroded rendering them unsafe. The new manways are polymer-based and will withstand the corrosive marine environment for years to come. The project was funded as a Capital Outlay item in the FY22 budget.



Concession Lot Parking Access & Revenue Control System (PARCS)

The Port District has retained the services of Watry Design to evaluate the concession lot parking control system and associated equipment. Watry Design authored the District’s 2016 parking management plan and is well-suited to provide guidance on any improvements that can be made to the program. A summary of their findings and suggestions will be shared with the Port Commission once available.

Big Brothers Big Sisters (BBBS) Annual Day on the Bay Regatta

The Santa Cruz Yacht Club hosted the 29th Annual Day on the Bay Regatta benefiting BBBS on August 8, 2021. This large-scale fundraising event benefits local youth and features a regatta race, catered dinner, live music, and raffle. This year saw a great turnout with 31 boat entries! Shepard Kett took the Division 1 title in his Santa Cruz 50 “Octavia”.



Water Taxi Update

The water taxi program continues to operate on weekends with harbor visitors and locals alike enjoying the newly resumed service. The taxi has served 2,794 riders since the new vessel was put into service on June 19, 2021.

Fisheries Report

The fisheries report consists of data from two sources: the Department of Fish and Wildlife (DFW) and the H&H Fresh Fish (resident fish buyer). The data from DFW is partially redacted in accordance with federal fisheries laws. Data is considered confidential when less than three separate vessels land species at any one port. For species landed by three or more separate vessels, the full data is made public and includes weight and value. For other data, the species landed is shown with no weight data.

Landings cont. on next page.

July 2021 – Total Port Landings:

Species	Weight (lbs.)	Ex-Vessel (per lbs.)	Approx. Value
Chinook Salmon	7,022.20	\$9.66	\$67,889.95
CA Halibut	11,027.61	\$5.38	\$59,431.94
Sablefish	2,945.00	\$2.81	\$8,277.88
White Seabass	121.25	\$6.69	\$812.00
Lingcod	792.85	\$3.13	\$2,482.05
Canary Rockfish	34.75	\$2.82	\$98.10
Vermillion Rockfish	249.35	\$2.88	\$718.40
Jacksmelt	2,103.40	\$.49	\$1,036.74
Sole	442.26	\$2.46	\$1,090.78
Total Reported: 24,738.67 lbs.		Total Ex-Vessel: \$144,319.89	

Species also landed* - Northern Anchovy, Butterfish, White Croaker, Starry Flounder, Rockfish (various species), Rock Crab, Pomfret, Dover Sole, Sand Sole, Thornyhead Shortspine, White Croaker, Flounder, Pacific Herring, Pacific Sardine, Thresher Shark, Dog Shark

**weight and value data redacted by Fish and Wildlife pursuant to Fish and Game Code, Section 8022.*

July 2021 – Resident Buyer Landings:

Species	Weight (lbs.)	Ex-Vessel (per lbs.)	Approx. Value
Chinook Salmon	3,882.50	\$10.00	\$38,825.00
CA Halibut	6,060.45	\$5.50	\$33,332.47
Sablefish	870.50	\$3.00	\$2,611.50
Flounder	13.80	\$2.00	\$27.60
Soles	326.26	\$2.00	\$652.52
Lingcod	542.10	\$3.00	\$1,626.30
White Seabass	36.75	\$7.00	\$257.25
Rockfish (various)	2,047.15	\$2.50	\$5,117.87
Total Reported: 13,779.51 lbs.		Total Ex-Vessel: \$82,450.51	



TO: Port Commission
FROM: Carl Wulf, Facilities Maintenance & Engineering Manager
DATE: August 18, 2021
SUBJECT: Facilities Maintenance & Engineering Report

Dredging Operations:

Twin Lakes

Off-season maintenance work continues on *Twin Lakes*. Crews have installed new stainless steel hydraulic lines to the dredge snorkel and repaired electrical connections to the dredge operator's seat.

Squirt

Squirt was moved from the boatyard to the dredge yard for extended maintenance, since north harbor dredging will not occur during the 2021-22 season. Prior to the move, *Squirt's* hull was repainted.

Dauntless

Maintenance on *Dauntless* continues to be the main focus for the crew. The hull has been sanded and repainted, new propeller shafts and propellers have been installed (including the cutlass bearings), the engine water coolers have been removed, tested, painted, and re-installed, and work is underway to repair the wood decking on the bow. Rubber conveyor material has been obtained from Graniterock to cover the plywood area at the bow of the boat to help with the anchor impacts. Lighthouse Welding has been making progress on the new A-Frame.



Maintenance:

Dock Gangway Project

The gangway project was completed on August 17, 2021. Maintenance crews installed six new gangways in the southeast harbor on N, O, P, Q, R, and S dock. The last two gangways were installed on N and O dock, with the help of West Coast Crane (pictured below).



Grounds

The crew has been working hard on landscaping around the harbor, all while keeping on top of the high volume of clean up required at the fish cleaning stations during this busy salmon season.

Facilities Engineering Manager:

I continue to work with the different departments/agencies to handle all needs that arise. I met with Bellows Plumbing regarding sewer repairs at 497 Lake Avenue, which are being performed by the current homeowner and will impact the District's east side access road. PG&E will be scheduling upgrades on a main line in the north harbor based on an inspection at the meter location across from X1-dock. An encroachment permit has been issued and PG&E has paid all associated fees for staging on harbor property. I have begun discussions with the City about rebuilding plans for some of the Districts lift stations.

Available Spaces and Waiting List Status 2021

Wait Size/Rate Type	Available Spaces														Total Spaces	% Vacant	# on Wait List	Approx. Years Wait	# Waiters vs. Total Slips	Slips Accepted - to 6/30/21	Total Offers - to 6/30/21	Average Offers per Accept		
	A	B	C	D	E	F	FF	L	M	N	O	P	Q	R									S	T
SH 2x																0	5	0%	9	5	20%	0	0	0.0
SH1.7x																0	5	0%	7	2	140%	0	0	0.0
SH 60																0	12	0%	13	15	108%	0	0	0.0
SH 50																0	32	0%	36	20	113%	0	0	0.0
SH 40																0	78	0%	89	20	114%	6	4	1.5
SH 30																0	142	0%	118	15	83%	4	2	2.0
SH 24																0	78	0%	29	5	37%	3	2	1.5
MULTI										1						1	24	4%	11	3	46%	2	2	1.0
SH Total	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	376	0%	<u>312</u>		83%			

*Multihull slip on N vacant due to gangway construction project

Wait Size/Rate Type	Available Spaces								Total Spaces	% Vacant	# on Wait List	Approx. Years Wait	# Waiters vs. Total Slips	Slips Accepted - to 6/30/21	Total Offers - to 6/30/21	Average Offers per Accept							
	G	H	I	J	U	V	W	X															
NH 45									0	28	0%	21	5	75%	3	2	1.5						
NH 40									0	17	0%	24	6	141%	8	2	4.0						
NH 35									0	34	0%	40	6	118%	10	3	3.3						
NH 30									0	188	0%	103	2	55%	46	16	2.9						
NH 25						1			1	113	1%	64	3	57%	38	19	2.0						
NH 20									1	72	1%	45	2	63%	15	9	1.7						
NH Total	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	7	452	2%	<u>297</u>		65%		

*3 NH 45 vessels displaced to end ties due to G Dock surge damage

YCDS									0	106	0%	26	5	25%			
Inside Ties									0	41	0%	6	1	15%			
Dory Ties									1	69	1%	15	0.5	22%			
AA-Dock Racks									0	70	0%	53	2	76%			
U-Dock Racks									3	30	10%	43	1	143%			
J-Dock Racks									1	66	2%	59	1	89%			
Rowing Racks									2	66	3%	48	4	73%			
7th & Brommer									0	82	0%	61	2	74%			
NHDS									0	101	0%	86	3	85%			

1241 Total Waitlist (1135 in 2020, 1044 in 2019)

Sea Scout Ship 669

Sept. 2021 Report

Dear Commissioners,

We are continuing working with the Covid restrictions. As they are loosening up we have expanded our meetings and activities. This quarter we have done a variety of things getting our scouts on the water.

We did kayaking at Elk Horn Slough and invited other Boy and Girl Scouts to join us. We had about 20 people on this outing. We took out a local Boy Scout troop fishing so they could complete their Fishing Merit Badge. We had two boats and went up the coast. The seas were rolling and they did catch a few fish and cleaned them to take home and cook.

We received a Marauder 10' sailing dingy and have spent a few days working on it. We put it in the water and the scouts sailed up and down the harbor. They have to do some more work to get the sailing rig just right. We took the Bosso down to Capitola and fished for a while and then anchored. The scouts took the dingy into Capitola for ice cream and snacks.

We held a meeting on the new O'Neill Cat and enjoyed a beautiful after noon on the bay with great weather. This September we will head up to San Francisco and sail on the tall ship Matthew Turner. The scouts will learn how to climb the rigs, set the sails and sail for 2 hours on the bay. Again we have opened this up to other Boy and Girl Scout troops to join us.

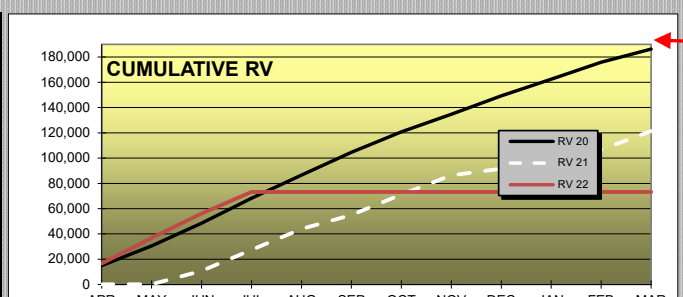
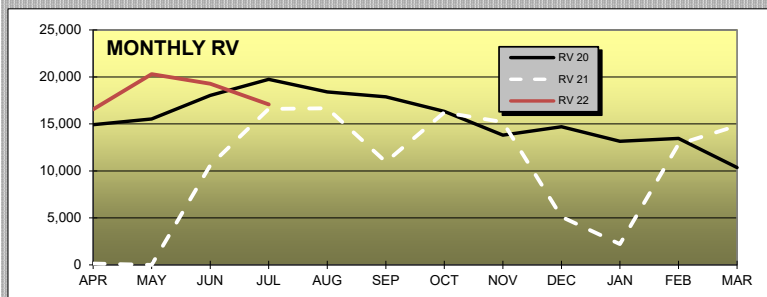
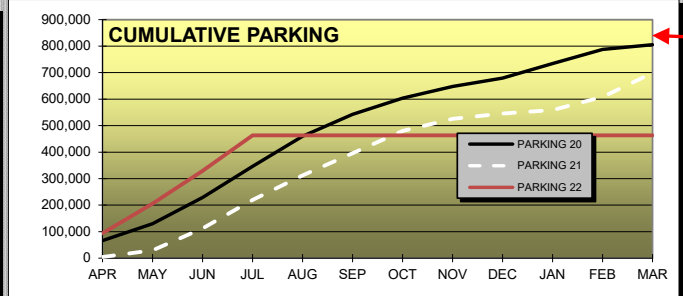
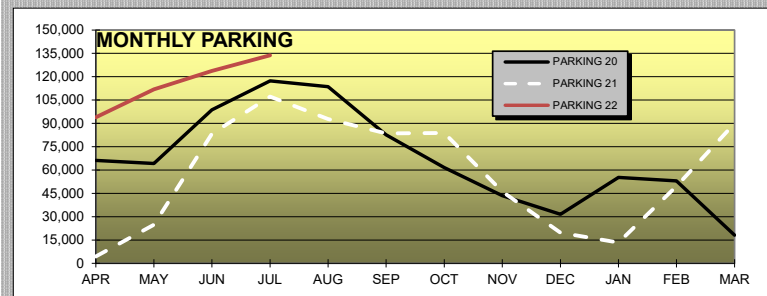
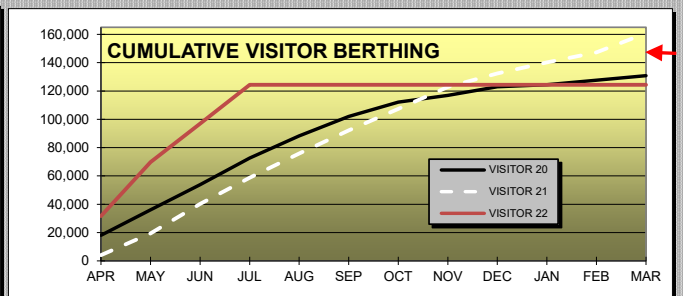
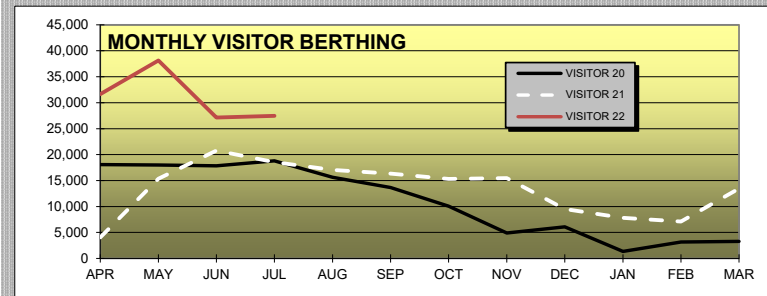
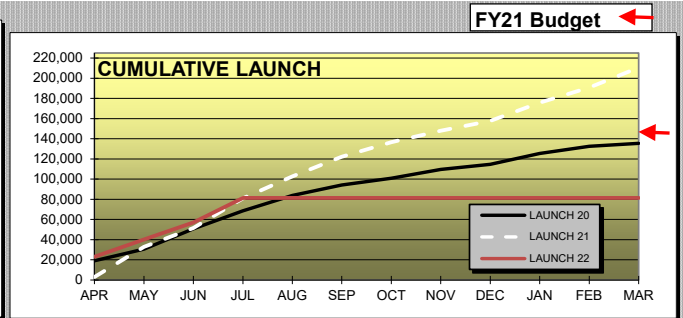
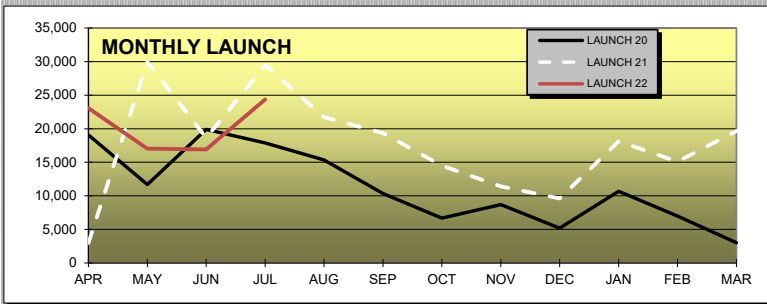
We continue to add scouts to our roster with two more youths joining us and a few visitations scheduled this month.

We still have work to do on the Bosso. Getting all bilge pumps working, diagnosing the hard starting of our fire pump engine and adding a new fish finder/depth sounder.

As always we continue the need for more volunteers to help our scouts out. We are hoping to get at least one fundraiser in by year end to fund our repairs and maintenance. Your continued support of the Sea Scout program in Santa Cruz is greatly appreciated and could not continue without it. This program continues to benefit our harbor and our community by getting our youth on the water.

Skipper Kevin Melrose

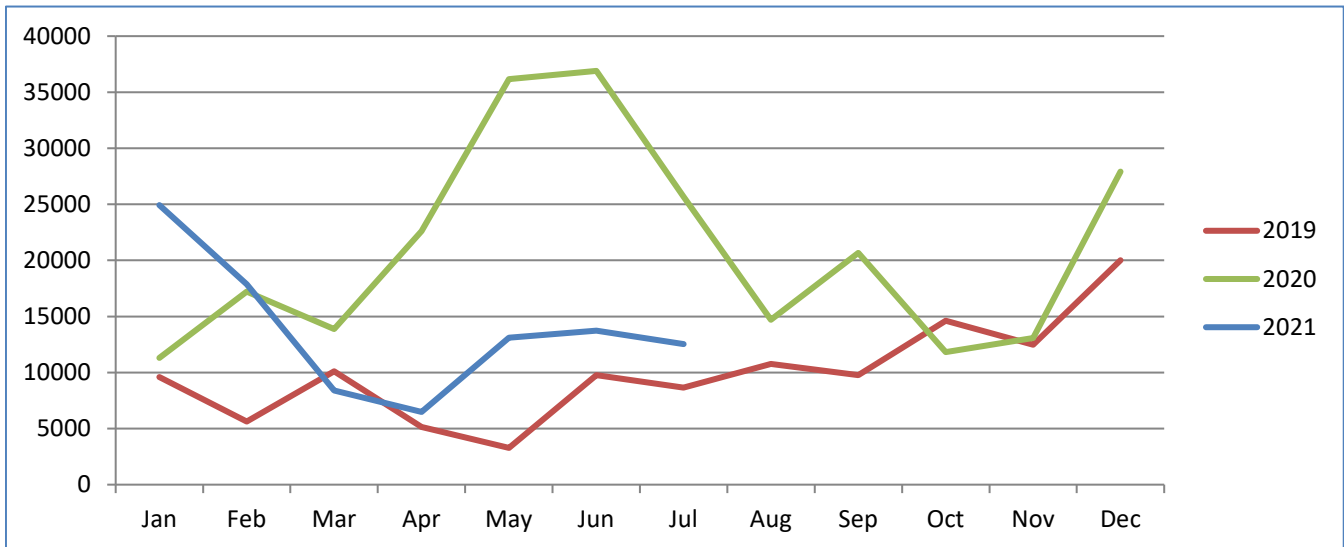
SEASONAL INCOME



Santa Cruz Port District
60 DAY DELINQUENT ACCOUNTS

The following accounts have balances 60 days delinquent as of August 17, 2021

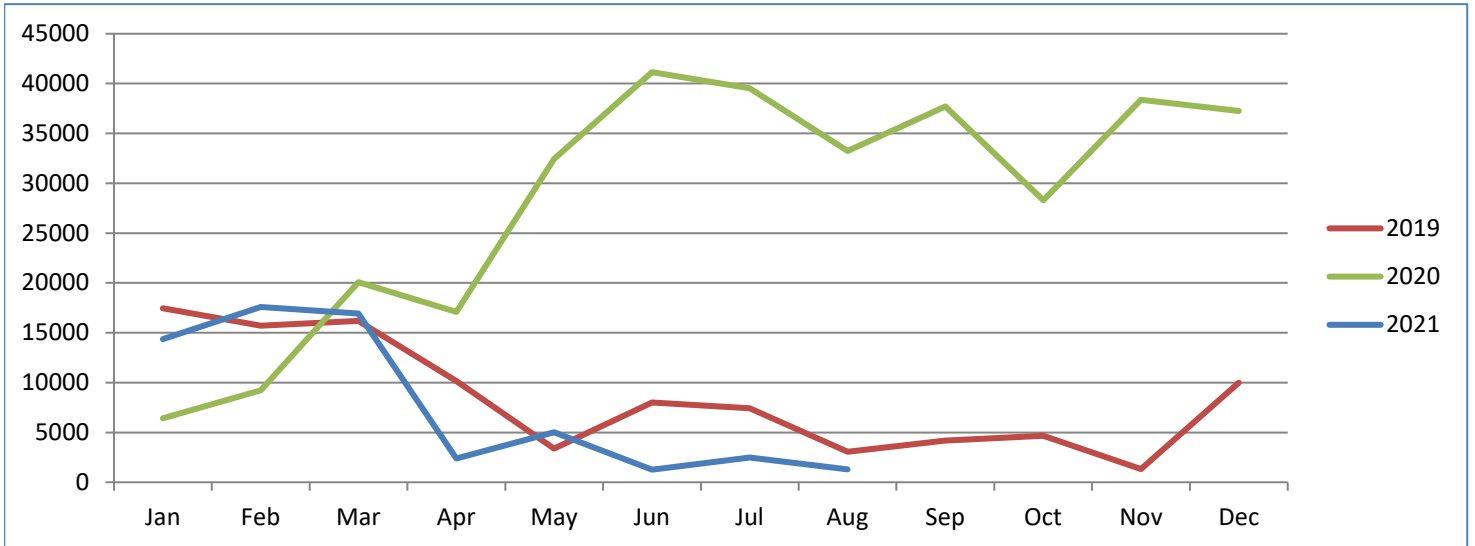
Account Number	Current Month	30 Day Balance	60 Day Balance	90 Day Balance	Total Balance
58733	0.00	0.00	3.20	0.00	3.20
57035	0.00	0.00	24.00	0.00	24.00
58575	25.20	25.20	24.00	0.00	74.40
58302	88.00	87.49	61.97	0.00	237.46
58449	98.83	95.37	67.03	0.00	261.23
3574	151.03	149.99	127.13	0.00	428.15
56212	28.87	0.00	493.87	0.00	522.74
58160	31.55	31.55	859.81	0.00	922.91
56511	410.30	417.39	98.94	0.00	926.63
57834	497.88	493.98	221.42	0.00	1,213.28
56083	497.55	497.60	334.52	0.00	1,329.67
3094	409.02	732.03	278.21	0.00	1,419.26
4134	1,054.86	1,061.36	48.00	0.00	2,164.22
55526	1,018.79	1,010.64	977.50	0.00	3,006.93
Total:	4,311.88	4,602.60	3,619.60	0.00	12,534.08



Santa Cruz Port District
90+ DAY DELINQUENT ACCOUNTS

The following accounts have balances 90 days delinquent or greater as of August 17, 2021

Account Number	Current Month	30 Day Balance	60 Day Balance	90+ Day Balance	Total Balance	Commercial Slip	Action
56783	-	-	-	1,045.22	1,045.22		Bad Debt
56146	-	-	-	149.96	149.96		Bad Debt
59294	25.23	25.23	25.23	28.20	103.89		
TOTAL:	25.23	25.23	25.23	1,223.38	1,299.07		





TO: Port Commission
FROM: Sean Rothwell, Assistant Harbormaster
DATE: August 11, 2021
SUBJECT: Harbor Patrol Incident Response Report – July 2021

Search and Rescue, Patrol Boat Response

- 7/1/21 Harbor Patrol responded to a report of three swimmers in distress in the area of Sand Dollar Beach. Prior to arrival, the swimmers self-rescued. Harbor Patrol returned to harbor without incident.
- 7/3/21 Harbor Patrol responded to a report of a group of kayakers in distress in the area of Seabright Beach. Upon arrival, Harbor Patrol located five kayakers who were struggling in the high winds. Harbor Patrol brought three of the victims on board the patrol vessel with assistance from State Parks personal watercraft (PWC) units and transported them to the Santa Cruz Wharf. The Coast Guard retrieved and transported the remaining two victims. No injuries reported.
- 7/4/21 Harbor Patrol and TowBoatUS responded to a report of a vessel taking on water in the area of Cowell's Beach. Upon arrival, the vessel operator had dewatering efforts underway. TowBoatUS towed the vessel back to the harbor, where it was hauled out at the boatyard. No injuries reported.
- 7/17/21 Harbor Patrol responded to a request for assistance from the Santa Cruz Police Department after a suspect evaded apprehension and entered the water from the Santa Cruz Municipal Wharf. Harbor Patrol brought the suspect on board the patrol vessel and transported him to the wharf where he was taken into custody by Santa Cruz Police.
- 7/20/21 Harbor Patrol responded to a report of a disabled vessel in the area of the harbor entrance. Harbor Patrol towed the vessel back to the launch ramp. No injuries reported.
- 7/26/21 Harbor Patrol responded to a report of a swimmer in distress in the area of Laguna Creek Beach. Upon arrival, the swimmer was assisted to shore by State Park Lifeguards. Harbor Patrol returned to harbor without incident.

Crime Reports, Assist Outside Department and Incident Reports

- 7/6/21 Harbor Patrol took an accident report after a vessel unintentionally collided with another vessel berthed at F-dock. No damage reported. No injuries reported.

- 7/11/21 Harbor Patrol responded to a report of an intoxicated subject at a harbor restaurant. The subject physically assaulted multiple restaurant staff members while being escorted off the premises. The subject left the area prior to the arrival of Harbor Patrol and Santa Cruz Police. A search of the area was performed, but the subject was not located. Superficial injuries reported.
- 7/24/21 Harbor Patrol took an accident report after a minor vehicle collision occurred in the concession parking lot. Harbor Patrol facilitated the exchange of information. Minor damage reported.
- 7/25/21 Harbor Patrol took a stolen property report after a bicycle was reported stolen from the area of J-dock. Harbor Patrol located the stolen bicycle in Arana Gulch and returned it to the owner.
- 7/25/21 Harbor Patrol responded to a report of an unconscious subject inside a vehicle parked along Atlantic Avenue. The subject was taken into custody by Santa Cruz Police for public intoxication.
- 7/27/21 Harbor Patrol took an accident report after a minor vehicle collision occurred in the concession parking lot. Harbor Patrol facilitated the exchange of information. Minor damage reported.

July Parking Citation: 421

From: g.stearns Stearns <g.stearns@stearnsandmorecapital.com>
Sent: Monday, August 9, 2021 1:03 PM
To: scpd@ SCPD
Cc: Marian Olin; Colin Young
Subject: Sea Rat Sailors Offer of Compromise Updated Week #6...

TO: Toby Goddard Chairman of Port Commission
TO: Stephen Reed Commissioner
TO: Port Commission via scpd@santacruzharbor.org
CC: Port Director via molin@santacruzharbor.org
CC: Sea Rat Boat Agent
DATE: 2020.06.30D Update 2021.08.09...
SUBJECT: Sea Rat Sailors Offer of Compromise Updated Week #6...

CHANGE OF CIRCUMSTANCE: 21/Mths Gate Keys Not ReActivated Boat Owners Denied Access to Property.
CHANGE OF CIRCUMSTANCE: Time Running Out for Port Director to Act given Retirement in Six Days.
REQUESTED ACTION: ReActivate Gate Keys so We Pay Extra Slip & Utility Fees plus Sail Our Boat.

The Sea Rat's Boat Agent is Colin Young & Boat Partner is G Stearns. Boat Partner Agreement on File with Santa Cruz Harbor with Registration Insurance & All Harbor Fees Paid In Full.

We heard Marian Olin, Port Director, on KSCO Radio doing Local Outreach about Liking Harbor Live Aboards as they are only about 10% and the Harbor welcomes more as they are the eyes and ears in the harbor. Also that boat owners need only fill out the paperwork and pay the additional fees. We do not intend to "Live aBoard" yet Intend to "Work aBoard" Often with overnights so will Submit "Work aBoard" Paperwork & Pay the Extra Fees.

We have been involved in Local Radio TV & Politics at State, National & Global Level plus Global Social Networking & Global Business for some time and appreciated the Harbor's Outreach so do let us know how we may help the Harbor.

We have also been involved in nonprofessional emergency response to motorcycle car boat plane emergency situations plus private community management so we wish to offer those skills to the Harbor.

We have Attend Harbor Commission Meetings & Reviewed Harbor Financials therefore believe the Harbor Would Benefit from Our Additional Income.

We are Both SEC Accredited Investors with our recent Time Talent Tender being consumed by Personal Professional & Pandemic Transactions (Colin's Global Business & PPE to NYC Hospitals & Personal Real Estate) & (G's Global Business & PPE to NYC Hospitals & Mother's Death plus Trust Disbursement as The Sea Sooths His Soul).

The Sea Rat has Received a Demand Letter Dated 2021.05.25 that The Sea Rat is on the "Vessel Use List" and Must Report Sailing 10 Times by July 31st and the Boat Partner Sailing Alone does not Qualify as "A Sail".

The 2020/2021 Sailing Season has had Physical & Legal Obstacles to Sailing.

Therefore We make this Offer of Compromise:

1. We have No Intention to Live aBoard yet we Work aBoard Often & Sleep aBoard Overnight therefore we Offer to Increase our Monthly Payment Equal to Live aBoard Slip Rate & Live aBoard Utilities Rate.
2. Physically we have been Denied Access to our Boat to Sail for Over a Year because our Electronic Gate Keys were DeActivated therefore we will Complete our Combined Annual Sailing Quotas of 20 before August 2022.

3. Legally we have been Denied Access to Crew our Boat to Sail for Over a Year because Pandemic Shelter In Place Orders & Lock Down Orders & Social Distancing Orders therefore we will Complete our Combined Annual Sailing Quotas of 20 before August 2022.

To Accept our Offer of Compromise simply ReActivate our Electronic Gate Keys & We Will Increase our Next Monthly Payment plus Start Sailing as Proposed.

All The Best... The Sea Rat Sailors

P.S. The Sea Rat Fossil Fuel Outboard Failed & Converting to Solar Electric.

P.S.S. InPerson Delivery Failed Therefore eMailed Port Commission & Port Director.

P.S.S.S BTW Did Not Receive Written Notification of Planned DeActivation Date of Gate Keys

* * * * Citing the Law Being Violated that Stipulated Consequence was Denying Access to Property.

P.S.S.S.S Contact Boat Agent with Any Issues Slowing Acceptance so We Can Address Them by 7/31.

* * * * * No Issues Slowing Acceptance Received by 7/31 so We Believe Our Offer of Compromise OK.

* * * * * Probably Best ReActivate Gate Keys so Boat Owners can Access Their Property & Sail then Adjust The Sea Rat Work aBoard Agreement Along The Way As Needed Based on Changing Circumstances.

All The Best... G

Act Global... Grow Local...

Brand Monterey Bay & Invest Monterey Bay...

Regional Innovation for People Planet Profits...

[LinkedIN.com/in/g-stearns-a274](https://www.linkedin.com/in/g-stearns-a274)

[Facebook.com/glenn.stearns](https://www.facebook.com/glenn.stearns)

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For more information please visit <http://www.symanteccloud.com>

Port Commission Review Calendar 2021-22

2021

January-March

- ✓ Ethics Training Update
- ✓ Committee Assignments for 2021
- ✓ Sea Scouts' Biannual Report
- ✓ Slip Vacancy Biannual Report / Waiting List Statistics
- ✓ FY 22 Budget
- ✓ Review 5-year CIP
- ✓ Form 700 Filing (due by 03/31 each year)
- ✓ Biennial Anti-Harassment/Anti-Discrimination Training

April-June

- ✓ Dredge Report 2021-22 (postponed to July)

July-September

- ✓ Johnny's Harborside Restaurant Lease Exp. 8/15/2021 (*no option to extend*)
- ✓ Annual O'Neill Sea Odyssey Report (review slip rent reduction / charter fee. PC action of 07/07)
- Sea Scouts' Biannual Report
- Annual Vessel Use List Review
- Slip Vacancy Biannual Report / Waiting List Statistics

October-December

- Annual Review of Business Use of Slips
- Port Commission Officers for 2022
- Bayside Marine Lease Exp. 01/31/2022 (*no option to extend*)

Committee Review Items (*timeline not specified*)

- Comprehensive Review of Charter Fees
- Public Benefit Discount Policy

Key

- Pending
- In process
- ✓ Done

2022

January-March

- Ethics Training Update
- Committee Assignments for 2022
- Sea Scouts' Biannual Report
- Slip Vacancy Biannual Report / Waiting List Statistics
- FY 23 Budget
- Review 5-year CIP
- Form 700 Filing (due by 03/31 each year)
- Biennial Anti-Harassment/Anti-Discrimination Training
- Santa Cruz Yacht Club Lease Exp. 03/31/2022 (*no option to extend*)

April-June

- Dredge Report 2022-23
- Annual Vessel Use List Review
- Biennial Update to Conflict-of-Interest Code

July-September

- Annual O'Neill Sea Odyssey Report (review slip rent reduction / charter fee. PC action of 07/07)
- Sea Scouts' Biannual Report
- Slip Vacancy Biannual Report / Waiting List Statistics

October-December

- Annual Review of Business Use of Slips
- Port Commission Officers for 2023

Future Calendar

- ABC End-Tie Review after Murray Street Bridge Retrofit
- 7th and Brommer Property Assessment