



CITY OF MORRO BAY HARBOR ADVISORY BOARD A G E N D A

The City of Morro Bay provides essential public services and infrastructure to maintain a safe, clean and healthy place for residents and visitors to live, work and play.

Meeting - Thursday, May 3, 2018 Veteran's Memorial Building - 6:00 P.M. 209 Surf Street, Morro Bay, CA

Ron Reisner, Chair	Member at Large
Lynn Meissen, Vice Chair	Member at Large
Gene Doughty	South Bay/Los Osos
Bill Luffee	Marine Oriented Business
Neal Maloney	Waterfront Leaseholders
Dana McClish	Recreational Boating
Jeremiah O'Brien	Morro Bay Commercial Fishermen's Organization
Peter Griffin	Alternate to Jeremiah O'Brien (MBCFO)
Owen Hackleman	Alternate to Jeremiah O'Brien (MBCFO)

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

CHAIR, ADVISORY BOARD MEMBER & LIAISON ANNOUNCEMENTS & PRESENTATIONS

PUBLIC COMMENT PERIOD

Members of the audience wishing to address the Board on City business matters other than scheduled items may do so at this time. To increase the effectiveness of the Public Comment Period, the following rules shall be followed:

- When recognized by the Chair, please come forward to the podium and state your name and address for the record. Board meetings are audio and video recorded and this information is voluntary and desired for the preparation of minutes.
- Comments are to be limited to three minutes.
- All remarks shall be addressed to the Board, as a whole, and not to any individual member thereof.
- The Board respectfully requests that you refrain from making slanderous, profane or personal remarks against any elected official, Board member and/or staff.
- Please refrain from public displays or outbursts such as unsolicited applause, comments or cheering.
- Any disruptive activities that substantially interfere with the ability of the Board to carry out its meeting will not be permitted and offenders will be requested to leave the meeting.
- Your participation in Board meetings is welcome and your courtesy will be appreciated.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Harbor Department's Office Assistant at (805) 772-6254. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

A. CONSENT CALENDAR

A-1 Approval of Minutes from the Harbor Advisory Board meeting held on March 1, 2018
Staff Recommendation: Approve minutes.

A-2 Approval of Minutes from the Harbor Advisory Board meeting held on April 5, 2018
Staff Recommendation: Approve minutes.

B. REPORTS AND APPEARANCES

B-1 Harbor Department Status Report
Staff Recommendation: Receive and file.

C. BUSINESS ITEMS

C-1 Update from the Marine Services Facility/Boatyard Ad-Hoc Committee on Committee's Recent Activities
Staff Recommendation: Receive and file.

C-2 Update from the Finance & Budget Ad-Hoc Committee on Committee's Recent Activities, and Discussion of "Useful Life" as it Pertains to Department Capital Infrastructure and Equipment Prioritizing and Planning
Staff Recommendation: Receive and file Ad-Hoc committee report, if any, and provide staff input on useful life and prioritization categories of projects as they pertain to the Harbor Department's capital infrastructure and equipment planning.

C-3 Update from the Eelgrass Ad-Hoc Committee on Committee's Recent Activities.
Staff Recommendation: Receive and file.

C-4 Update from the Marine Sanctuary Ad-Hoc Committee on Committee's Recent Activities
Staff Recommendation: Receive and file.

C-5 Update from the Working Waterfront Ad-Hoc Committee on Committee's Recent Activities
Staff Recommendation: Receive and file.

C-6 Presentation and Input on Water and Electricity Metering and/or Coin-Operation for Cost Recovery at the City's Various Vessel and Boating Facilities
Staff Recommendation: Provide staff input on possible cost recovery of water and electricity costs on the City's slips, piers and Tidelands dock by way of metering and/or coin-operated services.

C-7 Harbor Advisory Board Goal 1 Objective (d): Evaluate Opportunities for New or Expanded Revenue Sources, Including, but Not Limited to Paid Parking, Marijuana Associated Revenues, Other Tax Measures, and a Review of City Fees; and Discussion of TBID Assessment Funding and Creation of an Embarcadero Business District as Possible New Revenue Sources
Staff Recommendation: Staff recommend the Harbor Advisory Board discuss TBID assessment funding and creation of an Embarcadero business district as possible new revenue sources, in addition to discussion of other new or improved revenue source topics for future consideration.

C-8 Informational Review of Harbor Lease Site Activity, Lease Types and Lease Management Policy
Staff Recommendation: Receive and file report.

D. DECLARATION OF FUTURE AGENDA ITEMS

Pending items previously declared:

Goals and Objectives – Working Waterfront Designation
Measure D

Explore Benefits of Becoming a Harbor or Port District

Wind Energy Generation off the Coast of Morro Bay

Creation of an Embarcadero Business District to Fund Harbor Infrastructure

Review of TBID Assessment funding

E. ADJOURNMENT

This agenda is subject to amendment up to 72 hours prior to the date and time set for the meeting. Please refer to the agenda posted at the Morro Bay Harbor Department, 1275 Embarcadero, for any revisions or call the department at 772-6254 for further information.

Materials related to an item on this Agenda are available for public inspection during normal business hours at the Harbor Department and at Mill's/ASAP, 495 Morro Bay Boulevard, or online at www.morrobayca.gov. Materials related to an item on this Agenda submitted to the Board after publication of the Agenda packet are available for inspection at the Harbor Department during normal business hours or at the scheduled meeting.

MINUTES-MORRO BAY HARBOR ADVISORY BOARD
MEETING – March 1, 2018
VETERAN'S MEMORIAL HALL - 6:00 P.M.

AGENDA NO: A-1

MEETING DATE: May 3, 2018

PRESENT: Ron Reisner HAB Chair
Lynn Meissen HAB Vice-Chair
Jeremiah O'Brien HAB Member
Gene Doughty HAB Member
Bill Luffee HAB Member
Dana McClish HAB Member
Neal Maloney HAB Member

LIAISON: Matt Makowetski Council Member

STAFF: Eric Endersby Harbor Director
Lori Stilts Harbor Business Coordinator

ESTABLISH QUORUM AND CALL TO ORDER

The meeting was called to order at 6:01 p.m., with all members present.

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

CHAIR AND ADVISORY BOARD MEMBER ANNOUNCEMENTS & PRESENTATIONS

<https://youtu.be/nSqKdmjgKMw?t=2m16s>

Board Member Luffee updated the Board on the progress of the sea lion dock renovation project hosted by the Friends of the Morro Bay Harbor Department with money raised through donations.

Board Member McClish paused to remember Jim Phillips, who passed away last week. Jim had been a Harbor Advisory Board Member and was heavily active with the Morro Bay Yacht Club, where there will be a memorial service later in the month.

Additionally, the Maritime Museum is still working on their electricity that will be hooked up late April to early May. A new website should be up and running in a couple weeks, and the Museum is looking for more memorabilia to fill the building. Currently, sitting in front of the building is a large anchor donated by Bertha Tyler.

Board Member Meissen announced how pleased she is to see how much eel grass was present at low tide yesterday around Tidelands dock.

In addition, the California Boater Card has gone into effect and our local US Coast Guard Auxiliary Flotilla will be holding a boater card class in April to help persons pass the test to obtain a card. You may contact Danny Hart at dshart6@gmail.com or call 818-389-5268.

Board Member O'Brien stated the Morro Bay Commercial Fishermen Organization has been asked to state their position on offshore oil drilling, whereas, their position has been documented in City of Morro Bay Resolution #07-18, opposed to offshore drilling on the California coast.

Also, Jim Ruddell, "Smoker Jim" from Cayucos passed away in February he was a great member of the community as well as Jim Phillips. It is also nice to hear that Bertha from the Morro Bay Aquarium has donated the anchor to the Maritime Museum.

Board Member Doughty stated February 17-18, the Estero Bay Surf Club held their 28th Annual Big, Bad, & Ugly Surf contest. With over 200 entries, most impressive to watch were the kids.

Board Chair Reisner announced on March 9 at the Community Center is the 29th Annual Dixon's Family Spaghetti Dinner Fundraiser to assist children from financially challenged families, to participate in the Morro Bay Recreation's youth and sports programs.

Also, this month the GPS mapping of the mooring fields will take place weather permitting, a lady from Cal Poly has agreed to perform the mapping, which will be compatible with the City's GIS mapping program.

Coming this April 6-8 is the Morro Bay City Wide Yard sale. To become a seller and be added to the map, you must sign up within 18 days at the Morro Bay Chamber of Commerce.

Lastly, there are funds available for replacement of older marine engines. On January 24, 2018 the Air Pollution Control District Board of San Luis Obispo County approved additional funding for the Carl Moyer Incentive Program using a total of \$728,327 to reduce emissions and help local businesses reduce their cost of upgrading to new, clean emitting equipment. For more information go to <http://www.slocleanair.org/community/grants.php> or call 805-781-5912.

Council Liaison Makowetski stated he was extremely pleased with the weekend surf event, weather, and all around joint efforts from the HAB, Harbor, and Estero Bay Surf Club during the surf contest.

Also, in response to a question posed by Mr. Doughty over the weekend, there are plans to install more firepits at the Rock, but only after the discussion goes back to Council for approval.

PUBLIC COMMENT

The public comment period was opened; seeing none, the public comment period was closed.

A. CONSENT AGENDA

<https://youtu.be/nSqKdmjgKMw?t=25m5s>

A-1 APPROVAL OF MINUTES FROM THE HARBOR ADVISORY BOARD MEETING HELD ON DECEMBER 7, 2017

MOTION: Board Member O'Brien moved the December 7, 2017 Harbor Advisory Board minutes be approved. The Motion was seconded by Board Member Meissen and carried unanimously, 7-0.

A-2 APPROVAL OF MINUTES FROM THE SPECIAL HARBOR ADVISORY BOARD MEETING HELD ON JANUARY 11, 2018.

MOTION: Board Member Luffee moved the January 11, 2018 Special Harbor Advisory Board minutes be approved. The Motion was seconded by Board Member O'Brien and carried unanimously, 7-0.

B. REPORTS AND APPEARANCES

B-1 HARBOR DEPARTMENT STATUS REPORT

<https://youtu.be/nSqKdmjgKMw?t=26m17s>

Director Endersby presented the staff report for B-1 and responded to Board Member inquiries.

C. BUSINESS ITEMS

C-1 UPDATE FROM THE MARINE SERVICES FACILITY/BOATYARD AD-HOC COMMITTEE ON COMMITTEE'S AND STAFF'S RECENT ACTIVITIES

<https://youtu.be/nSqKdmjgKMw?t=59m40s>

The public comment period was opened for C-1; seeing none, the public comment period was closed.

Committee Chair McClish stated the committee has no new activities, except the review of Council's input to the recent boat storage agenda item. Council's comments of concerns:

Security

Screening with the fence

High rate

Boats only

Zoning issue

Lighting – no power there yet

Funds go back into the lot

Locals first

Year down the road, if space available, possible Rvs

Discussion and questions by the board. Director Endersby clarified the status of the Marine Services Financial Feasibility Study RFP.

C-2 UPDATE FROM THE FINANCE & BUDGET AD-HOC COMMITTEE ON COMMITTEE'S RECENT ACTIVITIES

<https://youtu.be/nSqKdmjqKMw?t=1h7m45s>

The public comment period was opened for C-2; seeing none, the public comment period was closed.

Committee Chair Maloney stated the committee has not met this month, however, tomorrow the committee does have a meeting scheduled with the City's new Finance Director, Jennifer Callaway.

Director Endersby updated the Board on the Harbor Enterprise Fund Fiscal year 18/19 budget process and where the committee might be helpful with the process.

The Board discussed and proposed questions to be considered for tomorrow's finance meeting.

Director Endersby updated the Board on the Harbor Departments current grant funding applications and grants awarded.

C-4 UPDATE FROM THE MARINE SANCTUARY AD-HOC COMMITTEE ON COMMITTEE'S RECENT ACTIVITIES

<https://youtu.be/nSqKdmjqKMw?t=1h24m52s>

Committee Chair Reisner stated there is no current activity.

Director Endersby explained meetings will take place in Washington DC at CMANC regarding the status of the proposed Marine Sanctuary and the Trident Wind Farm proposal.

Director Endersby noted item C-3 was skipped, Chair Reisner acknowledged the mistake and will hear that item next.

Board Member O'Brien briefed the Board on current talks between the Monterey Bay National Marine Sanctuary and Trident Winds to move their proposed borders into the Monterey's boundary lines.

C-3 UPDATE FROM THE EELGRASS AD-HOC COMMITTEE ON COMMITTEE'S RECENT ACTIVITIES

<https://youtu.be/nSqKdmjqKMw?t=1h29m39s>

The public comment period was opened for C-3; seeing none, the public comment period was closed.

Committee Chair Meissen stated the committee has not met but looking forward to working with Anchor QEA.

Discussion by the Board.

C-5 UPDATE FROM THE WORKING WATERFRONT AD-HOC COMMITTEE ON COMMITTEE'S RECENT ACTIVITIES
<https://youtu.be/nSqKdmjgKMw?t=1h31m25s>

The public comment period was opened for C-5; seeing none, the public comment period was closed.

Director Endersby presented staff notes from the recent Joint Planning Commission and Harbor Advisory Board Subcommittee meeting from January 11 and announce the upcoming full joint PC/HAB meeting tentatively scheduled for March 22, to go over staff notes and conclusion to what both bodies will recommend be inserted into the general plan/local coastal plan update.

Committee Chair Doughty stated a conflict of interest complaint had been filed by an Embarcadero leaseholder against him with regards to serving on the Working Waterfront Ad-Hoc Committee due to his business interests in the Harbor. Mr. Doughty denied having a conflict of interest and insists he has acted in an honest and trustworthy manner and never influenced a Council decision for his own personal gain. At the recommendation from the City Attorney, Mr. Doughty stated he is stepping down from the Working Waterfront Ad-Hoc committee.

Mr. Doughty stepped down from the dais and addressed the Board by way of public comment with his recommendations to be included in the current working waterfront discussion.

Discussion and input by the Board and Director Endersby for recommendations to be presented at the upcoming Joint PC/HAB meeting.

C-6 REVIEW OF REVISIONS TO MORRO BAY MUNICIPAL CODE SECTION 15.56.020 FOR HARBOR ADVSIORY BOARD INPUT ON VESSEL IMPOUNDMENT
<https://youtu.be/nSqKdmjgKMw?t=2h1m44s>

The public comment period was opened for C-6; seeing none, the public comment period was closed.

Board Member Doughty returned to the dais.

Director Endersby presented the staff report and gathered input and answered questions from the Board.

There was Board consensus to accept the Directors red-line changes to Municipal Code section 15.56.020 regarding vessel impoundment.

D. DECLARATION OF FUTURE AGENDA ITEMS
<https://youtu.be/nSqKdmjgKMw?t=2h20m34s>

Chair Reisner requested to change the description of two previously declared items.

Pending items previously declared:

Goals and Objectives – Working Waterfront Designation

Measure D

Explore Benefits of becoming a Harbor or Port District

[Wind Energy Generation off the Coast of Morro Bay BOEM Update](#)

Creation of an Embarcadero Business District [to Fund Harbor Infrastructure](#)
Morro Bay Maritime Museum Overhead Powerline Undergrounding

E. ADJOURNMENT

This meeting was adjourned at 8:22 p.m. The next Regular Meeting will be held on Thursday, April 5, 2018 at 6:00 p.m. at the Veteran's Memorial Hall located at 209 Surf Street, Morro Bay, California.

Recorded by,

Lori Stilts
Harbor Business Coordinator

MINUTES-MORRO BAY HARBOR ADVISORY BOARD
MEETING – April 5, 2018
VETERAN'S MEMORIAL HALL - 6:00 P.M.

AGENDA NO: A-2

MEETING DATE: May 3, 2018

PRESENT: Ron Reisner HAB Chair
Lynn Meissen HAB Vice-Chair
Jeremiah O'Brien HAB Member
Gene Doughty HAB Member
Bill Luffee HAB Member
Dana McClish HAB Member
Neal Maloney HAB Member

STAFF: Eric Endersby Harbor Director
Lori Stilts Harbor Business Coordinator

ESTABLISH QUORUM AND CALL TO ORDER

The meeting was called to order at 6:02 p.m., with six members present.

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

CHAIR AND ADVISORY BOARD MEMBER ANNOUNCEMENTS & PRESENTATIONS

<https://youtu.be/MGqZRpehlv8?t=2m8s>

Board Member O'Brien announce this year's Blessing of the Fleet will be held April 22, 2018 at 12 p.m. at the North T-Pier, following will be a free lunch at the Morro Bay Veteran's Hall.

Rock Cod fishing opened April 1, which filled the launch ramp parking lot. Recreational Salmon season is opening April 17 and closes April 30, 2018.

In addition, this is the third year, Dr. Jennifer O'Leary with Cal Poly and Sea Grant has brought her fishery science students to the waterfront and tour local commercial fishing boats.

Board Member McClish arrived at 6:08 p.m. and joined the Board at the dais.

Board Member McClish announced the upcoming Morro Bay Youth Sailing Foundation and the Yacht Club Marine swap meet which will be held on June 30, 2018. This year the swap meet will expand to include help from the Morro Bay Maritime Museum and Friends of the Morro Bay Harbor Department, which will make it a much bigger event.

Board Member Luffee added that the Morro Bay Women's for Fisheries will also be part of the swap meet in the Triangle lot, where people can rent space to sell marine oriented items.

Board Member McClish stated if you would like to donate items to for sale, he can be reached at dmcclish@morrobayca.gov.

Board Chair Reisner announced Morro Bay Beautiful's 15th Annual City-Wide Yard Sale, tomorrow April 6-8, with 137 local sellers, rain or shine. A treasure map with seller locations has been inserted in the Bay News or you can pick up a map at the Chamber or Brenda Sue's Consignment store in Morro Bay. You may call the Chamber of Commerce at 805-772-4467 with any questions.

Also, coming this April 6-8 is the Morro Bay City Wide Yard sale, to become a seller and be added to the map, you must sign up within 18 days at the Morro Bay Chamber of Commerce.

PUBLIC COMMENT

<https://youtu.be/MGqZRpehlv8?t=11m10s>

The public comment period was opened.

Bill Martony, Morro Bay resident, requested clarity on the issue of zoning for the south area of the proposed Working Waterfront where he lives, and stated the State Park Marina is strictly for recreational boats, so a Working Waterfront wouldn't work in that area.

The public comment period was closed.

A. CONSENT AGENDA
<https://youtu.be/MGqZRpehlv8?t=16m16s>

A-1 APPROVAL OF MINUTES FROM THE HARBOR ADVISORY BOARD MEETING HELD ON FEBRUARY 1, 2018

MOTION: Board Member Doughty moved the February 1, 2018 Harbor Advisory Board minutes be approved. The Motion was seconded by Board Member Luffee and carried unanimously, 7-0.

PRESENTATION

- Morro Bay Mooring Field Mapping Project Presentation, Katie Alvarado, Cal Poly student.
<https://youtu.be/MGqZRpehlv8?t=16m58s>

B. REPORTS AND APPEARANCES

B-1 HARBOR DEPARTMENT STATUS REPORT
<https://youtu.be/MGqZRpehlv8?t=33m35s>

Director Endersby presented the staff report for B-1 and responded to Board Member inquiries.

C. BUSINESS ITEMS

C-1 UPDATE FROM THE MARINE SERVICES FACILITY/BOATYARD AD-HOC COMMITTEE ON COMMITTEE'S AND STAFF'S RECENT ACTIVITIES, AND PRESENTATION AND INPUT ON DRAFT TRIANGLE LOT BOAT STORAGE POLICY AND AGREEMENT DOCUMENTS
<https://youtu.be/MGqZRpehlv8?t=1h9m1s>

Committee Chair McClish stated the committee recently had a meeting regarding the proposed boat storage and Marine Services Financial Feasibility Study RFP.

Director Endersby presented the staff report.

The public comment period was opened for item C-1.

Bill Martony, recalled the Council saying they would pay the Harbor to manage the storage lot, and revenue generated by the lot would go back into the lot.

The public comment period was closed.

There was Board consensus with the below list of items regarding issues needed for further analysis of the proposed triangle lot boat storage:

1. 75 Harbor/25 General fund revenue splits with administration conducted by the Harbor Department or sublease the property on an annual basis and keep 100% of the revenue.
2. Some percentage of revenues to go back into an improvement fund, varied on need.
3. Standard fencing with ambient lighting.

4. Various suggestions - move dumpsters to the south/east corner of the triangle lot, south between the stairway and new development or replace with the City dumpsters west of the Embarcadero in the GAFCO parking lot.
5. Draft Policy & Procedures, Agreement, and Rules & Regulations documents accepted with suggested individual Board member changes.

C-2 UPDATE FROM THE FINANCE & BUDGET AD-HOC COMMITTEE ON COMMITTEE'S RECENT ACTIVITIES; PRESENTATION AND INPUT ON WATER, ELECTRICITY, TRASH DISPOSAL AND COST ALLOCATION ELEMENTS OF THE DRAFT FY 2018/2019 HARBOR DEPARTMENT BUDGET OVERVIEW AND GOAL DOCUMENT
<https://youtu.be/MGqZRpehlv8?t=1h59m30s>

Committee Chair Maloney stated the committee has met twice since the last HAB meeting. First meeting with the new City's Financial Manager, Jennifer Calloway, the topics were lighting and legal fees through the cost allocation study and the second meeting was with just the committee. Chair Maloney highlighted a spreadsheet providing an outlook of the Harbor major 10-year capitol replacement estimated costs totaling \$4,170,000.

Director Endersby explained to the public what "cost allocation" means and how lighting and legal fees will be modified in the future after the in-house "gut check." In addition, tentatively at the next Council meeting staff is proposing an approval of a RFP to go out for a new cost allocation study for the enterprise funds and a fee study of all City fees, including impact fees.

Discussion by the Board and Director Endersby.

MOTION: Board Member Maloney moved the Harbor Advisory Board support an update comprehensive fee study and cost allocation plan. The Motion was seconded by Board Member McClish.

Discussion by the Board. The motion was rescinded by Board Member Maloney and the second rescinded by Board Member McClish.

MOTION: Board Member Maloney moved the Harbor Advisory Board recommend that the City take positive action relative to updating the comprehensive fee study and cost allocation plan. The Motion was seconded by Board Member McClish, and carried, 6-0, with Board Member Doughty abstaining.

Board Member Luffee left the dais at 8:30 p.m.

Director Endersby presented the staff report for C-2 and received input and responded to inquiries from the Board.

There was Board consensus on the following utility items for potential savings to the Harbor's budget:

- A. Put locks on the trash dumpsters to keep the public from using them. Possibly down size or change to the slotted typed, but not eliminate. Down size the fish carcass dumpster.
- B. Water - Bring back in more detail to the May HAB meeting.
- C. Electricity - Bring back in more detail to the May HAB meeting.

Director Endersby presented the Harbor Department budget overview and goal document for FY 18/19 and responded to Board inquiries.

C-3 UPDATE FROM THE EELGRASS AD-HOC COMMITTEE ON COMMITTEE'S RECENT ACTIVITIES
<https://youtu.be/MGqZRpehlv8?t=3h9m52s>

Committee Chair Meissen gave an update on the 11 research projects in the Bay, that were mentioned a year ago deriving from Cal Poly and NEP.

C-4 UPDATE FROM THE MARINE SANCTUARY AD-HOC COMMITTEE ON COMMITTEE'S RECENT ACTIVITIES
<https://youtu.be/MGqZRpehlv8?t=3h16m32s>

Committee Chair Reisner stated on March 17, 2018, the Santa Lucia Chapter of the Sierra Club held an event in support of the Chumash Heritage National Marine Sanctuary, primarily to prohibit new oil and gas leases off the coast.

C-5 UPDATE FROM THE WORKING WATERFRONT AD-HOC COMMITTEE ON COMMITTEE'S RECENT ACTIVITIES
<https://youtu.be/MGqZRpehlv8?t=3h19m4s>

Committee Member McClish stated there was a great joint HAB/Planning Commission meeting held on March 22, 2018, to review the inclusion for the working waterfront and Measure D into the City's general plan and local coastal plan zoning code update. Of note were the following six items mutually agreed upon:

1. Working Waterfront Mission Statement
2. Working Waterfront's Three Sectors
3. Working Waterfront Land Uses
4. Measure D
5. Measure D "Incidental Thereto" Clarification
6. Measure D "Non-Commercial/Recreational" Clarification

Discussion by the Board.

D. DECLARATION OF FUTURE AGENDA ITEMS
<https://youtu.be/MGqZRpehlv8?t=3h33m33s>

Board Member Doughty requested to add review of the TBID Assessment funding, which currently goes to the General fund and possibly have it support the Harbor Enterprise fund.

Board Member McClish requested the removal of the Morro Bay Maritime Museum Overhead Powerline Underground future agenda item, since it's now a moot point.

Pending items previously declared:

Goals and Objectives – Working Waterfront Designation
Measure D

Explore Benefits of becoming a Harbor or Port District

Wind Energy Generation off the Coast of Morro Bay

Creation of an Embarcadero Business District to Fund Harbor Infrastructure

~~Morro Bay Maritime Museum Overhead Powerline Undergrounding~~

~~Review of TBID Assessment Funding~~

E. ADJOURNMENT

This meeting was adjourned at 9:39 p.m. The next Regular Meeting will be held on Thursday, May 3, 2018 at 6:00 p.m. at the Veteran's Memorial Hall located at 209 Surf Street, Morro Bay, California.

Recorded by,

Lori Stilts
Harbor Business Coordinator



AGENDA NO: B-1

MEETING DATE: May 3, 2018

Staff Report

TO: Harbor Advisory Board
FROM: Eric Endersby, Harbor Director
SUBJECT: Harbor Department Status Report

DATE: April 26, 2018

RECOMMENDATION

Receive and file.

DISCUSSION

Recent Department Activity:

Harbor Patrol statistics for the month of April 2018 to date were 7 emergency responses, 93 calls for service, 39 assists of other agencies, 20 enforcement contacts, 12 weather warnings and 2 Hazardous Bar postings.

4/5/18 Harbor Patrol responded to an unresponsive adult female at the Libertine pub. The patient refused a medical assessment and was determined to be under the influence of alcohol and was arrested by MBPD.

4/14/18 emergency response to reports of two people in the water with a capsized canoe floating near the sea lion dock. The victims were assisted and returned to shore safely.

4/15/18 Harbor Patrol responded to call of a fully-involved dumpster fire at the Rock parking lot. Patrol knocked down the fire using a portable water extinguisher. MB Fire assisted containment and mop-up.

4/21/18 Harbor Patrol responded to a report of two persons climbing Morro Rock. Patrol PA'd the two juveniles who were about 60 ft. up on the east side, and advised them to stay put. The male climber came down on his own, and the female was assisted down by MBFD and both were counseled by State Parks.

Harbor Patrol participated in the Blessing of the Fleet on Sunday April 22nd. A nice crowd gathered for the ceremony on the pier and the priest and pastors continued the blessing down the entire bay on Harbor Patrol and Coast Guard vessels with prayers for safety and prosperity.

San Luis Obispo County USAR (Urban Search and Rescue Team) held a multiagency training at the Abalone Farm just north of Cayucos on Wednesday April 25th. Harbor Patrol sent rescue watercraft, two Harbor Patrol Officers and three Lifeguards to participate with CHP Air Division H-70 and Morro Bay Coast Guard in emergency hoist operations with the helicopter from the water and rocky shore areas.

Prepared By: EE

Dept Review: EE

City Manager Review: _____

City Attorney Review: _____

Recent City Council Activity:

At the regular April 10 City Council meeting, Council adopted the FY 2018/2019 Master Fee Schedule. Council also approved to release a Request for Proposals to Seek Qualified Firms to Perform a Comprehensive Fee Study and Cost Allocation Plan.

At the regular April 24 City Council meeting, Council adoption of Resolution No. 21-18, approving an interim lease agreement between the City of Morro Bay and TLC Family Enterprises for lease site 87-88/87W-88W, located at 883 Embarcadero Road, and formerly known as “Off the Hook” Restaurant.

Fishing Front:

Some salmon are being caught recreationally, and recreational rockfish continues to go strong, while commercially, limited success is occurring with Dungeness crab.

Upcoming Events:

5/1 Corps of Engineers Dredge *Yaquina* arrives for annual harbor entrance dredging
 5/4-5/20 Morro Bay Lifeguard Academy
 5/3-5/6 22nd Annual Cruisin’ Morro Bay Car Show <http://www.morrobaycarshow.org/>
 5/11 Coast Guard Station Morro Bay Change of Command at the North T-Pier
 5/17 Peace Officers’ Memorial on the south side of Morro Rock
 5/19 Morro Bay Safe Boating Day
 5/19 Pirate and Mermaid Parade
 5/26-5/28 1st weekend of Lifeguard towers staffed at the Rock
 5/26-5/28 Memorial Day Art in the Park <http://www.morrobayartinthepark.com/>
 6/30 1st Annual Marine Swap Meet at the “Triangle Lot” next to the Maritime Museum
 7/4 4th of July Family Fun Day <http://www.morrobay.org/events/family-funday-4th-of-july>
 7/14 49th Annual Brian Waterbury Rock to Pier Run & Half Marathon

Status of Pending HAB Recommendations:

	HAB Recommendation	Date	Status
1	Staff draft letter to Council encouraging the City to pursue negotiating with State Parks the City assume both marina and café concessions.	5/7/15	Staff’s last contact with Parks indicated no Parks interest in giving up the café concession. Since that time, all of Parks’ key personnel on the SPM have either retired or positions turned over. Staff’s current thinking is we’re at a “start-over” point with Parks to begin talks anew, and are acting accordingly before taking anything back to the Council. 11/1/17. Staff have reached out to Parks to renew discussions. 12/20/17. Spoke with office of Director for State Parks; tentative meeting set for week of January 8-12. 2/13/18 Spoke with office of Director of Concessions office left message with assistant for our concession specialist to set up conference call. No response. 2/22/18 Called again left message. 2/23/18 new Parks concession specialist contacted department. 4/23/18 Eric email sent to Parks.

			4/27/18 Contacted Parks staff, discussions underway.
2	Staff provide Council with modified sections of MBMC 15.24 (harbor sanitation) and develop environmental BMP's.	7/22/15	Staff have incorporated this BMP effort into the ongoing Rules & Regs/MBMC updating project. 11/1/17. Work ongoing; tentatively scheduled to come to HAB Feb or March 2018. 1/18/18. Review at HAB 2/1/18 meeting item C7. 4/27/18 Pending Council consideration.
3	City Council to approve issuance of the final draft Marine Services Facility/Boatyard Request for Qualifications document.	2/2/17	2/14/17. Council approved the release of a Request for Qualifications (RFQ) document as-proposed. RFQ is out, and responses due July 14, 2017. 7/27/17. No responses to RFQ. 8/3/17. HAB meeting to consider next steps. 11/3/17. Put together a RFP for a financial feasibility study to go to Council for approval. 12/1/17. Draft proposal in process for HAB review 2/2018. 12/18/17. Tentatively on Council agenda for 1/23/18 to lay out scope of work and get authorization for a financial feasibility study. 1/18/18. Discussing at HAB meeting 2/1/18 during item C1. 4/27/18 Working on draft RFP to go to Council.
4	City to use a consultant to update the cost allocation plan, if feasible, if not, then direct staff to do an internal check.	6/1/17	Approved Council Goal Objective Work Plan Item – Internal “gut check” Goal 1(e). 11/2/17. On HAB agenda for process consideration. Staff/Committee analysis review calendar 2017. To new Finance Director January 2018. Consideration of findings into development of FY 18/19 budget. 1/18/18 Staff currently engaging in internal check. Staff met 3/2 with new Finance Director. Lighting issue “gut check” in Cost Allocation resolved in draft FY 18/19 budget. 4/13/18 issued RFP for Comprehensive Fee Study & Cost Allocation Plan – closes 5/11/18.
5	City to share TOT, sales tax and possessory interest revenue that is collected in the Harbor fund and used for Harbor Capitol maintenance and improvements.	6/1/17	Pending until a new Finance Director and City Manager are in place. 10/30/17. Per the SLC it is normal for these taxes to go into the City's General municipal funds. 4/5/18 – Chair Reisner requesting City Manager to provide a memorandum on this item.
6	City Council to include proposed eelgrass language into General Plan/Local Coastal Plan updates.	6/7/17	7/28/17. Consultant Anchor QEA is developing a proposal to review existing information and documentation, research typical projects that have eelgrass issues, interview NEP personnel, and meet with Eelgrass Ad-Hoc committee members to discuss Newport Beach management plan. 11/1/17. Staff engaged with Anchor on eelgrass proposal. 12/1/17. Update to HAB on 12/7/17 on revised

			<p>consultant contract scope of work. 12/18/17. Draft eelgrass consultant agreement submitted to legal for review and approval. 1/18/18 executed contract with Anchor QEA. 4/27/18 Anchor QEA beginning project.</p>
7	City Council to review the proposed outline for the eelgrass policy to decide if the elements are appropriate.	6/1/17	See above.
8	Incorporate Working Waterfront land area and uses into General Plan/Local Coastal Plan updates.	6/1/17	<p>Tentatively on the July 11, 2017 City Council agenda for consideration with Measure D recommendation above. 7/27/17. City Council on 7/11/17 authorized PC subcommittee to jointly work with HAB ad-hoc committee on Measure D ambiguities and Working Waterfront policy language for consideration of incorporation into GP/LCP update process. 9/1/17. First joint HAB/PC subcommittee meeting to consider Measure D and Working Waterfronts scheduled for September 8, 2017, at the Community Center Studio room from 3:00-5:00 pm. 9/8/17. First joint subcommittee meeting held. General discussion and public input. Second meeting TBD, likely late October or early November. 12/18/17. 1/11/18 PC/HAB joint meeting, recommendations made to GPAC. 4/27/18 Pending GPAC action.</p>
9	In General Plan/Local Coastal Plan updates, consideration be given to a list of uses provided, and that the Measure D area and its uses be incorporated into Morro Bay's Working Waterfront.	6/1/17	<p>Tentatively on the July 11, 2017 City Council agenda for consideration with Measure D recommendation above. 7/27/17. City Council on 7/11/17 authorized PC subcommittee to jointly work with HAB ad-hoc committee on Measure D ambiguities and Working Waterfront policy language for consideration of incorporation into GP/LCP update process. 9/1/17. First joint HAB/PC subcommittee meeting to consider Measure D and Working Waterfronts scheduled for September 8, 2017, at the Community Center Studio room from 3:00-5:00 pm. 9/8/17. First joint subcommittee meeting held. General discussion and public input. Second meeting TBD, likely late October or early November. 12/18/17. 1/11/18 PC/HAB joint meeting, recommendations made to GPAC. 4/27/18 Pending GPAC action.</p>

10	Paid parking be established on and around the Embarcadero, and recommended list of issues to be addressed when considering establishment of same.	7/6/17	<p>7/18/17 letter from HAB Chairman provided to Planning Commission and copied to City Council, Public Works Advisory Board and Community Development Director with HAB's recommendations.</p> <p>10/9/17. Once CD Director gets additional input from PC, it will be brought to Council to obtain direction on parking initiatives. PC to the lead on policy development.</p> <p>11/7/17. Discussed at the Planning Commission Meeting.</p> <p>12/1/17. Per CD Director also discussed with PWAB and tentatively going to Council in Jan or Feb 2018 for direction.</p> <p>12/19/17. Per CD Director PC and Council will be provided with HABS recommendations.</p> <p>4/27/18. Pending consideration by PC and Council.</p>
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MAY 19, 2018

MORRO BAY SAFE BOATING DAY

Boating safety advocates locally and across the U.S. have teamed up to promote safe and responsible boating, including consistent life jacket wear every time boaters are on the water, during National Safe Boating Week, held from May 19-25, 2018. Join us.

FREE Tours of USCG 47' Motor Life Boat, Harbor Patrol Boat and SLO County Sheriff's Boat.

Life Jacket Trade-in Event:

California State Parks Division of Boating and Waterways (DBW) is ready to give you a new life jacket! If a life jacket is found to be unserviceable or the wearer has outgrown the life jacket, a new, properly fitted U.S. Coast Guard-approved life jacket will be given in exchange. One life jacket per person, while supplies last.

Morro Bay Safe Boating Day

SATURDAY 5/19/2018

10am to 2pm

**Location: US Coast Guard Station Morro Bay
North T Pier, 1279 Embarcadero**

Vessel Safety Check:

The U.S. Coast Guard Auxiliary FL 07-61 will have certified vessel examiners perform free Vessel Safety Checks ("VSC") at the public launch ramp. There is no charge and you will know that you have all the proper safety equipment for your vessel.

Life Jacket

Trade-in

**US Coast Guard
Auxiliary Vessel
Safety Check**

**Offered at the
Morro Bay launch
ramp area**

Mandatory CA Boater Card

Learn more

**Free Boater
Safety Literature**

**Fish and Wildlife
Wardens, Sheriff,
Harbor Patrol &
Coast Guard
Displays**

Carl Dougherty

Flotilla Commander

US Coast Guard Auxiliary

805 245-3602

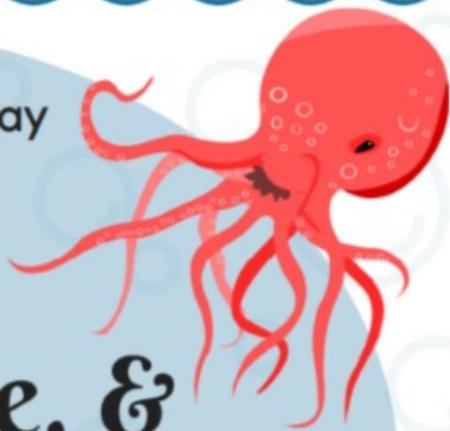


12th Annual Morro Bay

**Mermaid,
Sea Creature, &
Pirate Parade**

Saturday, May 19th

Meet at the Morro
Rock Parking Lot





AGENDA NO: C-1

MEETING DATE: May 3, 2018

Staff Report

TO: Harbor Advisory Board

DATE: April 26, 2018

FROM: Eric Endersby, Harbor Director

SUBJECT: Update from the Marine Services Facility/Boatyard Ad-Hoc Committee on Committee's Recent Activities

RECOMMENDATION

Receive and file.

DISCUSSION

The Marine Services Ad-Hoc Committee will be presenting an oral update on their activities, if any. This is a standing committee report agenda item.

Prepared By: EE

Dept Review: EE

City Manager Review: _____

City Attorney Review: _____



AGENDA NO: C-2

MEETING DATE: May 3, 2018

Staff Report

TO: Harbor Advisory Board

DATE: April 26, 2018

FROM: Eric Endersby, Harbor Director

SUBJECT: Update from the Finance & Budget Ad-Hoc Committee on Committee's Recent Activities, and Discussion of "Useful Life" as it Pertains to Department Capital Infrastructure and Equipment Prioritizing and Planning.

RECOMMENDATION

Receive and file Ad-Hoc committee report, if any, and provide staff input on useful life and prioritization categories of projects as they pertain to the Harbor Department's capital infrastructure and equipment planning.

BACKGROUND

The Finance & Budget Ad-Hoc Committee will be presenting an oral update on their activities, if any. This is a standing committee report agenda item. In addition, staff is seeking input on useful life assumptions and priority categorization of the department's various capital needs.

DISCUSSION & CONCLUSION

Embedded in the department's Capital Infrastructure and Equipment planning spreadsheets, currently in revision, are "useful life" assumptions to assist in prioritizing of projects. These assumptions are being presented the Harbor Advisory Board for discussion and input.

Capital Equipment Replacement

The Harbor Department's capital equipment consists of vehicles, vessels, rescue watercraft ("jet skis") vessel sewage pumpouts, parking pay kiosk and sandspit emergency phone. Assumed useful lives of these items are as follows:

Administrative Vehicles	15 years
Patrol/Lifeguard Trucks	10 years
Utility Vehicles	20 years
Patrol Vessels	20-30 years
Rescue Watercraft	5-7 years or 300 hours, whichever comes first
Pumpouts	10 years
Emergency Phone	15 years
Pay Parking Kiosk	15 years
Commercial Hoist	20 years

Prepared By: EE

Dept Review: EE

City Manager Review: _____

City Attorney Review: _____

Capital equipment prioritization categories are based on the following:

- 1 - Has reached or exceeded its useful life.
- 2 - End of useful life in 2-3 years.
- 3 - End of useful life in 4-6 years.
- 4 - End of useful life in 7-10 years.
- 5 - End of useful life is beyond 10 years.

Capital Infrastructure Replacement

The Harbor Department's capital infrastructure consists of slips, piers, docks, buildings, public restrooms, ice machine, seawalls and revetments. Assumed useful lives of these items are as follows:

T-Piers	Indefinite. Major renovation projects conducted every ~20 years.
Overlook Piers	Indefinite, like T-Piers.
Rental Slips	30 years
Harbor Patrol Slips	35 years
Street-end Docks	25 years
Tidelands Dock	25 years
Ice Machine	30 years
Buildings (various)	30+ years
Public Restrooms	30+ years
Seawalls	Indefinite
Revetments	Indefinite

Capital infrastructure prioritization categories are based on the following:

- 1 - Has reached or exceeded its useful life.
- 2 - End of useful life in 2-3 years.
- 3 - End of useful life in 4-6 years.
- 4 - End of useful life in 7-10 years.
- 5 - End of useful life is beyond 10 years.
- A - Structural/Condition assessment required.

Major Maintenance Requirements

Prioritization of major maintenance requirements on the department's various facilities are categorized are based on the following:

- 1 - Requires immediate attention.
- 2 - Requires attention in 2-3 years.
- 3 - Requires attention in 4-10 years.
- 4 - Attention required beyond 10 years.
- A - Structural/Condition Assessment required.



AGENDA NO: C-3

MEETING DATE: May 3, 2018

Staff Report

TO: Harbor Advisory Board

DATE: April 26, 2018

FROM: Eric Endersby, Harbor Director

SUBJECT: Update from the Eelgrass Ad-Hoc Committee on Committee's Recent Activities

RECOMMENDATION

Receive and file.

DISCUSSION

The Eelgrass Ad-Hoc Committee will be presenting an oral update on their activities, if any. This is a standing committee report agenda item.

Prepared By: EE

Dept Review: EE

City Manager Review: _____

City Attorney Review: _____



AGENDA NO: C-4

MEETING DATE: May 3, 2018

Staff Report

TO: Harbor Advisory Board

DATE: April 26, 2018

FROM: Eric Endersby, Harbor Director

SUBJECT: Update from the Marine Sanctuary Ad-Hoc Committee on Committee's Recent Activities

RECOMMENDATION

Receive and file.

DISCUSSION

The Marine Sanctuary Ad-Hoc Committee will be presenting an oral update on their activities, if any. This is a standing committee report agenda item.

Prepared By: EE

Dept Review: EE

City Manager Review: _____

City Attorney Review: _____



AGENDA NO: C-5

MEETING DATE: May 3, 2018

Staff Report

TO: Harbor Advisory Board

DATE: April 26, 2018

FROM: Eric Endersby, Harbor Director

SUBJECT: Update from the Working Waterfront Ad-Hoc Committee on Committee's Recent Activities

RECOMMENDATION

Receive and file.

DISCUSSION

The Working Waterfront Ad-Hoc Committee will be presenting an oral update on their activities, if any. This is a standing committee report agenda item.

Prepared By: EE

Dept Review: EE

City Manager Review: _____

City Attorney Review: _____



AGENDA NO: C-6

MEETING DATE: May 3, 2018

Staff Report

TO: Harbor Advisory Board **DATE:** April 26, 2018

FROM: Eric Endersby, Harbor Director

SUBJECT: Presentation and Input on Water and Electricity Metering and/or Coin-Operation for Cost Recovery at the City's Various Vessel and Boating Facilities

RECOMMENDATION

Provide staff input on possible cost recovery of water and electricity costs on the City's slips, piers and Tidelands dock by way of metering and/or coin-operated services.

BACKGROUND

During the Budget and Finance Ad-Hoc Committee staff report item at the April 5, 2018 Harbor Advisory Board (HAB) meeting was consideration of staff input and recommendation on trash collection, water and electrical costs as they relate to the department's budget and possible cost recovery/savings of those costs. Due to the late hour at which the agenda items was considered, and a desire from the HAB for additional data and analysis on the issues of possible water and electrical metering on the City's slips and piers, those aspects of the item were deferred to the May HAB meeting.

In addition, consideration of metering of water and electricity is a Council goal objective work plan item (Goal 1, Objective (d), Work Plan Element 5).

DISCUSSION

Water costs on the department's various facilities are currently ~\$51,000 per year. This includes the City's two piers, 50 slips, Tidelands dock, our public restroom and shower facilities, boat rinse-down, irrigation and Harbor Department facilities. The timers are set on the restroom shower coin-op and boat rinse-down systems to recover those water costs, while pier, slip and Tidelands public dock water flows unregulated.

Like water costs, electricity flows freely and costs are excessive. Total electrical costs on the department's various facilities are currently ~\$30,000 per year. Although the two t-piers have an electrical service fee of \$2.85 per boat per day, this amount does not currently recover the full cost of providing that power. While there will be significant up-front capital costs, experience has shown in harbors and marinas across the nation that water and electrical metering capital costs offset within the first few years of establishment of those systems in recovered fees.

Since the last cost recovery estimations were conducted for the FY 15/16 master fee rates and budget-setting, actual water costs have **increased 88%**, and actual electrical costs have **increased 30%**. The electrical increase is partially due to a majority portion of the South T-Pier having gone

Prepared By: EE

Dept Review: EE

City Manager Review: _____

City Attorney Review: _____

unmetered for several decades due to an oversight by PG&E.

The Finance Department currently has a Request for Proposals (RFP) issued for a Comprehensive Fee Study for all City fees, including Harbor fees. Proposals are due by May 11, 2018. Assuming a firm is engaged to conduct the study, anticipated study completion is by the end of 2018, with implementation slated for the FY 19/20 budgeting process. This study should accurately determine the fees necessary to truly recover the actual costs incurred to provide the City's slips, piers and other facilities and services.

Breaking it out by facility for water and electricity, the following data is available from FY 16/17 (rounded):

Water

<u>Location</u>	<u>Total Cost</u>	<u>Cost per Slip</u>
South T-Pier	\$1,700	n/a
North T-Pier	\$1,300	n/a
Beach St. Slips	\$400	\$31
Dunes St. Slips	\$825	\$59
Launch Ramp Slips	\$965	\$48
Tidelands Dock	\$1,650	n/a
Total	\$6,840 (~13.5% of Harbor Fund's total water bill)	

Electricity

<u>Location</u>	<u>Total Cost</u>	<u>Cost per Slip</u>	<u>Elec. Svc. Fee Revenue</u>
North T-Pier	\$5,375	n/a	\$4,550
South T-Pier (partial)	\$9,500	n/a	\$5,000 (all S T-Pier)
South T-Pier (partial + Beach St. Slips N)	\$775	n/a	
Beach St. Slips (S)	\$775	\$155	n/a
Dunes St. Slips	\$1,900	\$135	n/a
Launch Ramp Slips	\$5,700	\$285	n/a
Total	\$24,000 (~80% of Harbor Fund's total electric bill)		

The cost to purchase and install (retrofitting on existing infrastructure, assuming it can be done) an electricity and water metering and billing system on all the department's slips is estimated at \$65,000. Addition of a water metering or coin-op system on the two t-piers and Tidelands dock would add approximately another \$5,000, for a \$70,000 initial capital cost to meter water and electricity at our slips, piers and Tidelands public dock. An ongoing cost of approximately \$5,000 annually would be required for the system's software, cellular and customer support.

CONCLUSION

Combined, these two utility items have the potential to save the department thousands of dollars per year, and will have the additional benefit of leading to conservation of electrical and water resources. Based on the above data, installation of the necessary infrastructure would pay for itself in approximately 3-4 years.

From a cost-benefit standpoint, it is evident the cost is justified by the recovery rate. From a process standpoint, it is staff's opinion establishment of metered and/or coin-operated controls on our piers and slips be incorporated into the results and implementation of the fees determined by the fee study to be conducted this year, and implemented next year.

Additionally, since there are no fees currently associated with Tidelands Dock, staff propose implementation of coin-operated water control at this dock as soon as practical.

Staff, therefore, are seeking the HAB's input on these proposals, as these are important issues to resolve for the long-term structural balance of the Harbor Fund.



AGENDA NO: C-7

MEETING DATE: May 3, 2018

Staff Report

TO: Harbor Advisory Board

DATE: April 26, 2018

FROM: Eric Endersby, Harbor Director

SUBJECT: Harbor Advisory Board Goal 1 Objective (d): Evaluate Opportunities for New or Expanded Revenue Sources, Including, but Not Limited to Paid Parking, Marijuana Associated Revenues, Other Tax Measures, and a Review of City Fees; and Discussion of TBID Assessment Funding and Creation of an Embarcadero Business District as Possible New Revenue Sources

RECOMMENDATION

Staff recommend the Harbor Advisory Board discuss TBID assessment funding and creation of an Embarcadero business district as possible new revenue sources, in addition to discussion of other new or improved revenue source topics for future consideration.

BACKGROUND

The Harbor Advisory Board (HAB) has considered several work plan items under this Council goal objective over the past ~10 months, including paid parking, license agreements for various events and activities, food truck and beach needs concessionaires at the Rock, boat storage in the Triangle Lot and more movie nights. While some of those items have been brought to the City Council for consideration, others are still pending Council consideration.

DISCUSSION & CONCLUSION

Continuation of discussion on this goal objective is warranted for new ideas, concepts or subjects worthy of consideration. Any new items gaining HAB concurrence for further consideration will be brought back to a future meeting.

In addition, two items previously declared as future agenda items and for potential discussion are:

1. Review of TBID assessment funding and what is the possibility of waterfront-derived TBID revenues going exclusively to waterfront/harbor-related projects and initiatives?
2. Creation of an Embarcadero business district to fund Harbor infrastructure.

Any HAB recommendations coming out of discussion of these topics will be carried forward as-appropriate.

Prepared By: EE

Dept Review: EE

City Manager Review: _____

City Attorney Review: _____



AGENDA NO: C-8

MEETING DATE: May 3, 2018

Staff Report

TO: Harbor Advisory Board

DATE: April 26, 2018

FROM: Eric Endersby, Harbor Director

SUBJECT: Informational Review of Harbor Lease Site Activity, Lease Types and Lease Management Policy

RECOMMENDATION

Receive and file report.

BACKGROUND

The Harbor Advisory Board is traditionally presented with an annual update report of current and recently completed lease site activity such as construction, negotiations, redevelopment proposals, or other lease or lease site activity.

DISCUSSION

An oral report will be given on the different lease types on the waterfront, recent and pending significant lease site activity and on the City's lease management policy.

Prepared By: EE

Dept Review: EE

City Manager Review: _____

City Attorney Review: _____