



Regular Public Session of August 27, 2024

**Santa Cruz Port Commission  
MINUTES**

*Commission Members Present:*

Stephen Reed	Chair
Dennis Smith	Vice-chair
Toby Goddard	Commissioner
Reed Geisreiter	Commissioner
Darren Gertler	Commissioner

**REGULAR PUBLIC SESSION – 5:30 PM**

Chair Reed convened the regular public session at 5:30 PM at the Harbor Public Meeting Room, 365 A Lake Avenue, Santa Cruz CA (hybrid meeting platform).

1. Pledge of Allegiance
2. Oral Communication

Vice-chair Smith requested that agenda item 7 be postponed to a future meeting to allow additional time for public notification. Chair Reed stated that the Commission will proceed with hearing the item as scheduled and then determine whether to table it for a future discussion.

**CONSENT AGENDA**

3. Approval of Minutes
  - a) Special Closed and Special Public Meeting of July 2, 2024
  - b) Special Closed and Regular Public Meeting of July 23, 2024

MOTION: Motion made by Commissioner Gertler, seconded by Commissioner Geisreiter to approve consent agenda item 3.  
- *Motion carried unanimously.*

**REGULAR AGENDA**

4. Review Draft FY24 Audited Financial Statement

Discussion: Port Director MacLaurie introduced Paul Kaymark of the auditing firm, Nigro & Nigro.

Mr. Kaymark reviewed the draft FY24 audit and reported that the District received a clean, unmodified opinion in all respects for the audit year ending

March 31, 2024. Mr. Kaymark stated that the Port District did not adopt any new accounting policies in FY24.

Mr. Kaymark highlighted the following:

- Operating revenues decreased \$152,933 from \$11,611,323 to \$11,458,390 from the prior fiscal year. Contributing factors include:
  - Berthing and services revenue was down \$113k (due to salmon season closure).
  - Rent and concessions were down by \$39k.
- Operating expenses increased \$1.8 million from \$9,749,572 to \$11,483,202 from the prior fiscal year. Contributing factors include:
  - Salaries and benefits increased by \$1.4 million (primarily due to non-cash pension liabilities).
  - Insurance costs increased by \$576k.
- Non-operating revenues included:
  - Investment earnings of \$802k, an increase of \$573k (primarily from CLASS).
  - Grants and contributions received \$88k.
  - The Port District received \$525k in dredging reimbursements.
- Net cash flow increased by \$4.4 million, largely due to:
  - Cash received from the City of Santa Cruz for the Murray Street Bridge Project escrow funding was \$4,749,000.
  - Cash used to pay down long-term debt was \$1.3 million.

In response to a question posed by Commissioner Goddard, Mr. Kaymark stated that the FY24 audit now includes a balance sheet rather than a statement of net position, noting that the key difference is that a balance sheet provides a snapshot of the Port District's assets, liabilities, and equity at a specific point in time, while the statement of net position focuses more on overall financial health by including deferred inflows and outflows along with net assets.

The Commission provided direction to incorporate the following modifications into the FY24 Audited Financial Statement for review and action at the upcoming regular public session of September 24, 2024:

- Add language to address the reduction in marine general liability coverage limits in FY24 due to increasingly high insurance premium renewal rates (Note 14, page 40).

In response to a question posed by Chair Geisreiter, Port Director MacLaurie stated that the preliminary Debt Service Ratio (DSR) is favorable and exceeds the minimum 1.25 threshold.

Port Director MacLaurie stated that the final audit will be presented to the Commission for acceptance at the regular public session of September 24, 2024.

Commissioners thanked staff for their efforts in preparing this year's audit.

5. Award of Contract for Economic Impact Assessment (NTE \$37,500)

Discussion: Port Director MacLaurie stated that the FY21 budget originally included \$25,000 for the development of an informational report on the economic benefit of Santa Cruz Harbor. She stated that although this funding was eliminated due to COVID-19 mitigation measures, assessing the harbor's economic impact remains a priority.

John Martin of Martin Associates provided a brief overview of the scope of work and discussed how the economic data will be compiled and utilized. Mr. Martin highlighted the following questions:

- The Port District will pose key questions and focus areas upfront to ensure the assessment addresses all relevant concerns.
- The assessment will encompass the regional economic impact, focusing on multiple counties.
- The assessment will differentiate the economic impacts of commercial fishing activities from other harbor-related operations, such as boatyard and retail business (tackle shop) activities.
- The assessment is intended for various audiences, including the general public, neighboring agencies, regulatory agencies, and other stakeholders, to demonstrate the harbor's economic contributions.

MOTION: Motion made by Commissioner Geisreiter, seconded by Commissioner Goddard to authorize the Port Director to execute a contract with Martin Associates in an amount not to exceed \$37,500 for purposes of conducting an Economic Impact Assessment; and approve an appropriation in the FY25 budget for the amount of the contract.

- *Motion carried unanimously.*

6. Consideration of 6-Pak Charter Permit Application – Sweaty Sheep Ministries (R. Althaus)

Discussion: Harbormaster Anderson provided an overview of Mr. Althaus' current vessel activities and proposed 6-pak charter permit application.

After extensive review and deliberation, the Commission determined that due to the documented safety concerns associated with Mr. Althaus' vessel operation, 6-pak charter approval could not be granted.

MOTION: Motion made by Commissioner Goddard, seconded by Chair Reed to deny the 6-pak charter application for Ryan Althaus of Sweaty Sheep Ministries.  
- *Motion carried unanimously.*

7. Consideration of a Formal Name for 2222 East Cliff Drive

Discussion: Commissioner Goddard stated that he requested this item be included for consideration as part of tonight's meeting to establish a formal name for the Port District-owned building at 2222 East Cliff Drive. He stated that after a thorough historical review of the Port District's archives, no formal name has ever been assigned to the building.

Commissioner Goddard proposed "Santa Cruz Waterfront Center" as the formal name and stated that it is his opinion that this name reflects the building's significant waterfront location and aligns with central activities that occur in the vicinity.

Dan Haifley, former Executive Director of O'Neill Sea Odyssey, presented a detailed history of the building, highlighting Jack O'Neill's role in its original construction. Mr. Haifley advocated for a more extensive public process to establish a formal name for the building that would incorporate the O'Neill name.

Vice-chair Smith requested that this item be postponed to a future meeting to allow additional time for public notification and comment. He stated that while he is not opposed to adopting a formal name for the building, it is his opinion that the name should reflect the rich history associated with Jack O'Neill and the harbor.

Commissioner Goddard stated that assigning Santa Cruz Waterfront Center as the formal name for the building will not diminish any historical contributions associated with Jack O'Neill. He stated that the building's second story classroom utilized by the O'Neill Sea Odyssey Program will remain as the Jack O'Neill and Harry Hind Education Center.

Chair Reed stated that while the Port District is committed to preserving the historical legacy associated with Jack O'Neill, it can pursue alternate avenues for sharing that history through the Santa Cruz Museum of Art and History, historical pamphlets, etc.

Commissioner Geisreiter stated that the Port District does not have a formal policy that provides direction on naming Port District-owned buildings. He stated that it is his opinion that the Commission can proceed with assigning Santa Cruz Waterfront Center as the formal name for the building, while still honoring the past.

Commissioner Gertler stated that he is not opposed to assigning a formal name to the building, but requested that a more inspiring name that reflects the history of the building be considered.

**MOTION:** Motion made by Commissioner Goddard, seconded by Commissioner Geisreiter to establish a formal name for the Port District's building at 2222 East Cliff Drive as the Santa Cruz Waterfront Center.

**Discussion:** Vice-chairman Smith expressed opposition to the motion and requested that the Commission postpone this item to a future meeting to allow additional time for public notification and input.

- *Motion carried. Commissioners Reed, Goddard, and Geisreiter voting YES. Commissioners Smith and Gertler voting NO.*

8. Award of Contract for Metal Canopy Structure Project

**Discussion:** Port Director MacLaurie stated staff recommends the award of contract to SSB Construction for the Metal Canopy Structure Project to facilitate relocating approximately 45 kayaks and rowing sculls from the area of FF-Dock prior to the commencement of the City of Santa Cruz's Murray Street Bridge Seismic Retrofit & Barrier Replacement Project, which is scheduled to commence in early 2025.

In response to a question posed by Commissioner Geisreiter, Port Director MacLaurie confirmed that funding for this project is available in the Capital Improvement Program Murray Street Bridge (F024) fund, which as of July 31, 2024, has an available balance of \$4,535,716 and \$223,000 allocated for this relocation project.

**MOTION:** Motion made by Commissioner Goddard, seconded by Commissioner Gertler to authorize the Port Director to execute a contract for the Metal Canopy Structure Project with a not to exceed budget of \$128,100, and to approve an appropriation in the FY25 budget for the amount of the contract plus a contingency.

- *Motion carried unanimously.*

9. Approval of Cash/Payroll Disbursements – July 2024

**Discussion:** In response to questions posed by the Commission, staff provided additional information on the following warrants:

- Warrant # 60281 – RIPALog, LLC  
Harbormaster Anderson stated that this annual reporting service is used to report RIPA stop data to the Department of Justice as

required by California AB 953, the Racial and Identity Profiling Act (RIPA).

- Warrant # 60245 & 60314 – Dredging Supply Company, Inc. Finance Officer Eldridge stated that one of the two spare hydraulic motor pistons purchased for *Twin Lakes* was returned.

MOTION: Motion made by Commissioner Goddard, seconded by Commissioner Geisreiter to approve cash and payroll disbursements for July 2024, in the amount of \$1,965,178.49.  
- *Motion carried unanimously.*

10. Port Director's Report

Port Director MacLaurie reported that a Notice of Vacancy for the Board of Commissioners has been widely advertised, including a direct mailer sent to all registered voters in Division 2 (approximately 15,000 recipients).

11. Harbormaster's Report

Harbormaster Anderson reported that Albacore tuna have been caught off the coast of Santa Cruz, marking the first time these fish have been within reach of the harbor since 2013. He stated that if the Albacore remain in the area, an increase in launch activity, visitor berthing, and fuel sales is expected.

In response to a request made by Commissioner Geisreiter, Harbormaster Anderson stated that staff will include a comparative landing data graph in the fisheries report moving forward.

12. Facilities Maintenance & Engineering Manager's Report

Facilities Maintenance & Engineering Manager Wulf stated that the North Harbor Transformer Replacement Project is underway and that the project completion date is anticipated to be February 2025.

13. Sea Scouts' Biannual Report

Santa Cruz Sea Scouts' Skipper, John Fisher, provided an overview of the Sea Scouts program, emphasizing its success in meeting objectives and increasing the number of registered Scouts, which currently stands at 34, with 25% female membership.

The Commission expressed appreciation for the Sea Scouts' program and thanked Skipper John Fisher for providing a detailed report.

14. Financial Reports (*There was no discussion on this agenda item*)
  - a) Comparative Seasonal Revenue Graph
  - b) LAIF and CLASS Statements
15. Delinquent Account Reporting (*There was no discussion on this agenda item*)
16. Harbor Patrol Incident Response Report – July 2024 (*There was no discussion on this agenda item*)
17. Port Commission Review Calendar / Follow-Up Items (*There was no discussion on this agenda item*)

Chair Reed adjourned the regular public session at 7:30 PM.

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Stephen Reed, Chair



TO: Port Commission  
FROM: Holland MacLaurie, Port Director  
DATE: September 13, 2024  
SUBJECT: Acceptance of Final FY24 Audited Financial Statement

**Recommendation: Accept the FY24 audited financial statement.**

## BACKGROUND

At the Port Commission meeting of August 27, 2024, Nigro & Nigro (N&N) auditor Paul Kaymark reviewed the draft FY24 audit. N&N's opinion was unmodified, meaning the District received a clean audit. The audit is appended as Attachment A.

Based on input received from the Commission during the review of the draft audit, the following revision has been incorporated:

- Note 14 – Risk Management has been modified to reflect a reduction in marine general liability coverage limits for year ended March 31, 2024.

## ANALYSIS

Staff recommends acceptance of the final FY24 audit.

The District's Debt Service Ratio (DSR) report has been prepared for PNC Bank in accordance with loan agreements. The DSR report is included as Attachment B, and indicates that the FY24 DSR exceeds the minimum 1.25 covenant.

## IMPACT ON PORT DISTRICT RESOURCES

There is no cost to the Port District associated with accepting the audited financial statement.

ATTACHMENTS: A. Audited Financial Statement as of March 31, 2024  
B. FY24 Debt Service Ratio Report



**SANTA CRUZ PORT DISTRICT  
FINANCIAL STATEMENTS  
AND  
INDEPENDENT AUDITORS' REPORT  
For the Fiscal Years Ended  
March 31, 2024  
(With Comparative Amounts as of March 31, 2023)**

**NIGRO & NIGRO<sup>PC</sup>**

ATTACHMENT A

**SANTA CRUZ PORT DISTRICT**  
*For the Fiscal Years Ended March 31, 2024*  
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***Financial Section***

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## INDEPENDENT AUDITORS' REPORT

Board of Port Commissioners  
Santa Cruz Port District  
Santa Cruz, California

### **Opinion**

We have audited the accompanying financial statements of the Santa Cruz Port District (District), which comprise the balance sheets as of March 31, 2024, and related statements of revenue, expenses, and changes in net position, and cash flows for the years then ended, and related notes to the financial statements, as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the District as of March 31, 2024, and the respective changes in its financial position and cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

### **Basis for Opinion**

We conducted our audit in accordance with 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. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Agency and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### **Responsibilities of Management for the Financial Statements**

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Agency's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

### **Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

### **Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis, Schedule of the Agency's Proportionate Share of the Plan's Net Pension Liability, Schedule of the Agency's Contributions to the Pension Plan, and Schedule of Changes in the Agency's Net OPEB Liability and Related Ratios 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 required supplementary information 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 information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

**Supplementary Information**

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the District's basic financial statements as a whole. The Schedule of Operating Expenses is presented for purposes of additional analysis and is not a required part of the basic financial statements. The supplementary information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the basic financial statements as a whole. The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

**Prior-Year Comparative Information**

The financial statements include partial prior-year comparative information. Such information does not include sufficient detail to constitute a presentation in accordance with accounting principles generally accepted in the United States of America. Accordingly, such information should be read in conjunction with the District's financial statements for the year ended March 31, 2023, from which such partial information was derived.

**Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued a separate report dated September 24, 2024, on our consideration of the Agency'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 the effectiveness of the Agency's 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 Agency's internal control over financial reporting and compliance.

Walnut Creek, California  
September 24, 2024

## **SANTA CRUZ PORT DISTRICT**

### *Management's Discussion and Analysis (Unaudited)*

*For the Years Ended March 31, 2024 (With Comparative Amounts as of March 31, 2023)*

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Management's Discussion and Analysis (MD&A) offers readers of Santa Cruz Port District's financial statements a narrative overview of the District's financial activities for the years ended March 31, 2024. This MD&A presents financial highlights, an overview of the accompanying financial statements, an analysis of net position and results of operations, a current-to prior year analysis, a discussion on restrictions, commitments and limitations, and a discussion of significant activity involving capital assets and long-term debt. Please read in conjunction with the financial statements, which follow this section.

### **FINANCIAL HIGHLIGHTS**

- In fiscal year 2024, the District's net position increased 4.39%, or \$1,545,503 from the prior year's net position of \$35,165,484 to \$36,710,987, as a result of the year's operations.
- In fiscal year 2024, operating revenues decreased by 1.32%, or \$152,933 from \$11,611,323 to \$11,458,390 from the prior year, primarily due to a \$113,552 decrease in charges for berthing and services.
- In fiscal year 2024, operating expenses before depreciation expense increased by 23.89% or \$1,806,990 from \$7,564,732 to \$9,371,722, from the prior year, primarily due to a \$1,378,154 increase in salaries and benefits expenses as a result of the annual revaluation of the District's net OPEB and pension liabilities, with the majority of the increase in benefits expense being non-cash. The District also had a \$576,542 increase in insurance expenses.

### **REQUIRED FINANCIAL STATEMENTS**

This annual report consists of a series of financial statements. The Balance Sheet, Statement of Revenues, Expenses and Changes in Net Position and Statement of Cash Flows provide information about the activities and performance of the District using accounting methods similar to those used by private sector companies.

The Balance Sheet includes all of the District's investments in resources (assets) and the obligations to creditors (liabilities). It also provides the basis for computing a rate of return, evaluating the capital structure of the District and assessing the liquidity and financial flexibility of the District. All of the current year's revenue and expenses are accounted for in the Statement of Revenues, Expenses and Changes in Net Position. This statement measures the success of the District's operations over the past year and can be used to determine if the District has successfully recovered all of its costs through its rates and other charges. This statement can also be used to evaluate profitability and credit worthiness. The final required financial statement is the Statement of Cash Flows, which provides information about the District's cash receipts and cash payments during the reporting period. The Statement of Cash Flows reports cash receipts, cash payments and net changes in cash resulting from operations, investing, non-capital financing, and capital and related financing activities and provides answers to such questions as where did cash come from, what was cash used for, and what was the change in cash balance during the reporting period.

## SANTA CRUZ PORT DISTRICT

### Management's Discussion and Analysis (Unaudited)

For the Years Ended March 31, 2024 (With Comparative Amounts as of March 31, 2023)

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#### FINANCIAL ANALYSIS OF THE DISTRICT

One of the most important questions asked about the District's finances is, "Is the District better off or worse off as a result of this year's activities?" The Balance Sheet and the Statement of Revenues, Expenses and Changes in Net Position report information about the District in a way that helps answer this question.

These statements include all assets and liabilities using the accrual basis of accounting, which is similar to the accounting method used by most private sector companies. All of the current year's revenues and expenses are taken into account regardless of when the cash is received or paid.

These two statements report the District's net position and changes in them. You can think of the District's net position – the difference between assets, deferred outflows of resources, liabilities and deferred inflows of resources – as one way to measure the District's financial health, or financial position. Over time, increases or decreases in the District's net position are one indicator of whether its financial health is improving or deteriorating. However, one will need to consider other non-financial factors such as changes in economic conditions, population growth, zoning and new or changed government legislation.

#### Condensed Balance Sheets

	<u>March 31, 2024</u>	<u>March 31, 2023</u>	<u>Change</u>
<b>Assets:</b>			
Current assets	\$ 20,208,954	\$ 16,053,582	\$ 4,155,372
Noncurrent	13,504,316	14,239,955	(735,639)
Capital assets, net	<u>35,820,824</u>	<u>35,441,044</u>	<u>379,780</u>
<b>Total assets</b>	<u>69,534,094</u>	<u>65,734,581</u>	<u>3,799,513</u>
<b>Deferred outflows of resources</b>	<u>2,272,662</u>	<u>2,337,567</u>	<u>(64,905)</u>
<b>Total assets and deferred outflows of resources</b>	<u>\$ 71,806,756</u>	<u>\$ 68,072,148</u>	<u>\$ 3,734,608</u>
<b>Liabilities:</b>			
Current liabilities	\$ 7,287,514	\$ 2,863,452	\$ 4,424,062
Noncurrent liabilities	<u>14,727,008</u>	<u>15,889,542</u>	<u>(1,162,534)</u>
<b>Total liabilities</b>	<u>22,014,522</u>	<u>18,752,994</u>	<u>3,261,528</u>
<b>Deferred inflows of resources</b>	<u>13,081,247</u>	<u>14,153,670</u>	<u>(1,072,423)</u>
<b>Net position:</b>			
Net investment in capital assets	26,233,423	24,524,962	1,708,461
Restricted	1,057,277	1,029,556	27,721
Unrestricted	<u>9,420,287</u>	<u>9,610,966</u>	<u>(190,679)</u>
<b>Total net position</b>	<u>36,710,987</u>	<u>35,165,484</u>	<u>1,545,503</u>
<b>Total liabilities, deferred inflows and net position</b>	<u>\$ 71,806,756</u>	<u>\$ 68,072,148</u>	<u>\$ 3,734,608</u>

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the District, assets and deferred outflows of resources of the District exceeded liabilities and deferred inflows of resources by \$36,710,987 and \$35,165,484 as of March 31, 2024, and 2023, respectively.



## SANTA CRUZ PORT DISTRICT

Management's Discussion and Analysis (Unaudited)

For the Years Ended March 31, 2024 (With Comparative Amounts as of March 31, 2023)

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### FINANCIAL ANALYSIS OF THE DISTRICT (continued)

#### Condensed Balance Sheets (continued)

By far the largest portion of the District's net position (71% as of March 31, 2024, and 70% as of March 31, 2023) reflects the District's investment in capital assets (net of accumulated depreciation) less any related debt used to acquire those assets that is still outstanding. The District uses these capital assets to provide services to its customers; consequently, these assets are not available for future spending.

At the end of fiscal years 2024 and 2023, the District showed a positive balance in its unrestricted net position of \$9,420,287 and \$9,610,966, respectively, which may be utilized in future years.

#### Condensed Statements of Revenues, Expenses, and Changes in Net Position

	<u>March 31, 2024</u>	<u>March 31, 2023</u>	<u>Change</u>
<b>Revenues:</b>			
Operating revenues	\$ 11,458,390	\$ 11,611,323	\$ (152,933)
Non-operating revenues	<u>1,839,966</u>	<u>2,328,911</u>	<u>(488,945)</u>
<b>Total revenues</b>	<u>13,298,356</u>	<u>13,940,234</u>	<u>(641,878)</u>
<b>Expenses:</b>			
Operating expenses	9,371,722	7,564,732	1,806,990
Depreciation	2,111,480	2,184,840	(73,360)
Non-operating expenses	<u>348,396</u>	<u>394,410</u>	<u>(46,014)</u>
<b>Total expenses</b>	<u>11,831,598</u>	<u>10,143,982</u>	<u>1,687,616</u>
<b>Capital contributions</b>	<u>78,745</u>	<u>-</u>	<u>78,745</u>
<b>Change in net position</b>	<u>1,545,503</u>	<u>3,796,252</u>	<u>(2,250,749)</u>
<b>Net position:</b>			
Beginning of year	<u>35,165,484</u>	<u>31,369,232</u>	<u>3,796,252</u>
End of year	<u>\$ 36,710,987</u>	<u>\$ 35,165,484</u>	<u>\$ 1,545,503</u>

The statement of revenues, expenses and changes in net position shows how the District's net position changed during the fiscal years. In the case of the District, the District's net position increased by \$1,545,503 and \$3,796,252 for the years ended March 31, 2024, and 2023, respectively.

## SANTA CRUZ PORT DISTRICT

### Management's Discussion and Analysis (Unaudited)

For the Years Ended March 31, 2024 (With Comparative Amounts as of March 31, 2023)

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#### FINANCIAL ANALYSIS OF THE DISTRICT (continued)

##### Total Revenues

<b>Operating revenues:</b>	<b>March 31, 2024</b>	<b>March 31, 2023</b>	<b>Change</b>
Charges for berthing and services	\$ 8,947,391	\$ 9,060,943	\$ (113,552)
Rents and concessions	2,510,999	2,550,380	(39,381)
<b>Total operating revenues</b>	<b>11,458,390</b>	<b>11,611,323</b>	<b>(152,933)</b>
<b>Non-operating revenues:</b>			
Investment earnings	801,899	228,918	572,981
Grants and contributions	88,322	82,393	5,929
Dredging reimbursement	525,000	525,000	-
Sale of capital assets	3,050	-	3,050
Tsunami insurance reimbursement	-	887,363	(887,363)
Other non-operating revenues	421,695	605,237	(183,542)
<b>Total non-operating revenues</b>	<b>1,839,966</b>	<b>2,328,911</b>	<b>(488,945)</b>
<b>Capital contributions</b>	<b>78,745</b>	<b>-</b>	<b>78,745</b>
<b>Total revenue</b>	<b>\$ 13,377,101</b>	<b>\$ 13,940,234</b>	<b>\$ (563,133)</b>

In fiscal year 2024, operating revenues decreased by 1.32%, or \$152,933 from \$11,611,323 to \$11,458,390 from the prior year, primarily due to a \$113,552 decrease in charges for berthing and services. Non-operating revenue decreased by \$488,945 primarily due to a one-time insurance reimbursement in fiscal year 2023.

##### Total Expenses

<b>Operating expenses:</b>	<b>March 31, 2024</b>	<b>March 31, 2023</b>	<b>Change</b>
Salaries and benefits	\$ 4,680,581	\$ 3,302,427	\$ 1,378,154
Facilities and maintenance	546,498	505,670	40,828
Professional and legal	413,612	378,998	34,614
Materials and services	2,370,642	2,593,790	(223,148)
Insurance	1,360,389	783,847	576,542
<b>Total operating expenses</b>	<b>9,371,722</b>	<b>7,564,732</b>	<b>1,806,990</b>
Depreciation	2,111,480	2,184,840	(73,360)
<b>Non-operating expenses:</b>			
Interest expense – long-term debt	348,396	394,410	(46,014)
<b>Total non-operating expenses</b>	<b>348,396</b>	<b>394,410</b>	<b>(46,014)</b>
<b>Total expenses</b>	<b>\$ 11,831,598</b>	<b>\$ 10,143,982</b>	<b>\$ 1,687,616</b>

In fiscal year 2024, operating expenses before depreciation expense increased by 23.89% or \$1,806,990 from \$7,564,732 to \$9,371,722, from the prior year, primarily due to a \$1,378,154 increase in salaries and benefits expenses as a result of the annual revaluation of the District's net OPEB and pension liabilities, with the majority of the increase in benefits expense being non-cash. The District also had a \$576,542 increase in insurance expenses.

## SANTA CRUZ PORT DISTRICT

Management's Discussion and Analysis (Unaudited)

For the Years Ended March 31, 2024 (With Comparative Amounts as of March 31, 2023)

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### FINANCIAL ANALYSIS OF THE DISTRICT (continued)

#### Capital Assets

<u>Description</u>	<u>March 31, 2024</u>	<u>March 31, 2023</u>
Non-depreciable assets	\$ 3,410,677	\$ 3,199,412
Depreciable assets	71,521,078	69,297,782
Accumulated depreciation	<u>(39,110,931)</u>	<u>(37,056,150)</u>
Total capital assets, net	<u>\$ 35,820,824</u>	<u>\$ 35,441,044</u>

At the end of fiscal year 2024, and 2023, the District's investment in capital assets amounted to \$35,820,824, and \$35,441,044 (net of accumulated depreciation), respectively. Capital asset additions amounted to \$2,491,260 for various projects and equipment for the year ended March 31, 2024. See Note 5 for further information.

#### Debt Administration

The long-term debt of the District is summarized below:

<u>Description</u>	<u>March 31, 2024</u>	<u>March 31, 2023</u>
Long-term debt	<u>\$ 9,587,401</u>	<u>\$ 10,916,082</u>

Long-term debt decreased by \$1,328,681 for the year ended March 31, 2024, due to regular principal payments on the District's revenue obligations and loans payable. See Note 8 for further information.

### NOTES TO THE BASIC FINANCIAL STATEMENTS

The notes provide additional information that is essential to a full understanding of the data provided in the basic financial statements.

### CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide the District's funding sources, customers, stakeholders and other interested parties with an overview of the District's financial operations and financial condition. Should the reader have questions regarding the information included in this report or wish to request additional financial information, please contact the District's Port Director at 135 5<sup>th</sup> Avenue, Santa Cruz, CA 95062

**SANTA CRUZ PORT DISTRICT***Balance Sheets**For the Years Ended March 31, 2024 (With Comparative Amounts as of March 31, 2023)*

<b>ASSETS</b>	<b>2024</b>	<b>2023</b>
<b>Current assets:</b>		
Cash and investments (Note 2)	\$ 19,069,634	\$ 14,712,539
Accrued interest receivable	3,120	90,362
Accrued interest receivable – leases	34,994	36,735
Accounts receivable	196,080	370,963
Lease receivable (Note 4)	756,221	704,378
Materials and supplies inventory	18,500	15,832
Prepaid items	130,405	122,773
<b>Total current assets</b>	<b>20,208,954</b>	<b>16,053,582</b>
<b>Non-current assets:</b>		
Restricted – cash and cash equivalents (Note 3)	1,057,277	1,029,556
Lease receivable (Note 4)	12,447,039	13,210,399
Capital assets – not being depreciated (Note 5)	3,410,677	3,199,412
Capital assets – being depreciated, net (Note 5)	32,410,147	32,241,632
<b>Total non-current assets</b>	<b>49,325,140</b>	<b>49,680,999</b>
<b>Total assets</b>	<b>69,534,094</b>	<b>65,734,581</b>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>		
Deferred outflows of resources related to pensions (Note 10)	2,109,089	2,146,081
Deferred outflows of resources related to OPEB (Note 11)	163,573	191,486
<b>Total deferred outflows of resources</b>	<b>2,272,662</b>	<b>2,337,567</b>
<b>Total assets and deferred outflows of resources</b>	<b>\$ 71,806,756</b>	<b>\$ 68,072,148</b>

**SANTA CRUZ PORT DISTRICT***Balance Sheets (continued)**For the Years Ended March 31, 2024 (With Comparative Amounts as of March 31, 2023)***LIABILITIES****Current liabilities:**

Accounts payable and accrued expenses	\$ 406,215	\$ 436,332
Customer deposits and unearned revenue (Note 6)	5,365,278	948,405
Accrued interest payable	51,528	62,257
Long-term liabilities – due within one year:		
Compensated absences (Note 7)	51,436	49,484
Loans payable (Note 8)	1,204,395	1,165,428
Revenue obligations payable (Note 8)	208,662	201,546
<b>Total current liabilities</b>	<b>7,287,514</b>	<b>2,863,452</b>

**Non-current liabilities:**

Long-term liabilities – due in more than one year:		
Compensated absences (Note 7)	120,018	115,462
Loans payable (Note 8)	6,075,450	7,279,845
Revenue obligations payable, net (Note 8)	2,098,894	2,269,263
Net OPEB liability (Note 10)	648,233	807,791
Net pension liability (Note 9)	5,784,413	5,417,181
<b>Total non-current liabilities</b>	<b>14,727,008</b>	<b>15,889,542</b>
<b>Total liabilities</b>	<b>22,014,522</b>	<b>18,752,994</b>

**DEFERRED INFLOWS OF RESOURCES**

Deferred inflows of resources related to leases (Note 4)	12,451,756	13,527,701
Deferred inflows of resources related to pensions (Note 9)	270,219	460,211
Deferred inflows of resources related to OPEB (Note 10)	359,272	165,758
<b>Total deferred inflows of resources</b>	<b>13,081,247</b>	<b>14,153,670</b>

**NET POSITION**

Net investment in capital assets (Note 11)	26,233,423	24,524,962
Restricted for debt service (Note 3)	1,057,277	1,029,556
Unrestricted	9,420,287	9,610,966
<b>Total net position</b>	<b>36,710,987</b>	<b>35,165,484</b>
<b>Total liabilities, deferred inflows of resources and net position</b>	<b>\$ 71,806,756</b>	<b>\$ 68,072,148</b>

**SANTA CRUZ PORT DISTRICT***Statements of Revenues, Expenses and Changes in Net Position**For the Years Ended March 31, 2024 (With Comparative Amounts as of March 31, 2023)*

	<u>2024</u>	<u>2023</u>
<b>OPERATING REVENUES</b>		
Charges for berthing and services	\$ 8,947,391	\$ 9,060,943
Rents and concessions	2,510,999	2,550,380
<b>Total operating revenues</b>	<u>11,458,390</u>	<u>11,611,323</u>
<b>OPERATING EXPENSES</b>		
Salaries and benefits	4,680,581	3,302,427
Facilities and maintenance	546,498	505,670
Professional and legal services	413,612	378,998
Materials and services	2,370,642	2,593,790
Insurance	1,360,389	783,847
<b>Total operating expenses before depreciation</b>	<u>9,371,722</u>	<u>7,564,732</u>
<b>Operating income before depreciation</b>	2,086,668	4,046,591
Depreciation expense	<u>(2,111,480)</u>	<u>(2,184,840)</u>
<b>Operating income(loss)</b>	<u>(24,812)</u>	<u>1,861,751</u>
<b>NON-OPERATING REVENUES (EXPENSES)</b>		
Investment earnings	801,899	228,918
Interest expense - long-term debt	(348,396)	(394,410)
Grants and contributions	88,322	82,393
Dredging reimbursement (Note 12)	525,000	525,000
Sale of capital assets	3,050	-
Tsunami insurance reimbursement	-	887,363
Other non-operating revenues	421,695	605,237
<b>Total non-operating revenue(expense), net</b>	<u>1,491,570</u>	<u>1,934,501</u>
<b>Net income before capital contributions</b>	<u>1,466,758</u>	<u>3,796,252</u>
<b>CAPITAL CONTRIBUTIONS</b>		
Local capital contributions	78,745	-
<b>Total capital contributions</b>	<u>78,745</u>	<u>-</u>
<b>Change in net position</b>	1,545,503	3,796,252
<b>Net position:</b>		
Beginning of year	<u>35,165,484</u>	<u>31,369,232</u>
End of year	<u>\$ 36,710,987</u>	<u>\$ 35,165,484</u>

**SANTA CRUZ PORT DISTRICT***Statements of Cash Flows**For the Years Ended March 31, 2024 (With Comparative Amounts as of March 31, 2023)*

	<u>2024</u>	<u>2023</u>
<b>Cash flows from operating activities:</b>		
Cash receipts from customers and others	\$ 15,638,866	\$ 10,940,963
Cash paid to employees for salaries and benefits	(2,771,917)	(2,708,102)
Cash paid to vendors and suppliers for materials and services	<u>(6,347,313)</u>	<u>(5,212,786)</u>
<b>Net cash provided by operating activities</b>	<u>6,519,636</u>	<u>3,020,075</u>
<b>Cash flows from non-capital financing activities:</b>		
Grant and contribution funding	88,322	82,393
Dredging reimbursement	525,000	525,000
Tsunami insurance reimbursement	-	887,363
Other non-operating revenue	<u>421,695</u>	<u>-</u>
<b>Net cash provided by non-capital financing activities</b>	<u>1,035,017</u>	<u>1,494,756</u>
<b>Cash flows from capital and related financing activities:</b>		
Acquisition and construction of capital assets	(2,491,260)	(728,922)
Proceeds from local capital contributions	78,745	-
Proceeds from the sale of capital assets	3,050	-
Principal paid on long-term debt	(1,290,388)	(1,329,940)
Interest paid on long-term debt	<u>(359,125)</u>	<u>(404,661)</u>
<b>Net cash used in capital and related financing activities</b>	<u>(4,058,978)</u>	<u>(2,463,523)</u>
<b>Cash flows from investing activities:</b>		
Investment earnings	<u>889,141</u>	<u>147,452</u>
<b>Net cash provided by investing activities</b>	<u>889,141</u>	<u>147,452</u>
<b>Net increase in cash and cash equivalents</b>	4,384,816	2,198,760
<b>Cash and cash equivalents:</b>		
Beginning of year	<u>15,742,095</u>	<u>13,543,335</u>
End of year	<u>\$ 20,126,911</u>	<u>\$ 15,742,095</u>
<b>Reconciliation of cash and cash equivalents to the balance sheet:</b>		
Cash and investments	\$ 19,069,634	\$ 14,712,539
Restricted assets – cash and cash equivalents	<u>1,057,277</u>	<u>1,029,556</u>
<b>Total cash and cash equivalents</b>	<u>\$ 20,126,911</u>	<u>\$ 15,742,095</u>

**SANTA CRUZ PORT DISTRICT***Statements of Cash Flows (continued)**For the Years Ended March 31, 2024 (With Comparative Amounts as of March 31, 2023)*

	<u>2024</u>	<u>2023</u>
<b>Reconciliation of operating income(loss) to net cash provided by operating activities:</b>		
Operating income(loss)	\$ (24,812)	\$ 1,861,751
<b>Adjustments to reconcile operating income(loss) to net cash provided by operating activities:</b>		
Depreciation	2,111,480	2,184,840
Debt issuance costs amortization	(38,293)	-
<b>Change in assets - (increase)decrease:</b>		
Accounts receivable	174,883	(177,898)
Lease receivable	711,517	(13,914,777)
Materials and supplies inventory	(2,668)	492
Prepaid items	(7,632)	(31,248)
<b>Change in deferred outflows of resources - (increase)decrease</b>		
Deferred outflows of resources related to pensions	36,992	(1,317,069)
Deferred outflows of resources related to OPEB	27,913	15,812
<b>Change in liabilities - increase(decrease):</b>		
Accounts payable and accrued expenses	(30,117)	31,984
Customer deposits and unearned revenue	4,418,614	(74,630)
Compensated absences	6,508	29,240
Net OPEB liability	(159,558)	31,285
Net pension liability	367,232	2,508,185
<b>Change in deferred inflows of resources - increase(decrease)</b>		
Deferred inflows of resources related to leases	(1,075,945)	13,527,701
Deferred inflows of resources related to pensions	(189,992)	(1,684,530)
Deferred inflows of resources related to OPEB	193,514	28,937
<b>Total adjustments</b>	<u>6,544,448</u>	<u>1,158,324</u>
<b>Net cash provided by operating activities</b>	<u>\$ 6,519,636</u>	<u>\$ 3,020,075</u>



## **SANTA CRUZ PORT DISTRICT**

### *Notes to Financial Statements*

*March 31, 2024*

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#### **NOTE 1 – DESCRIPTION OF ORGANIZATION AND SIGNIFICANT ACCOUNTING POLICIES**

##### **A. Description of Organization**

The Santa Cruz Port District (District) is a political subdivision of the State of California. The District is governed by an elected Board of Commissioner, each of whom is elected to serve a four-year term. 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.

The District operates as principal landlord for the purpose of assigning or leasing Port facilities and land areas. The District's principal sources of revenue are from berthing and related services, and rentals of land and facilities. Capital construction is financed through operations, grants and revenue bond debt proceeds. Daily operation of Port facilities and regular maintenance are performed by the District's regular work force. Major maintenance and new construction projects are awarded by bid to commercial contractors.

The criteria used in determining the scope of the financial reporting entity is based on the provisions of Governmental Accounting Standards Board Statement No. 61, The Financial Reporting Entity (GASB Statement No. 61). The District is the primary governmental unit based on the foundation of a separately elected governing board that is elected by the citizens in a general popular election. Component units are legally separate organizations for which the elected officials of the primary government are financially accountable. The District is financially accountable if it appoints a voting majority of the organization's governing body and: 1) It is able to impose its will on that organization, or 2) There is a potential for the organization to provide specific financial benefits to, or impose specific financial burdens on, the primary government.

##### **B. Basis of Presentation, Basis of Accounting**

The District reports its activities as an enterprise fund, which is used to account for operations that are financed and operated in a manner similar to a private business enterprise, where the intent of the District is that the costs (including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges.

The financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flows take place. Nonexchange transactions, in which the District gives (or receives) value without directly receiving (or giving) equal value in exchange, include property taxes, grants, entitlements, and donations. Revenue from grants, entitlements, and donations is recognized in the year in which all eligibility requirements have been satisfied.

Operating revenues are those revenues that are generated from the primary operations of the District. The District reports a measure of operations by presenting the change in net position from operations as operating income in the statement of revenues, expenses, and changes in net position. Operating activities are defined by the District as all activities other than financing and investing activities (interest expense and investment income), grants and subsidies, and other infrequently occurring transactions of a non-operating nature. Operating expenses are those expenses that are essential to the primary operations of the District. All other expenses are reported as non-operating expenses.

**NOTE 1 – DESCRIPTION OF ORGANIZATION AND SIGNIFICANT ACCOUNTING POLICIES (continued)**

**C. Assets, Deferred Outflows of Resources, Liabilities, Deferred Inflows of Resources, and Net Position**

**1. Cash and Cash Equivalents**

For purposes of the statement of cash flows, the District considers all highly liquid investments with a maturity of 90 days or less, when purchased, to be cash equivalents. Cash deposits are reported at the carrying amount, which reasonably estimates fair value.

**2. Investments**

Investments are reported at fair value except for short-term investments, which are reported at cost, which approximates fair value. Cash deposits are reported at carrying amount, which reasonably estimates fair value. Investments in governmental investment pools are reported at fair value based on the fair value per share of the pool's underlying portfolio.

In accordance with fair value measurements, the District categorizes its assets and liabilities measured at fair value into a three-level hierarchy based on the priority of the inputs to the valuation technique used to determine fair value. The fair value hierarchy gives the highest priority to quoted prices in active markets for identical assets or liabilities (Level 1) and the lowest priority to unobservable inputs (Level 3). If the inputs used in the determination of the fair value measurement fall within different levels of the hierarchy, the categorization is based on the lowest level input that is significant to the fair value measurement.

Financial assets and liabilities recorded on the balance sheet are categorized based on the inputs to the valuation techniques as follows:

*Level 1* – Inputs that reflect unadjusted quoted prices in active markets for identical investments, such as stocks, corporate and government bonds. The District has the ability to access the holding and quoted prices as of the measurement date.

*Level 2* – Inputs, other than quoted prices, that are observable for the asset or liability either directly or indirectly, including inputs from markets that are not considered to be active.

*Level 3* – Inputs that are unobservable. Unobservable inputs reflect the District's own assumptions about the factors market participants would use in pricing an investment, and is based on the best information available in the circumstances.

**3. Receivables and Allowance for Doubtful Accounts**

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

**NOTE 1 – DESCRIPTION OF ORGANIZATION AND SIGNIFICANT ACCOUNTING POLICIES (continued)**

**C. Assets, Deferred Outflows of Resources, Liabilities, Deferred Inflows of Resources, and Net Position (continued)**

**4. Lease Receivable and Deferred Inflows of Resources**

The primary objective is to enhance the relevance and consistency of information about the governments' leasing activities. As a lessor, the District is required to recognize a lease receivable and a deferred inflow of resources at the commencement of the lease term, with certain exceptions. The District's lease receivable is measured at the present value of the lease payments expected to be received during the lease term. Under the lease agreement, the District may receive variable lease payments that are dependent upon the lessee's revenue. The variable payments are recorded as an inflow of resources in the period the payment is received. A deferred inflow of resources is recorded for the lease. The deferred inflow of resources is measured at the value of the lease receivable in addition to any payments received at or before the commencement of the lease term that relate to future periods. The deferred inflow of resources is amortized on a straight-line basis over the term of the lease.

**5. 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.

**6. Prepaids**

Certain payments of vendors reflect costs applicable to future accounting periods and are recorded as prepaid items.

**7. Capital Assets**

Capital assets are stated at cost or at their estimated fair value at date of donation. It is the District's policy to capitalize assets costing over \$5,000. The provision for depreciation is computed using the straight-line method over the estimated service lives of the capital assets. Estimated service lives for the District's classes of assets are as follows:

Description	Estimated Lives
Wharves and docks	3-40 years
Land improvements	3-40 years
Buildings and buildings improvements	3-30 years
Equipment	3-10 years

**8. Deferred Outflows/Inflows of Resources**

In addition to assets, the statement of net position reports a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net assets that applies to a future period and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net assets that applies to a future period and will not be recognized as an inflow of resources (revenue) until that time.

**NOTE 1 – DESCRIPTION OF ORGANIZATION AND SIGNIFICANT ACCOUNTING POLICIES (continued)**

**C. Assets, Deferred Outflows of Resources, Liabilities, Deferred Inflows of Resources, and Net Position (continued)**

**9. Compensated Absences**

The District's personnel policies provide for accumulation of vacation (employee benefits). Liabilities for vacation leave are recorded when benefits are earned. Full cash payment for all unused vacation leave is available to employees upon retirement or termination.

**10. Pensions**

For purposes of measuring the net pension liability and deferred outflows/inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the District's California Public Employees' Retirement System (CalPERS) plans and addition to/deductions from the Plans' fiduciary net position have been determined on the same basis as they are reported by CalPERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

The following timeframes are used for pension reporting:

Valuation Date June 30, 2022  
Measurement Date June 30, 2023  
Measurement Period July 1, 2022 to June 30, 2023

**11. Post-employment Benefits Other Than Pensions (OPEB)**

For purposes of measuring the net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, information about the fiduciary net position of the Santa Cruz Port District Retiree Benefits Plan ("the Plan") and additions to/deductions from the Plan's fiduciary net position have been determined on the same basis as they are reported by the Plan. For this purpose, the Plan recognizes benefit payments when due and payable in accordance with the benefit terms. Investments are reported at fair value, except for money market investments and participating interest-earning investment contracts that have a maturity at the time of purchase of one year or less, which are reported at cost.

Valuation Date March 31, 2022  
Measurement Date March 31, 2023  
Measurement Period April 1, 2022 to March 31, 2023

## SANTA CRUZ PORT DISTRICT

### Notes to Financial Statements

March 31, 2024

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#### NOTE 1 – DESCRIPTION OF ORGANIZATION AND SIGNIFICANT ACCOUNTING POLICIES (continued)

#### C. Assets, Deferred Outflows of Resources, Liabilities, Deferred Inflows of Resources, and Net Position (continued)

##### 12. Net Position

Net position is classified into three components: net investment in capital assets; restricted; and unrestricted. These classifications are defined as follows:

- **Net investment in capital assets** - This component of net position consists of capital assets, including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of debt for those capital assets.
- **Restricted** - This component of net position consists of constraints placed on net position use through external constraints imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments or constraints imposed by law through constitutional provisions or enabling legislation.
- **Unrestricted net position** - This component of net position consists of net position that does not meet the definition of "net investment in capital assets" or "restricted".

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

#### D. Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles 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 expenditures during the reported period. Actual results could differ from those estimates.

#### E. Grant Funding

Grants for operating assistance and capital acquisitions are included in their respective non-operating and capital contribution sections of the statement of revenues, expenses and changes in net position. Grant funds are claimed on a reimbursement basis and receivables for grant funds are recorded as the related obligations are incurred. Grant funds advanced but not yet earned are treated as unearned revenue until the respective obligations these grants were funded for are incurred.

#### F. Capital Contributions

Capital contributions represent cash and capital asset additions contributed to the District by outside parties.

**SANTA CRUZ PORT DISTRICT**  
*Notes to Financial Statements*  
 March 31, 2024

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**NOTE 2 – CASH AND INVESTMENTS**

Cash and investments were classified in the accompanying financial statements as follows:

<u>Description</u>	<u>March 31, 2024</u>
Cash and investments	\$ 19,069,634
Restricted – cash and cash equivalents	1,057,277
Total	<u>\$ 20,126,911</u>

Cash and investments consisted of the following:

<u>Description</u>	<u>March 31, 2024</u>
Cash on hand	\$ 3,200
Deposits held with financial institutions	602,234
Deposits in Local Agency Investment Fund (LAIF)	291,981
Deposits in California CLASS	18,172,219
Deposits in money-market funds	1,057,277
Total	<u>\$ 20,126,911</u>

**Demand Deposits**

At March 31, 2024, the carrying amount of the District’s demand deposits was \$602,234, and the financial institution balance was \$576,805. The \$25,429 net difference as of March 31, 2024 represents outstanding checks, deposits-in-transit and/or other reconciling items.

The California Government Code requires California banks and savings and loan associations to secure an entity’s deposits by pledging government securities with a value of 110% of an entity’s deposits. California law also allows financial institutions to secure entity deposits by pledging first trust deed mortgage notes having a value of 150% of an entity’s total deposits. The entity’s Treasurer may waive the collateral requirement for deposits which are fully insured up to \$250,000 by the FDIC.

The collateral for deposits in federal and state-chartered banks is held in safekeeping by an authorized agent of depository recognized by the State of California Department of Banking. The collateral for deposits with savings and loan associations is generally held in safekeeping by the Federal Home Loan Bank in San Francisco, California as an agent of depository. These securities are physically held in an undivided pool for all California public agency depositors. Under Government Code Section 53655, the placement of securities by a bank or savings and loan association with an agent of depositor has the effect of perfecting the security interest in the name of the local governmental agency. Accordingly, all collateral held by California agents of depository are considered to be held for, and in the name of, the local government.

**SANTA CRUZ PORT DISTRICT**  
*Notes to Financial Statements*  
*March 31, 2024*

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**NOTE 2 – CASH AND INVESTMENTS (continued)**

**Custodial Credit Risk**

The custodial credit risk for *deposits* is the risk that in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. The District's investment policy requires that collateral be held by an independent third party with whom the District has a current custodial agreement.

**Local Agency Investment Fund (LAIF)**

The California State Treasurer, through the Pooled Money Investment Account (PMIA), invests taxpayers' money to manage the State's cash flow and strengthen the financial security of local governmental entities. PMIA policy sets as primary investment objectives safety, liquidity and yield. Through the PMIA, the Investment Division manages the Local Agency Investment Fund (LAIF). The LAIF allows cities, counties and special districts to place money in a major portfolio and, at no additional costs to taxpayers, use the expertise of Investment Division staff. Participating agencies can withdraw their funds from LAIF at any time as LAIF is highly liquid and carries a dollar-in dollar-out amortized cost methodology.

The District is a voluntary participant in LAIF. The fair value of the District's investment in this pool is reported at an amount based upon the District's pro-rata share of the fair value provided by LAIF for the entire LAIF portfolio (in relation to the amortized cost of the of that portfolio). The balance available for withdrawal is based on the accounting records maintained by LAIF. LAIF is not categorized under the fair value hierarchy established by GAAP as it is held at an amortized cost basis and it is Not Rated under the current credit risk ratings format. For financial reporting purposes, the District considers LAIF a cash equivalent due to its highly liquid nature and dollar-in dollar-out amortized cost methodology. As of March 31, 2024, the District held \$291,981 in LAIF.

**California Cooperative Liquid Assets Securities System (California CLASS)**

The California Cooperative Liquid Assets Securities System (California CLASS) is a joint exercise of powers entity authorized under Section 6509.7, California Government Code. California CLASS is a pooled investment option that was created via a joint exercise of powers agreement by and among California public agencies. California CLASS provides California public agencies with a convenient method for investing in high-quality, short- to medium-term securities carefully selected to optimize interest earnings while prioritizing safety and liquidity. The California CLASS Prime and Enhanced Cash funds offer public agencies the opportunity to strengthen and diversify their cash management programs in accordance with the safety, liquidity, and yield hierarchy that governs the investment of public funds.

The management of California CLASS is under the direction of a Board of Trustees comprised of eligible Participants of the program. The Board of Trustees has appointed Public Trust Advisors, LLC to serve as the Investment Advisor and Administrator of the program and has appointed U.S. Bank as the Custodian. The District is a voluntary participant in California CLASS. The fair value of the District's investment in this pool is reported at an amount based upon the District's pro-rata share of the fair value provided by California CLASS for the entire California CLASS portfolio (in relation to the amortized cost of the of that portfolio). The balance available for withdrawal is based on the accounting records maintained by California CLASS. California CLASS is not categorized under the fair value hierarchy established by GAAP as it is held at an amortized cost basis. The California Class Prime and Enhanced Cash funds receive a credit rating of AAAM (S&P Global Ratings) and AAAs/S1 (FitchRatings), respectively. For financial reporting purposes, the District considers California CLASS a cash equivalent due to its highly liquid nature and dollar-in dollar-out amortized cost methodology. As of March 31, 2024, the District held \$18,172,219 in California CLASS.

**NOTE 2 – CASH AND INVESTMENTS (continued)**

**Money-Market Funds**

Money-market funds are an investment whose objective is to earn modest investment earnings while maintaining a net asset value (NAV) of \$1 per share (which is the funds main goal – preservation of principal). A money-market fund’s portfolio is typically comprised of short-term, or less than one year, securities representing high-quality, liquid debt and monetary instruments with minimal credit risk. Money-market funds are Level 1 investments (with quoted prices in active markets for identical assets) that are Not Rated under the current credit risk ratings format. For financial reporting purposes, the District considers money market funds a cash equivalent due to their highly liquid nature and NAV of \$1 per share. As of March 31, 2024, the District held \$1,057,277, in money market funds.

**Authorized Investments and Investment Policy**

The District has adopted an investment policy directing the Fiscal Officer to deposit funds in financial institutions to purchases financial investments in accordance with California Government Code 53600-53610.

**Fair Value Measurement Input**

The District categorizes its fair value measurement inputs within the fair value hierarchy established by generally accepted accounting principles. The District has presented its measurement inputs as noted in the previous table.

**Credit Risk**

Credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. As of March 31, 2024, the District’s investment in the LAIF was not rated as noted in the previous table, and the District’s investment in the VCPIF was rated AAf/S-1+.

**Interest Rate Risk**

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the fair values of investments with longer maturities have greater sensitivity to changes in market interest rates. The District’s investment policy follows the Code as it relates to limits on investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates. The District has elected to use the segmented time distribution method of disclosure for the maturities of its investments as related to interest rate risk as noted in the previous table.

**Concentration of Credit Risk**

The District’s investment policy contains no limitations on the amount that can be invested in any one governmental agency or non-governmental issuer beyond that stipulated by the California Government Code. There were no investments in any one governmental or non-governmental issuer that represented 5% or more of the District’s total investments except for those in LAIF, CA CLASS or money-market funds.



**SANTA CRUZ PORT DISTRICT**  
*Notes to Financial Statements*  
 March 31, 2024

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**NOTE 3 – RESTRICTED – ASSETS AND RESTRICTED – NET POSITION**

Restricted – cash and investments as of March 31st consisted of the following:

<u>Description</u>	<u>March 31, 2024</u>
Deposits in money-market funds	\$ 1,057,277
<b>Total restricted – net position</b>	<b>\$ 1,057,277</b>

The District’s restricted cash and investments are funds required for debt service.

**NOTE 4 – LEASE RECEIVABLE AND DEFERRED INFLOWS OF RESOURCES – LEASES**

Changes in the District’s lease receivable for the year ended March 31, 2024, was as follows:

<u>Description</u>	<u>Balance April 1, 2023</u>	<u>Additions</u>	<u>Deductions</u>	<u>Balance March 31, 2024</u>
State Farm	\$ 121,044	\$ -	\$ (33,855)	\$ 87,189
O’neill Sea Odyssey	439,223	-	(20,133)	419,090
Santa Cruz Yacht Club	2,622,697	-	(67,177)	2,555,520
Pacific Yachting & Sailing	60,820	-	(13,327)	47,493
Chardonnay	20,273	-	(4,442)	15,831
Bayside Marine	411,673	-	(29,951)	381,722
UCSC	39,039	-	(11,267)	27,772
Beacon Pointe Advisors, LLC	180,346	-	(64,503)	115,843
Intero Real Estate	507,578	-	(86,948)	420,630
Johnny’s Harborside Restaurant	1,917,304	-	(45,064)	1,872,240
H&H Fresh Fish	74,342	-	(13,664)	60,678
Laurel Andres	3,409	-	(3,409)	-
Java Junction	583,470	-	(68,511)	514,959
Cafe El Palomar	1,790,892	-	(105,009)	1,685,883
Crow’s Nest Beach Market	839,072	-	(57,421)	781,651
Crow’s Nest	4,303,595	-	(86,836)	4,216,759
<b>Total lease receivable</b>	<b>\$ 13,914,777</b>	<b>\$ -</b>	<b>\$ (711,517)</b>	<b>\$ 13,203,260</b>

The District is the lessor of 16 individual land and improvements leases under month to month and long-term, non-cancelable operating leases, expiring in various dates through December 2043. 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. The leases held by the District do not have an implicit rate of return, therefore the District used their incremental borrowing rate at as of the time the lease initiated to discount the lease revenue to the net present value.

In some cases, leases contain termination clauses. In these cases, the clause requires the lessee or lessor to show cause to terminate the lease. Also, certain leasing-types are considered “volatile leases.” Those volatile leases were not extended past their initial lease period for financial statement recognition due to their volatility. Certain long-term, non-cancelable leases provide for increases in future minimum annual rental payments based on defined increases in the Consumer Price Index, subject to certain minimum increases.

## SANTA CRUZ PORT DISTRICT

### Notes to Financial Statements

March 31, 2024

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#### NOTE 4 – LEASE RECEIVABLE AND DEFERRED INFLOWS OF RESOURCES – LEASES (continued)

The District is reporting a total lease receivable of \$13,203,260 and a total related deferred inflows of resources of \$12,451,756 for the year ending March 31, 2024. Also, the District is reporting total lease revenue of \$1,075,945 and interest revenue of \$435,557 related to lease payments received for the year ending March 31, 2024. The District's leases are summarized as follows:

##### ***State Farm***

The District, on June 1, 2022, entered into a lease agreement for 50 months as lessor for the use of District property. An initial lease receivable was recorded in the amount of \$145,167. As of March 31, 2024, the value of the lease receivable was \$87,189. The lease is required to make monthly fixed payments of \$2,961 for the first 12-month period, then increases annually based on the CPI index. The lease has an interest rate of 3.00%. The value of the deferred inflow of resources was \$82,910 as of March 31, 2024. The District recognized lease revenue of \$35,533 and interest revenue of \$2,707 during the fiscal year. The lessee will be evaluated by the District for future extensions after the completion of this lease period.

##### ***O'neill Sea Odyssey***

The District, on June 1, 2022, entered into a lease agreement for 258 months as lessor for the use of District property. An initial lease receivable was recorded in the amount of \$452,737. As of March 31, 2024, the value of the lease receivable was \$419,090. The lease is required to make monthly fixed payments of \$1,759 for the first 12-month period, then increases annually based on the CPI index. The lease has an interest rate of 3.00%. The value of the deferred inflow of resources was \$416,766 as of March 31, 2024. The District recognized lease revenue of \$21,102 and interest revenue of \$13,965 during the fiscal year. The lessee will be evaluated by the District for future extensions after the completion of this lease period.

##### ***Santa Cruz Yacht Club***

The District, on May 1, 2022, entered into a lease agreement for 240 months as lessor for the use of District property. An initial lease receivable was recorded in the amount of \$2,671,100. As of March 31, 2024, the value of the lease receivable was \$2,555,520. The lease is required to make monthly fixed payments of \$11,180 for the first 12-month period, then increases annually based on the CPI index. The lease has an interest rate of 3.00%. The value of the deferred inflow of resources was \$2,426,004 as of March 31, 2024. The District recognized lease revenue of \$134,157 and interest revenue of \$84,320 during the fiscal year. The lessee will be evaluated by the District for future extensions after the completion of this lease period.

##### ***Pacific Yachting and Sailing***

The District, on April 1, 2022, continued a lease agreement for 62 months as lessor for the use of District property. An initial lease receivable was recorded in the amount of \$72,127. As of March 31, 2024, the value of the lease receivable was \$47,493. The lease is required to make monthly fixed payments of \$1,182 for the first 12-month period, then increases annually based on the CPI index. The lease has an interest rate of 2.42%. The value of the deferred inflow of resources was \$44,920 as of March 31, 2024. The District recognized lease revenue of \$14,185 and interest revenue of \$1,298 during the fiscal year. The lessee will be evaluated by the District for future extensions after the completion of this lease period.

##### ***Chardonnay***

The District, on April 1, 2022, continued a lease agreement for 62 months as lessor for the use of District property. An initial lease receivable was recorded in the amount of \$24,046. As of March 31, 2024, the value of the lease receivable was \$15,831. The lease is required to make monthly fixed payments of \$394 for the first 12-month period, then increases annually based on the CPI index. The lease has an interest rate of 2.00%. The value of the deferred inflow of resources was \$14,976 as of March 31, 2024. The District recognized lease revenue of \$4,729 and interest revenue of \$433 during the fiscal year. The lessee will be evaluated by the District for future extensions after the completion of this lease period.

**NOTE 4 – LEASE RECEIVABLE AND DEFERRED INFLOWS OF RESOURCES – LEASES (continued)**

***Bayside Marine***

The District, on April 1, 2022, continued a lease agreement for 130 months as lessor for the use of District property. An initial lease receivable was recorded in the amount of \$436,540. As of March 31, 2024, the value of the lease receivable was \$381,722. The lease is required to make monthly fixed payments of \$3,384 for the first 12-month period, then increases annually based on the CPI index. The lease has an interest rate of 3.00%. The value of the deferred inflow of resources was \$358,733 as of March 31, 2024. The District recognized lease revenue of \$40,611 and interest revenue of \$12,894 during the fiscal year. The lessee will be evaluated by the District for future extensions after the completion of this lease period.

***UCSC***

The District, on April 1, 2022, continued a lease agreement for 51 months as lessor for the use of District property. An initial lease receivable was recorded in the amount of \$48,665. As of March 31, 2024, the value of the lease receivable was \$27,772. The lease is required to make monthly fixed payments of \$973 for the first 12-month period, then increases annually based on the CPI index. The lease has an interest rate of 2.00%. The value of the deferred inflow of resources was \$26,258 as of March 31, 2024. The District recognized lease revenue of \$11,670 and interest revenue of \$799 during the fiscal year. The lessee will be evaluated by the District for future extensions after the completion of this lease period.

***Beacon Pointe Advisors, LLC***

The District, on April 1, 2022, continued a lease agreement for 45 months as lessor for the use of District property. An initial lease receivable was recorded in the amount of \$235,126. As of March 31, 2024, the value of the lease receivable was \$115,843. The lease is required to make monthly fixed payments of \$5,467 for the first 12-month period, then increases annually based on the CPI index. The lease has an interest rate of 3.00%. The value of the deferred inflow of resources was \$109,349 as of March 31, 2024. The District recognized lease revenue of \$65,609 and interest revenue of \$3,828 during the fiscal year. The lessee will be evaluated by the District for future extensions after the completion of this lease period.

***Intero Real Estate***

The District, on April 1, 2022, continued a lease agreement for 113 months as lessor for the use of District property. An initial lease receivable was recorded in the amount of \$581,398. As of March 31, 2024, the value of the lease receivable was \$420,630. The lease is required to make monthly fixed payments of \$7,962 for the first 12-month period, then increases annually based on the CPI index. The lease has an interest rate of 2.00%. The value of the deferred inflow of resources was \$398,118 as of March 31, 2024. The District recognized lease revenue of \$95,548 and interest revenue of \$11,148 during the fiscal year. The lessee will be evaluated by the District for future extensions after the completion of this lease period.

***Johnny's Harborside Restaurant***

The District, on April 1, 2022, continued a lease agreement for 74 months as lessor for the use of District property. An initial lease receivable was recorded in the amount of \$1,950,175. As of March 31, 2024, the value of the lease receivable was \$1,872,240. The lease is required to make monthly fixed payments of \$8,403 for the first 12-month period, then increases annually based on the CPI index. The lease has an interest rate of 3.00%. The value of the deferred inflow of resources was \$1,756,128 as of March 31, 2024. The District recognized lease revenue of \$100,830 and interest revenue of \$61,736 during the fiscal year. The lessee will be evaluated by the District for future extensions after the completion of this lease period.

**SANTA CRUZ PORT DISTRICT**  
*Notes to Financial Statements*  
*March 31, 2024*

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**NOTE 4 – LEASE RECEIVABLE AND DEFERRED INFLOWS OF RESOURCES – LEASES (continued)**

***H&H Fresh Fish***

The District, on April 1, 2022, continued a lease agreement for 70 months as lessor for the use of District property. An initial lease receivable was recorded in the amount of \$85,885. As of March 31, 2024, the value of the lease receivable was \$60,678. The lease is required to make monthly fixed payments of \$1,244 for the first 12-month period, then increases annually based on the CPI index. The lease has an interest rate of 2.00%. The value of the deferred inflow of resources was \$57,235 as of March 31, 2024. The District recognized lease revenue of \$14,931 and interest revenue of \$1,621 during the fiscal year. The lessee will be evaluated by the District for future extensions after the completion of this lease period.

***Laurel Andres***

The District, on June 1, 2022, entered into a lease agreement for 14 months as lessor for the use of District property. An initial lease receivable was recorded in the amount of \$10,969. As of March 31, 2024, the value of the lease receivable was \$0. The lease is required to make monthly fixed payments of \$845 for the first 12-month period, then increases annually based on the CPI index. The lease has an interest rate of 3.00%. The value of the deferred inflow of resources was \$0 as of March 31, 2024. The District recognized lease revenue of \$3,379 and interest revenue of \$11 during the fiscal year. The lessee will be evaluated by the District for future extensions after the completion of this lease period.

***Java Junction***

The District, on April 1, 2022, continued a lease agreement for 97 months as lessor for the use of District property. An initial lease receivable was recorded in the amount of \$641,389. As of March 31, 2024, the value of the lease receivable was \$514,959. The lease is required to make monthly fixed payments of \$6,679 for the first 12-month period, then increases annually based on the CPI index. The lease has an interest rate of 2.00%. The value of the deferred inflow of resources was \$487,591 as of March 31, 2024. The District recognized lease revenue of \$80,152 and interest revenue of \$13,225 during the fiscal year. The lessee will be evaluated by the District for future extensions after the completion of this lease period.

***Café El Palomar***

The District, on April 1, 2022, continued a lease agreement for 112 months as lessor for the use of District property. An initial lease receivable was recorded in the amount of \$1,877,309. As of March 31, 2024, the value of the lease receivable was \$1,685,883. The lease is required to make monthly fixed payments of \$12,771 for the first 12-month period, then increases annually based on the CPI index. The lease has an interest rate of 3.00%. The value of the deferred inflow of resources was \$1,583,647 as of March 31, 2024. The District recognized lease revenue of \$153,256 and interest revenue of \$56,538 during the fiscal year. The lessee will be evaluated by the District for future extensions after the completion of this lease period.

***Crow's Nest Beach Market***

The District, on April 1, 2022, continued a lease agreement for 132 months as lessor for the use of District property. An initial lease receivable was recorded in the amount of \$882,899. As of March 31, 2024, the value of the lease receivable was \$781,651. The lease is required to make monthly fixed payments of \$6,686 for the first 12-month period, then increases annually based on the CPI index. The lease has an interest rate of 3.00%. The value of the deferred inflow of resources was \$728,766 as of March 31, 2024. The District recognized lease revenue of \$80,231 and interest revenue of \$26,363 during the fiscal year. The lessee will be evaluated by the District for future extensions after the completion of this lease period.

**SANTA CRUZ PORT DISTRICT**  
*Notes to Financial Statements*  
 March 31, 2024

**NOTE 4 – LEASE RECEIVABLE AND DEFERRED INFLOWS OF RESOURCES – LEASES (continued)**

***Crow's Nest***

The District, on April 1, 2022, continued a lease agreement for 248 months as lessor for the use of District property. An initial lease receivable was recorded in the amount of \$4,547,441. As of March 31, 2024, the value of the lease receivable was \$4,216,759. The lease is required to make monthly fixed payments of \$18,335 for the first 12-month period, then increases annually based on the CPI index. The lease has an interest rate of 3.26%. The value of the deferred inflow of resources was \$3,960,355 as of March 31, 2024. The District recognized lease revenue of \$220,022 and interest revenue of \$144,672 during the fiscal year. The lessee will be evaluated by the District for future extensions after the completion of this lease period.

Minimum future lease receipts are as follows:

<b>Fiscal Year</b>	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2025	\$ 756,221	\$ 415,673	\$ 1,171,894
2026	799,607	392,448	1,192,055
2027	773,501	369,043	1,142,544
2028	794,775	345,484	1,140,259
2029	734,860	321,682	1,056,542
2030-2034	3,766,531	1,249,317	5,015,848
2035-2039	3,106,886	696,615	3,803,501
2040-2044	2,470,879	156,544	2,627,423
<b>Total</b>	<b>13,203,260</b>	<b>\$ 3,946,806</b>	<b>\$ 17,150,066</b>
Current	(756,221)		
Long-term	<u>\$ 12,447,039</u>		

Changes in the District's deferred inflows of resources related to leases for March 31, 2024 is as follows:

<b>Description</b>	<b>Balance April 1, 2023</b>	<b>Additions</b>	<b>Deductions</b>	<b>Balance March 31, 2024</b>
State Farm	\$ 118,443	\$ -	\$ (35,533)	\$ 82,910
O'neill Sea Odyssey	437,868	-	(21,102)	416,766
Santa Cruz Yacht Club	2,560,161	-	(134,157)	2,426,004
Pacific Yachting & Sailing	59,105	-	(14,185)	44,920
Chardonnay	19,705	-	(4,729)	14,976
Bayside Marine	399,344	-	(40,611)	358,733
UCSC	37,928	-	(11,670)	26,258
Beacon Pointe Advisors, LLC	174,958	-	(65,609)	109,349
Intero Real Estate	493,666	-	(95,548)	398,118
Johnny's Harborside Restaurant	1,856,958	-	(100,830)	1,756,128
H&H Fresh Fish	72,166	-	(14,931)	57,235
Laurel Andres	3,379	-	(3,379)	-
Java Junction	567,743	-	(80,152)	487,591
Cafe El Palomar	1,736,903	-	(153,256)	1,583,647
Crow's Nest Beach Market	808,997	-	(80,231)	728,766
Crow's Nest	4,180,377	-	(220,022)	3,960,355
<b>Total lease receivable</b>	<u>\$ 13,527,701</u>	<u>\$ -</u>	<u>\$ (1,075,945)</u>	<u>\$ 12,451,756</u>

**SANTA CRUZ PORT DISTRICT**  
*Notes to Financial Statements*  
*March 31, 2024*

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**NOTE 4 – LEASE RECEIVABLE AND DEFERRED INFLOWS OF RESOURCES – LEASES (continued)**

The amounts reported as deferred inflows of resources related to leases for the year ended March 31, 2024, will be amortized in future periods as follows:

Amortization Period Fiscal Year Ended March 31	Deferred Inflows of Resources
2025	\$ 1,072,566
2026	1,006,957
2027	974,516
2028	941,503
2029	846,285
Thereafter	7,609,930
	<u>\$ 12,451,757</u>

**NOTE 5 – CAPITAL ASSETS AND DEPRECIATION**

Changes in capital assets for the fiscal year ended March 31, 2024, were as follows:

Description	Balance April 1, 2023	Additions	Deletions/ Transfers	Balance March 31, 2024
<b>Non-depreciable assets:</b>				
Land	\$ 2,201,360	\$ -	\$ -	\$ 2,201,360
Construction-in-process	998,052	340,698	(129,433)	1,209,317
<b>Total non-depreciable assets</b>	<u>3,199,412</u>	<u>340,698</u>	<u>(129,433)</u>	<u>3,410,677</u>
<b>Depreciable assets:</b>				
Structures and improvements	30,720,555	974,834	-	31,695,389
Docks	27,161,298	1,200,000	-	28,361,298
Equipment	11,361,555	105,161	(56,699)	11,410,017
Office equipment	54,374	-	-	54,374
<b>Total depreciable assets</b>	<u>69,297,782</u>	<u>2,279,995</u>	<u>(56,699)</u>	<u>71,521,078</u>
<b>Accumulated depreciation:</b>				
Structures and improvements	(22,209,846)	(605,794)	-	(22,815,640)
Docks	(9,865,374)	(948,778)	-	(10,814,152)
Equipment	(4,928,884)	(554,580)	56,699	(5,426,765)
Office equipment	(52,046)	(2,328)	-	(54,374)
<b>Total accumulated depreciation</b>	<u>(37,056,150)</u>	<u>(2,111,480)</u>	<u>56,699</u>	<u>(39,110,931)</u>
<b>Total depreciable assets, net</b>	<u>32,241,632</u>	<u>168,515</u>	<u>-</u>	<u>32,410,147</u>
<b>Total capital assets, net</b>	<u>\$ 35,441,044</u>	<u>\$ 509,213</u>	<u>\$ (129,433)</u>	<u>\$ 35,820,824</u>

**SANTA CRUZ PORT DISTRICT**  
*Notes to Financial Statements*  
 March 31, 2024

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**NOTE 6 – CUSTOMER DEPOSITS AND UNEARNED REVENUE**

Customer deposits and unearned revenue consisted of the following:

<u>Description</u>	<u>March 31, 2024</u>
Prepaid slip rent	\$ 237,824
Slip and key deposits	436,367
Unearned revenue – Murray St. Bridge Project	<u>4,691,087</u>
Total	<u>\$ 5,365,278</u>

On August 10, 2021, The District entered into an agreement with the City of Santa Cruz. The agreement grants the city possession and use of portions of District property for the purpose of constructing the Murray Street Bridge seismic retrofit and barrier replacement project. Per the agreement, the city acquired both permanent and temporary easements, the City deposited \$5,149,000 into an escrow account with First American Title Company. \$345,818 is for the purchase of a permanent easement, with the remaining \$4,803,182 to be used by the District for curative work to reconfigure the port as necessary to continue operations.

The District recorded the \$4,803,182 as deferred revenue and will recognize revenue as the costs are incurred for the curative work. In the fiscal year ending March 31, 2024, the District recognized \$78,745 in capital contributions related to the agreement.

**NOTE 7 – COMPENSATED ABSENCES**

Summary changes to compensated absences balances for the year ended March 31, 2024, were as follows:

<u>Balance</u> <u>April 1, 2023</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance</u> <u>March 31, 2024</u>	<u>Due Within</u> <u>One Year</u>	<u>Due in More</u> <u>Than One Year</u>
\$ 164,946	\$ 98,031	\$ (91,523)	\$ 171,454	\$ 51,436	\$ 120,018

**SANTA CRUZ PORT DISTRICT**  
*Notes to Financial Statements*  
 March 31, 2024

**NOTE 8 – LONG-TERM DEBT**

Changes in long-term debt for the year ended March 31, 2024, were as follows:

<u>Long-Term Debt</u>	<u>Balance April 1, 2023</u>	<u>Additions/ Adjustments</u>	<u>Payments/ Amortization</u>	<u>Balance March 31, 2024</u>	<u>Current Portion</u>	<u>Non-Current Portion</u>
PG&E loan	\$ 1,156	\$ -	\$ (1,156)	\$ -	\$ -	\$ -
497 Lake avenue loan	928,982	-	(17,586)	911,396	18,303	893,093
PNC bank loan– taxable	610,799	-	(249,833)	360,966	261,310	99,656
PNC bank loan– non-taxable	6,904,336	-	(896,853)	6,007,483	924,782	5,082,701
Loans payable	8,445,273	-	(1,165,428)	7,279,845	1,204,395	6,075,450
Revenue obligation payable – 2018A	1,310,726	-	(105,285)	1,205,441	109,003	1,096,438
Revenue obligation payable – 2018B	1,198,376	-	(96,261)	1,102,115	99,659	1,002,456
Revenue obligation payable – issuance costs	(38,293)	-	38,293	-	-	-
Revenue obligations payable, net – 2018	2,470,809	-	(163,253)	2,307,556	208,662	2,098,894
<b>Total long-term debt</b>	<b>\$ 10,916,082</b>	<b>\$ -</b>	<b>\$ (1,328,681)</b>	<b>9,587,401</b>	<b>1,413,057</b>	<b>8,174,344</b>

**PG&E Loan Payable**

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. The District paid off the remaining balance of the loan in fiscal year 2024.

**497 Lake Avenue Loan Payable**

During the year ended March 31, 2022, the District purchased property at 497 Lake Ave. The purchase price was \$1,200,000, of which \$950,000 was financed with the seller. The terms of the finance agreement call for monthly payments of \$4,535.45 beginning January 1, 2022, including interest at the rate of 4.00% per annum. A final balloon payment of \$452,500 plus any accrued interest is due December 1, 2041.

Annual debt service requirements for loan payable are as follows:

<u>Fiscal Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ 18,303	\$ 36,123	\$ 54,426
2026	19,048	35,377	54,425
2027	19,824	34,601	54,425
2028	20,632	33,793	54,425
2029	21,473	32,953	54,426
2030-2034	121,221	150,906	272,127
2035-2039	148,010	124,117	272,127
2040-2042	542,885	54,750	597,635
Total	911,396	502,620	1,414,016
Less: current	(18,303)		
Non-current	\$ 893,093		



**SANTA CRUZ PORT DISTRICT**  
*Notes to Financial Statements*  
 March 31, 2024

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**NOTE 8 – LONG-TERM DEBT (continued)**

**PNC Bank Loans – Taxable and Non-Taxable**

During the fiscal year ended March 31, 2014, the District refinanced its outstanding debt with loans privately placed with PNC Bank (formerly 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 loans also reduced the District’s payback period, with payoff occurring in 2029 rather than 2042 under the prior 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 PNC Bank taxable loan, in the amount of \$2,384,445 was part of the refinance package noted above. The proceeds of the loan were used to pay off the existing Series 2004C revenue bonds, as well as to provide funding to pay off the OE3 pension liability. The 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.

Annual debt service requirements for loan payable are as follows:

<u>Fiscal Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ 261,310	\$ 11,876	\$ 273,186
2026	84,893	3,718	88,611
2027	14,763	525	15,288
Total	360,966	\$ 16,119	\$ 377,085
Less: current	<u>(261,310)</u>		
Non-current	<u>\$ 99,656</u>		

**SANTA CRUZ PORT DISTRICT**  
*Notes to Financial Statements*  
 March 31, 2024

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**NOTE 8 – LONG-TERM DEBT (continued)**

**PNC Bank Loans – Taxable and Non-Taxable (continued)**

The PNC 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. The 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. Annual debt service requirements for loan payable are as follows:

<u>Fiscal Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ 924,782	\$ 178,487	\$ 1,103,269
2026	953,580	149,689	1,103,269
2027	983,275	119,994	1,103,269
2028	1,013,895	89,374	1,103,269
2029	1,045,468	57,801	1,103,269
2030	1,086,483	16,787	1,103,270
Total	6,007,483	\$ 612,132	\$ 6,619,615
Less: current	(924,782)		
Non-current	\$ 5,082,701		

**Revenue Obligations Payable – 2018A and 2018B**

On September 1, 2018, the District entered into an installment sale agreement with PNC 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. Annual debt service requirements for the 2018A Revenue Obligation payable are as follows:

<u>Fiscal Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ 109,003	\$ 41,245	\$ 150,248
2026	112,851	37,396	150,247
2027	116,835	33,412	150,247
2028	120,961	29,287	150,248
2029	125,231	25,016	150,247
2030-2034	620,560	55,555	676,115
Total	1,205,441	\$ 221,911	\$ 1,427,352
Less: current	(109,003)		
Non-current	\$ 1,096,438		

**SANTA CRUZ PORT DISTRICT**  
*Notes to Financial Statements*  
 March 31, 2024

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**NOTE 8 – LONG-TERM DEBT (continued)**

**Revenue Obligations Payable – 2018A and 2018B (continued)**

On September 1, 2018, the District entered into an installment sale agreement with PNC 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. Annual debt service requirements for the 2018B Revenue Obligation payable are as follows:

<b>Fiscal Year</b>	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2025	\$ 99,659	\$ 37,710	\$ 137,369
2026	103,177	34,191	137,368
2027	106,821	30,548	137,369
2028	110,592	26,777	137,369
2029	114,497	22,872	137,369
2030-2034	567,369	50,792	618,161
Total	1,102,115	\$ 202,890	\$ 1,305,005
Less: current	(99,659)		
Non-current	\$ 1,002,456		

The borrowing agreements with PNC 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, 2023, the District was in compliance with the covenant.

**NOTE 9 – PENSION PLAN**

**Summary**

The following balances on the balance sheet will be addressed in this footnote as follows:

<b>Description</b>	<b>2024</b>
Pension related deferred outflows	\$ 2,109,089
Net pension liability	5,784,413
Pension related deferred inflows	270,219

Qualified employees are covered under a multiple-employer defined benefit pension plan maintained by agencies of the State of California known as the California Public Employees' Retirement System (CalPERS), or "The Plan".

**SANTA CRUZ PORT DISTRICT**  
*Notes to Financial Statements*  
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**NOTE 9 – PENSION PLAN (continued)**

**A. General Information about the Pension Plan**

**The Plan**

The District has engaged with CalPERS to administer the following pension plans for its employees (members):

	<b>Miscellaneous Plans</b>		
	<b>Classic Tier 1</b>	<b>Classic Tier 2</b>	<b>PEPRA Tier 3</b>
Hire date	Prior to January 1, 2013	With prior service On or after January 1, 2013	Without prior service On or after January 1, 2013
Benefit formula	2.5% @ 55	2.0 @ 60	2.0 @ 62
Benefit vesting schedule	5-years or service	5-years or service	5-years or service
Benefits payments	monthly for life	monthly for life	monthly for life
Retirement age	50 - 67 & up	52 - 67 & up	52 - 67 & up
Monthly benefits, as a % of eligible compensation	2.0% to 2.5%	1.0% to 2.0%	1.0% to 2.0%
Required member contribution rates	8.00%	7.000%	6.750%
Required employer contribution rates – FY 2023	11.590%	8.630%	7.470%

**Plan Description**

The District contributes to the California Public Employees’ Retirement System (CalPERS), a cost-sharing multiple-employer defined benefit pension plan. CalPERS acts as a common investment and administrative agent for participating public entities within the State of California. A full description of the pension plan, benefit provisions, assumptions (for funding, but not accounting purposes), and membership information are listed in the June 30, 2023 Annual Actuarial Valuation Reports. This report and CalPERS’ audited financial statements are publicly available reports that can be obtained at CalPERS’ website under Forms and Publications.

At June 30, 2023, (Measurement Date) the following members were covered by the benefit terms:

<b>Plan Members</b>	<b>Miscellaneous Plans</b>			<b>Total</b>
	<b>Classic Tier 1</b>	<b>Classic Tier 2</b>	<b>PEPRA Tier 3</b>	
Active members	8	3	21	32
Transferred and terminated members	7	9	23	39
Retired members and beneficiaries	23	1	1	25
<b>Total plan members</b>	<b>38</b>	<b>13</b>	<b>45</b>	<b>96</b>

All qualified permanent and probationary employees are eligible to participate in the District’s cost-sharing multiple-employer defined benefit pension plans administered by the California Public Employees’ Retirement System (CalPERS). Benefit provisions under the Plans are established by state statute and District resolution. CalPERS issues publicly available reports that include a full description of the pension plans regarding benefit provisions, assumptions, and membership information that can be found on the CalPERS website.

**SANTA CRUZ PORT DISTRICT**  
*Notes to Financial Statements*  
 March 31, 2024

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**NOTE 9 – PENSION PLAN (continued)**

**A. General Information about the Pension Plan (continued)**

**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 nonindustrial disability benefits after five years of service. The death benefit is one of the following the Basic Death Benefit, the 1957 Survivor Benefit, or the Optional Settlement 2W Death Benefit. The cost-of-living adjustments for each Plan are applied as specified by the Public Employees’ Retirement Law.

**Contributions**

Section 20814(c) of the California Public Employees’ Retirement Law requires that the employer contribution rates for all public employers be determined on an annual basis by the actuary and shall be effective on the July 1 following notice of a change in the rate. Funding contributions for both Plans are determined annually on an actuarial basis as of March 31 by CalPERS. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. The District is required to contribute the difference between the actuarially determined rate and the contribution rate of employees.

Contributions for the fiscal year ended March 31, 2024, were as follows:

Contribution Type	Miscellaneous Plans			Total
	Classic Tier 1	Classic Tier 2	PEPRA Tier 3	
Contributions – employer	\$ 280,477	\$ 80,208	\$ 286,865	\$ 647,550

**B. Pension Liabilities, Pension Expenses, and Deferred Outflows/Inflows of Resources Related to Pensions**

**Proportionate Share of Net Pension Liability and Pension Expense**

The District’s net pension liability for each Plan is measured as the proportionate share of the net pension liability. The net pension liability of each of the Plans is measured as of June 30, 2023, and the total pension liability for each Plan used to calculate the net pension liability was determined by actuarial valuations as of June 30, 2022, rolled forward to June 30, 2023, 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 plans relative to the projected contributions of all participating employers, actuarially determined.

**SANTA CRUZ PORT DISTRICT**  
*Notes to Financial Statements*  
 March 31, 2024

**NOTE 9 – PENSION PLAN (continued)**

**B. Pension Liabilities, Pension Expenses, and Deferred Outflows/Inflows of Resources Related to Pensions (continued)**

**Proportionate Share of Net Pension Liability and Pension Expense (continued)**

The following table shows the District’s proportionate share of the risk pool collective net pension liability over the measurement period for the Miscellaneous Plan for the fiscal year ended June 30, 2023 (MD):

<u>Plan Type and Balance Descriptions</u>	<u>Plan Total Pension Liability</u>	<u>Plan Fiduciary Net Position</u>	<u>Change in Plan Net Pension Liability</u>
<b>CalPERS – Miscellaneous Plan:</b>			
Balance as of June 30, 2022 (Measurement Date)	\$ 18,697,876	\$ 13,280,695	\$ 5,417,181
Balance as of June 30, 2023 (Measurement Date)	\$ 19,988,269	\$ 14,203,856	\$ 5,784,413
<b>Change in Plan Net Pension Liability</b>	<u>\$ 1,290,393</u>	<u>\$ 923,161</u>	<u>\$ 367,232</u>

The District’s proportionate share percentage of the net pension liability for the June 30, 2023, measurement date was as follows:

	<u>Percentage Share of Risk Pool</u>		<u>Change Increase/ (Decrease)</u>
	<u>Fiscal Year Ending March 31, 2024</u>	<u>Fiscal Year Ending March 31, 2023</u>	
Measurement Date	June 30, 2023	June 30, 2022	
Percentage of Plan (PERF C) Net Pension Liability	0.046370%	0.046900%	-0.000530%

For the year ended March 31, 2024, the District recognized pension expense of \$861,780. At March 31, 2024, the District reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

<u>Account Description</u>	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Pension contributions made after the measurement date	\$ 490,919	\$ -
Difference between actual and proportionate share of employer contributions	26,830	(50,582)
Adjustment due to differences in proportions	10,062	(173,798)
Differences between expected and actual experience	295,499	(45,839)
Differences between projected and actual earnings on pension plan investments	936,549	-
Changes in assumptions	349,231	-
<b>Total Deferred Outflows/(Inflows) of Resources</b>	<u>\$ 2,109,090</u>	<u>\$ (270,219)</u>

**SANTA CRUZ PORT DISTRICT**  
*Notes to Financial Statements*  
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**NOTE 9 – PENSION PLAN (continued)**

**B. Pension Liabilities, Pension Expenses, and Deferred Outflows/Inflows of Resources Related to Pensions (continued)**

The deferred outflows of resources related to pensions resulting from District contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the subsequent fiscal year. The deferred outflows/(inflows) of resources related to the difference between projected and actual earnings on pension plan investments will be amortized over a closed five-year period. The deferred outflows/(inflows) of resources related to the net change in proportionate share of net pension liability, changes of assumptions, and differences between expected and actual experience in the measurement of the total pension liability will be amortized over the Expected Average Remaining Service Life (EARSL) of all members that are provided benefits (active, inactive, and retirees) as of the beginning of the measurement period. The EARSL for the measurement period is 3.8 years.

An amount of \$490,919 was reported as deferred outflows of resources related to contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending March 31, 2025.

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions at March 31, 2024 will be recognized as a reduction to pension expense in future periods as follows:

Amortization Period Fiscal Year Ended June 30	Deferred Outflows/(Inflows) of Resources
2025	\$ 354,323
2026	249,053
2027	717,701
2028	26,875
Total	<u>\$ 1,347,952</u>

**Actuarial Methods and Assumptions Used to Determine Total Pension Liability**

For the measurement period ending June 30, 2023 (the measurement dates), the total pension liability was determined by rolling forward the June 30, 2022 total pension liability. The June 30, 2023 total pension liability were based on the following actuarial methods and assumptions:

Actuarial Cost Method  Actuarial Assumptions: Discount Rate Inflation Salary Increases Mortality Rate Table Post Retirement Benefit Increase	Entry Age Normal in accordance with the requirement of GASB Statement No. 68  6.90% 2.30% Varies by Entry Age and Service Derived using CalPERS' Membership Data for all Funds. Contract COLA up to 2.30% until Purchasing Power Protection Allowance Floor on Purchasing Power applies
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**SANTA CRUZ PORT DISTRICT**  
*Notes to Financial Statements*  
 March 31, 2024

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**NOTE 9 – PENSION PLAN (continued)**

**B. Pension Liabilities, Pension Expenses, and Deferred Outflows/Inflows of Resources Related to Pensions (continued)**

**Long-term Expected Rate of Return**

The long-term expected rate of return on pension plan investments was determined using a building-block method in which 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. Using historical returns of all of the funds’ asset classes, expected compound (geometric) returns were calculated over the next 20 years using a building-block approach. The expected rate of return was then adjusted to account for assumed administrative expenses of 10 Basis points. The expected real rates of return by asset class are as follows:

The table below reflects long-term expected real rate of return by asset class.

Asset Class	Assumed Asset Allocation	Real Return <sup>1,2</sup>
Global Equity - Cap-weighted	30.0%	4.54%
Global Equity - Non-Cap-weighted	12.0%	3.84%
Private Equity	13.0%	7.28%
Treasury	5.0%	0.27%
Mortgage-backed Securities	5.0%	0.50%
Investment Grade Corporates	10.0%	1.56%
High Yield	5.0%	2.27%
Emerging Market Debt	5.0%	2.48%
Private Debt	5.0%	3.57%
Real Estate	15.0%	3.21%
Leverage	-5.0%	-0.59%
	<u>100.0%</u>	

<sup>1</sup> An expected inflation of 2.30% is used for this period.

<sup>2</sup> Figures are based on the 2021 Asset Liability Management study.

**Discount Rate**

The discount rate used to measure the total pension liability was 6.90%. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current member contribution rates and that contributions from employers will be made at statutorily required rates, actuarially determined. Based on those assumptions, the Plan’s fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on plan investments was applied to all periods of projected benefit payments to determine the total pension liability.



**SANTA CRUZ PORT DISTRICT**  
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**NOTE 9 – PENSION PLAN (continued)**

**B. Pension Liabilities, Pension Expenses, and Deferred Outflows/Inflows of Resources Related to Pensions (continued)**

**Subsequent Events**

On July 12, 2021, CalPERS reported a preliminary 21.3% net return on investments for fiscal year 2020-21. Based on the thresholds specified in CalPERS Funding Risk Mitigation policy, the excess return of 14.3% prescribes a reduction in investment volatility that corresponds to a reduction in the discount rate used for funding purposes of 0.20%, from 7.00% to 6.80%. Since CalPERS was in the final stages of the four-year Asset Liability Management (ALM) cycle, the board elected to defer any changes to the asset allocation until the ALM process concluded, and the board could make its final decision on the asset allocation in November 2021.

On November 17, 2021, the board adopted a new strategic asset allocation. The new asset allocation along with the new capital market assumptions, economic assumptions and administrative expense assumption support a discount rate of 6.90% (net of investment expense but without a reduction for administrative expense) for financial reporting purposes. This includes a reduction in the price inflation assumption from 2.50% to 2.30% as recommended in the November 2021 CalPERS Experience Study and Review of Actuarial Assumptions. This study also recommended modifications to retirement rates, termination rates, mortality rates and rates of salary increases that were adopted by the board. These new assumptions will be reflected in the GASB 68 accounting valuation reports for the March 31, 2023, measurement date.

**Sensitivity of the Net Pension Liability to Changes in the Discount Rate**

The following presents the net pension liability/(asset) of the Plan as of the measurement date, calculated using the discount rate of 6.90%, as well as what the net pension liability would be if it were calculated using a discount rate that is 1 percentage-point lower (5.90%) or 1 percentage-point higher (7.90%) than the current rate:

For the year ended March 31, 2024, (Measurement Date March 31, 2023) were as follows:

Plan Type	Plan's Net Pension Liability		
	Discount Rate - 1% 5.90%	Current Discount Rate 6.90%	Discount Rate + 1% 7.90%
CalPERS – Miscellaneous Plan	\$ 8,487,742	\$ 5,784,413	\$ 3,559,342

**Pension Plan Fiduciary Net Position**

Detailed information about the pension plan's fiduciary net position is available in the separately issued CalPERS financial report and can be obtained from CalPERS' website under Forms and Publications.

**SANTA CRUZ PORT DISTRICT**  
*Notes to Financial Statements*  
 March 31, 2024

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**NOTE 10 – OTHER POST-EMPLOYMENT BENEFITS (OPEB)**

**Summary**

The following balances on the balance sheet will be addressed in this footnote as follows:

<u>Description</u>	<u>2024</u>
OPEB related deferred outflows	\$ 163,573
Net other post-employment benefits obligation	648,233
OPEB related deferred inflows	359,272

**A. General Information about the OPEB Plan**

**Plan description**

The District provides other post-retirement health care, vision care, dental care and life insurance benefits, in accordance with the Board of Port Commissioners employee benefit resolutions, to all employees who retire from the District and meet the age and years of service requirements as specified in such resolutions. Retired Port Commissioners are subject to additional eligibility requirements as specified in Government Code Section 53201.

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 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.

To be eligible for benefits the employee must retire directly from the District under CalPERS (age 50 with 5 years of service, or disability retirement). The plan provides for a \$2,000 annual benefit, with the District providing the excess of \$2,000 per year over the PEMHCA minimum unequal benefit for retirement at age 60 with 20 years of service, with the benefit stopping at age 65.

**Employees covered by benefit terms**

As of March 31, 2023 measurement the following employees were covered by the benefit terms:

	<u>2024</u>
Inactive plan members or beneficiaries currently receiving benefit payments	4
Inactive plan members entitled to but not yet receiving benefit payments	18
Active plan members	<u>34</u>
Total	<u><u>56</u></u>

**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 (\$157 for 202) 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 year ending March 31, 2024 was \$3,388.

**SANTA CRUZ PORT DISTRICT**  
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**NOTE 10 – OTHER POST-EMPLOYMENT BENEFITS (OPEB) (continued)**

**A. General Information about the OPEB Plan (continued)**

**Contributions**

Benefit provisions and contribution requirements are established and may be amended through agreements and memorandums of understanding between the District and its employees. The plan does not require employee contributions. Administrative costs of this plan are financed by the District. For fiscal year ended March 31, 2024, the measurement period, the District’s contributions totaling 15,431, included 3,388 in premium payments and an implied subsidy of \$11,953, and \$90 in administrative expenses.

**B. Net OPEB Liability**

The District’s net OPEB liability was measured as of March 31, 2023, and 2021, and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation as of that date.

**Actuarial assumptions**

The total OPEB liability in the March 31, 2023, and 2021 actuarial valuations were determined using the following actuarial assumptions, applied to all periods included in the measurement, unless otherwise specified:

Valuation Date	April 1, 2023
Measurement Date	March 31, 2023
Actuarial Cost Method	Entry age normal, level percentage of payroll
Asset Valuation Method	Market value of assets as of the measurement date
Actuarial Assumptions:	
Discount Rate	3.50%
Long-Term Expected	
Rate of Return on Investments	3.50%
Inflation	2.50%
Payroll increases	2.75%
Healthcare Trend Rates	Non-Medicare - 8.50% for 2025, decreasing to an ultimate rate of 3.45% in 2076. Medicare - 7.50% for 2025, decreasing to an ultimate rate of 3.45% in 2076.
Morbidity	CalPERS 2000-2019 Experience Study
Mortality	Projected fully generational with Scale MP-2021
Disability	CalPERS 2000-2019 Experience Study
Retirement	CalPERS 2000-2019 Experience Study
Percent Married	80% of future retirees would enroll a spouse

**Discount Rate**

For OPEB Plans That Are Not Administered through Trusts that meet the Criteria in Paragraph 4, GASB 75 requires a discount rate that is a yield or index rate for 20-year, tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher. The discount rate used to measure the District’s Total OPEB liability is based on the Fidelity GO AA 20 Year Municipal Index. The discount rate was increased from 2.73% to 3.50% for the year ended March 31, 2024.

**SANTA CRUZ PORT DISTRICT**  
*Notes to Financial Statements*  
 March 31, 2024

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**NOTE 10 – OTHER POST-EMPLOYMENT BENEFITS (OPEB) (continued)**

**B. Net OPEB Liability (continued)**

**Discount Rate (continued)**

The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

<u>Asset Class</u>	<u>Percentage of Portfolio</u>	<u>Assumed Gross Return</u>
Global Equities	59.0%	5.500%
Global Debt Securities	25.0%	2.350%
Inflation Protected Securities	5.0%	1.500%
REITs	8.0%	3.650%
Commodities	3.0%	1.750%

Rolling periods of time for all asset classes were used in combination to appropriately reflect correlation between asset classes. That means that the average returns for any asset class don't necessarily reflect the averages over time individually but reflect the return for the asset class for the portfolio average. Geometric means were used.

**C. Changes in the Net OPEB Liability**

	<u>Increase (Decrease)</u>		
	<u>Total OPEB Liability</u>	<u>Plan Fiduciary Net Position</u>	<u>Net OPEB Liability</u>
<b>Balance at March 31, 2023</b>	\$ 807,791	\$ -	\$ 807,791
<b>Changes for the year:</b>			
Service cost	72,711	-	72,711
Interest	23,735	-	23,735
Changes in assumptions	(129,336)	-	(129,336)
Changes in experience	(104,487)	-	(104,487)
Benefit payments	(22,181)	-	(22,181)
Net changes	(159,558)	-	(159,558)
<b>Balance at March 31, 2024</b>	<u>\$ 648,233</u>	<u>\$ -</u>	<u>\$ 648,233</u>

**Sensitivity of the net OPEB liability to changes in the discount rate**

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

Sensitivity of the Net OPEB liability to changes in the discount rate for the fiscal year ended March 31, 2024:

<u>1% Decrease</u>	<u>Discount Rate</u>	<u>1% Increase</u>
<u>2.5%</u>	<u>3.5%</u>	<u>4.5%</u>
<u>\$ 761,562</u>	<u>\$ 684,233</u>	<u>\$ 556,584</u>

**SANTA CRUZ PORT DISTRICT**  
*Notes to Financial Statements*  
 March 31, 2024

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**NOTE 10 – OTHER POST-EMPLOYMENT BENEFITS (OPEB) (continued)**

**C. Changes in the Net OPEB Liability (continued)**

**Sensitivity of the net OPEB liability to changes in the healthcare cost trend rates**

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

Sensitivity of the Net OPEB liability to changes in the healthcare trend rate for March 31, 2024:

1% Decrease 2.5%	Healthcare Cost Trend Rates 3.5%	1% Increase 4.5%
\$ 541,577	\$ 648,233	\$ 785,603

**D. OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB**

For the year ended March 31, 2024, the District recognized OPEB expense of \$77,300. At March 31, 2024, the District reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

<u>Account Description</u>	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
OPEB contributions made after the measurement date	\$ 15,431	\$ -
Changes in assumptions	114,525	(223,212)
Differences between expected and actual experience	33,617	(136,060)
<b>Total Deferred Outflows/(Inflows) of Resources</b>	<u>\$ 163,573</u>	<u>\$ (359,272)</u>

The District reported \$15,431 in 2024 as deferred outflows of resources related to contributions subsequent to the measurement date will be recognized as a reduction of the total OPEB liability in the year ending March 31, 2025.

**SANTA CRUZ PORT DISTRICT**  
*Notes to Financial Statements*  
 March 31, 2024

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**NOTE 10 – OTHER POST-EMPLOYMENT BENEFITS (OPEB) (continued)**

**D. OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB**

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized as OPEB expense in fiscal year 2025 as follows:

<u>Amortization Period</u> <u>Fiscal Year Ended March 31</u>	<u>Deferred</u> <u>Outflows/(Inflows)</u> <u>of Resources</u>
2025	\$ (19,252)
2026	(19,252)
2027	(19,252)
2028	(19,247)
2029	(18,981)
Thereafter	<u>(115,146)</u>
Total	<u>\$ (211,130)</u>

**NOTE 11 – NET INVESTMENT IN CAPITAL ASSETS**

Net investment in capital assets consisted of the following as of March 31:

<u>Description</u>	<u>March 31, 2024</u>
<b>Net investment in capital assets:</b>	
Capital assets – not being depreciated	\$ 3,410,677
Capital assets, net – being depreciated	32,410,147
Loans payable – current	(1,204,395)
Loans payable – non-current	(6,075,450)
Revenue obligation payable – current	(208,662)
Revenue obligation payable – non-current	<u>(2,098,894)</u>
<b>Total net investment in capital assets</b>	<u>\$ 26,233,423</u>

**NOTE 12 – 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, 2024, the District received \$525,000 in payments from the Department of the Army Corps of Engineers for dredging operations.

**NOTE 13 – DEFERRED COMPENSATION SAVINGS PLAN**

For the benefit of its employees, the District participates in a 457 Deferred Compensation Program. The purpose of this Program is to provide deferred compensation for public employees that elect to participate in the Program. Generally, eligible employees may defer receipt of a portion of their salary until termination, retirement, death, or unforeseeable emergency. Until the funds are paid or otherwise made available to the employee, the employee is not obligated to report the deferred salary for income tax purposes.

Federal law requires deferred compensation assets to be held in trust for the exclusive benefit of the participants. Accordingly, the District is in compliance with this legislation. Therefore, these assets are not the legal property of the District, and are not subject to claims of the District's general creditors.

The District has implemented GASB Statement No. 32, *Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans*. Since the District has little administrative involvement and does not perform the investing function for this plan, the assets and related liabilities are not shown on the accompanying financial statements.

**NOTE 14 – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts, theft of, damage to and destruction of assets; errors and omissions; injuries to employees; natural disasters; and terrorism. The District has purchased various commercial and marine insurance policies to manage the potential liabilities that may occur from the previously named sources.

All coverage and limits are subject to the terms, conditions and exclusions provided in each insurance policy.

Settled claims have not exceeded any of the coverage amounts in any of the last three fiscal years. While there were no reductions in the District's insurance coverage during the years ending March 31, 2023, and 2022, a reduction in marine general liability coverage limits was required in fiscal year 2024 due to increasingly high renewal rates. Liabilities are recorded when it is probable that a loss has been incurred and the amount of the loss can be reasonably estimated net of the respective insurance coverage. Liabilities include an amount for claims that have been incurred but not reported (IBNR). There were no IBNR claims payable as of March 31, 2024, 2023 and 2022.

**NOTE 15 – COMMITMENTS AND CONTINGENCIES**

**Construction Contracts**

The District has a variety of agreements with private parties relating to the installation, improvement, or modification of harbor and port facilities as well as buildings and land improvements. The financing of such construction contracts is being provided by a combination of debt, the District's replacement reserves and advances for construction. The District has committed approximately \$102,160 to complete the open construction contracts as of March 31, 2024.

**NOTE 15 – COMMITMENTS AND CONTINGENCIES (continued)**

**Excluded Leases – Short-Term Leases and De Minimis Leases**

The District does not recognize a lease receivable and a deferred inflow of resources for short-term leases. Short-term leases are certain leases that have a maximum possible term under the lease contract of 12 months (or less), including any options to extend, regardless of their probability of being exercised.

Also, *de minimis* lessor or lessee leases are certain leases (i.e., room rental, copiers, printers, postage machines) that regardless of their lease contract period are *de minimis* with regards to their aggregate total dollar amount to the financial statements as a whole.

**Grant Awards**

Grant funds received by the District are subject to audit by the grantor agencies. Such an audit could lead to requests for reimbursements from the grantor agencies for expenditures disallowed under the terms of the grant. The Management of the District believes that such disallowances, if any, would not be significant.

**Litigation**

In the ordinary course of operations, the District is subject to claims and litigation from outside parties. After consultation with legal counsel, the District believes the ultimate outcome of such matters, if any, will not materially affect its financial condition.

**NOTE 16 – SUBSEQUENT EVENTS**

In accordance with the provisions surrounding subsequent events, the District's management has evaluated events and transactions for potential recognition or disclosure through September 24, 2024, the date the financial statements were available to be issued.



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***Required Supplementary Information***

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**SANTA CRUZ PORT DISTRICT**

*Schedule of the District's Proportionate Share of the Plan's (PERF C) Net Pension Liability  
For the Year Ended March 31, 2024*

**Last Ten Fiscal Years\***

**California Public Employees' Retirement System (CalPERS) Miscellaneous Plan**

<b>Measurement Date</b>	<b>District's Proportion of the Net Pension Liability</b>	<b>District's Proportionate Share of the Net Pension Liability</b>	<b>District's Covered Payroll</b>	<b>District's Proportionate Share of the Net Pension Liability as a Percentage of Covered Payroll</b>	<b>Plan's Fiduciary Net Position as a Percentage of the Plan's Total Pension Liability</b>
June 30, 2015	0.040000%	\$ 2,745,051	\$ 1,680,148	163.38%	78.40%
June 30, 2016	0.040600%	3,509,957	1,730,361	202.85%	74.06%
June 30, 2017	0.040900%	4,052,992	1,995,472	203.11%	73.31%
June 30, 2018	0.041400%	3,990,879	2,174,449	183.54%	75.26%
June 30, 2019	0.042300%	4,338,392	2,239,940	193.68%	75.26%
June 30, 2020	0.043000%	4,674,819	2,222,678	210.32%	75.10%
June 30, 2021	0.053800%	2,908,996	2,211,919	131.51%	88.29%
June 30, 2022	0.046900%	5,417,181	2,167,772	249.90%	76.68%
June 30, 2023	0.046370%	5,784,413	2,437,310	237.33%	71.06%

**Notes to Schedule:**

**Benefit Changes:**

There were no changes in benefits.

**Changes in Assumptions:**

**From fiscal year June 30, 2015 and June 30, 2016:**

GASB 68, paragraph 68 states that the long-term expected rate of return should be determined net of pension plan investment expense but without reduction for pension plan administrative expense. The discount rate of 7.50% used for the June 30, 2014, measurement date was net of administrative expenses. The discount rate of 7.65% used for the June 30, 2015, measurement date is without reduction of pension plan administrative expense.

**From fiscal year June 30, 2016 to June 30, 2017:**

There were no changes in assumptions.

**From fiscal year June 30, 2017 to June 30, 2018:**

The discount rate was reduced from 7.65% to 7.15%.

**From fiscal year June 30, 2018 to June 30, 2019:**

There were no significant changes in assumptions.

**From fiscal year June 30, 2019 to June 30, 2020:**

There were no significant changes in assumptions.

**From fiscal year June 30, 2020 to June 30, 2021:**

There were no significant changes in assumptions.

**From fiscal year June 30, 2021 to June 30, 2022:**

There were no significant changes in assumptions.

**From fiscal year June 30, 2022 to June 30, 2023:**

The discount rate was reduced from 7.15% to 6.90% and inflation from 2.50% to 2.30%.

\*Fiscal year 2015 was the first measurement date year of implementation; therefore, only nine years are shown.

**SANTA CRUZ PORT DISTRICT**

*Schedule of the District's Contributions to the Pension Plan  
For the Year Ended March 31, 2024*

**Last Ten Fiscal Years\***

**California Public Employees' Retirement System (CalPERS) Miscellaneous Plan**

<b>Fiscal Year</b>	<b>Actuarially Determined Contribution</b>	<b>Contributions in Relation to the Actuarially Determined Contribution</b>	<b>Contribution Deficiency (Excess)</b>	<b>Covered Payroll</b>	<b>Contributions as a Percentage of Covered Payroll</b>
March 31, 2016	\$ 188,042	\$ (188,042)	\$ -	\$ 1,692,156	11.11%
March 31, 2017	309,357	(309,357)	-	1,912,027	16.18%
March 31, 2018	332,430	(332,430)	-	2,160,998	15.38%
March 31, 2019	397,547	(397,547)	-	2,227,398	17.85%
March 31, 2020	465,337	(465,337)	-	2,267,137	20.53%
March 31, 2021	528,402	(528,402)	-	2,182,330	24.21%
March 31, 2022	578,577	(578,577)	-	2,141,686	27.02%
March 31, 2023	608,408	(622,001)	(13,593)	2,367,608	26.27%
March 31, 2024	628,908	(647,550)	(18,642)	2,564,315	25.25%

**Notes to Schedule:**

<b>Fiscal Year</b>	<b>Valuation Date</b>	<b>Actuarial Cost Method</b>	<b>Asset Valuation Method</b>	<b>Inflation</b>	<b>Investment Rate of Return</b>
March 31, 2016	June 30, 2014	Entry Age	Fair Value	2.75%	7.65%
March 31, 2017	June 30, 2015	Entry Age	Fair Value	2.75%	7.65%
March 31, 2018	June 30, 2016	Entry Age	Fair Value	2.75%	7.15%
March 31, 2019	June 30, 2017	Entry Age	Fair Value	2.50%	7.15%
March 31, 2020	June 30, 2018	Entry Age	Fair Value	2.50%	7.15%
March 31, 2021	June 30, 2019	Entry Age	Fair Value	2.50%	7.15%
March 31, 2022	June 30, 2020	Entry Age	Fair Value	2.50%	7.15%
March 31, 2023	June 30, 2021	Entry Age	Fair Value	2.30%	6.90%
March 31, 2024	June 30, 2022	Entry Age	Fair Value	2.30%	6.90%

**Amortization Method** Level percentage of payroll, closed  
**Salary Increases** Depending on age, service, and type of employment  
**Investment Rate of Return** Net of pension plan investment expense, including inflation  
**Retirement Age** 50 years (2.0%@55), 52 years (2.0%@60), 52 years (2.0%@62)  
**Mortality** Mortality assumptions are based on mortality rates resulting from the most recent CalPERS Experience Study adopted by the CalPERS Board.

\*Fiscal year 2016 was the first implementation year; therefore, only nine years are shown.

## SANTA CRUZ PORT DISTRICT

### Schedule of Changes in the District's Net OPEB Liability and Related Ratios For the Year Ended March 31, 2024

Fiscal Year Ended	Last Ten Fiscal Years*					
	March 31, 2024	March 31, 2023	March 31, 2022	March 31, 2021	March 31, 2020	March 31, 2019
Measurement Date	March 31, 2023	March 31, 2022	March 31, 2021	March 31, 2020	March 31, 2019	March 31, 2018
<b>Total OPEB liability:</b>						
Service cost	\$ 72,711	\$ 76,692	\$ 79,892	\$ 53,462	\$ 54,348	\$ 53,126
Interest	23,735	20,274	18,250	20,235	20,887	18,141
Changes in assumptions	(129,336)	(48,735)	(87,155)	177,131	5,778	(2,705)
Differences between expected and actual experience	(104,487)	-	45,917	-	(78,459)	-
Benefit payments	(22,181)	(16,946)	(8,916)	(5,538)	(3,883)	(1,705)
<b>Net change in total OPEB liability</b>	(159,558)	31,285	47,988	245,290	(1,329)	66,857
<b>Total OPEB liability - beginning</b>	807,791	776,506	728,518	483,228	484,557	417,700
<b>Total OPEB liability - ending</b>	648,233	807,791	776,506	728,518	483,228	484,557
<b>District's net OPEB liability</b>	\$ 648,233	\$ 807,791	\$ 776,506	\$ 728,518	\$ 483,228	\$ 484,557
<b>Plan fiduciary net position as a percentage of the total OPEB liability</b>	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
<b>Covered payroll</b>	\$ 2,609,237	\$ 2,384,186	\$ 2,430,838	\$ 2,458,539	\$ 2,411,907	\$ 2,127,435
<b>District's net OPEB liability as a percentage of covered payroll</b>	24.84%	33.88%	31.94%	29.63%	20.04%	22.78%

#### Notes to Schedule:

##### Benefit Changes:

Measurement Date March 31, 2018 – There were no changes of benefits terms.  
 Measurement Date March 31, 2019 – There were no changes of benefits terms.  
 Measurement Date March 31, 2020 – There were no changes of benefits terms.  
 Measurement Date March 31, 2021 – There were no changes of benefits terms.  
 Measurement Date March 31, 2022 – There were no changes of benefits terms.  
 Measurement Date March 31, 2023 – There were no changes of benefits terms.

##### Changes in Assumptions:

Measurement Date March 31, 2018 – There were no changes in assumptions.  
 Measurement Date March 31, 2019 – There were no changes in assumptions.  
 Measurement Date March 31, 2020 – The discount rate rate decreased from 3.79% to 2.27%.  
 Measurement Date March 31, 2021 – The discount rate rate increased from 2.27% to 2.40%.  
 Measurement Date March 31, 2022 – The discount rate rate increased from 2.40% to 2.73%.  
 Measurement Date March 31, 2023 – The discount rate rate increased from 2.73% to 3.50%.

\* Fiscal year 2019 was the first year of implementation; therefore, only six years are shown.

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***Supplementary Information***

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**SANTA CRUZ PORT DISTRICT**  
*Schedule of Operating Expenses*  
*For the Years Ended March 31, 2024*

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	<u>March 31, 2024</u>	<u>March 31, 2023</u>
<b>Operating Expenses</b>		
Dredging operations	\$ 1,710,055	\$ 1,503,074
Administrative services	838,406	902,926
Grounds	908,044	909,108
Harbor patrol	829,967	806,716
Fuel services	476,215	805,611
Property management	951,436	686,548
Marina management	591,788	542,950
Parking services	391,668	388,937
Buildings	482,824	387,536
Boatyard operations	366,652	364,794
Docks, piers, marine structures	739,233	502,199
Finance and purchasing	236,889	184,082
Environmental services	144,352	145,694
Rescue services	132,091	107,901
Utilities	97,409	103,387
Port commission support	79,674	55,714
Aeration	54,938	37,457
Events	19,874	22,570
Minor projects	386	36
Fishery support	8,855	12,013
Tsunami expense	22,913	10,487
CalPERS pension expense/(credit)	214,231	(1,010,262)
Other post-employment benefits expense	73,822	95,254
	<u>9,371,722</u>	<u>7,564,732</u>
<b>Total operating expenses before depreciation</b>		
Depreciation	<u>2,111,480</u>	<u>2,184,840</u>
<b>Total operating expenses</b>	<u>\$ 11,483,202</u>	<u>\$ 9,749,572</u>

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***Other Independent Auditors' Reports***

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**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 Port 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 financial statements of Santa Cruz Port District as of and for the year ended March 31, 2024, and the related notes to the financial statements, which collectively comprise Santa Cruz Port District's basic financial statements, and have issued our report thereon dated September 24, 2024.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered Santa Cruz Port District's internal control over financial reporting (internal control) as a basis for designing audit procedures 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 Santa Cruz Port District's internal control. Accordingly, we do not express an opinion on the effectiveness of the Santa Cruz Port 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 or significant deficiencies may exist that have not been identified.



**Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Santa Cruz Port District's financial statements are free of 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 financial statements. 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.

Walnut Creek, California  
September 24, 2024

**Santa Cruz Port District  
Historical Revenues and Expenses  
Debt Service Coverage Projection**

	2021 <i>Audited</i>	2022 <i>Audited</i>	2023 <i>Audited</i>	2024 <i>Audited</i>
Operating Revenues				
Charges for berthing and services	\$ 7,886,323	\$ 8,864,120	\$ 9,060,943	\$ 8,947,391
Rent and concessions	\$ 1,635,555	\$ 2,023,819	\$ 2,550,380	\$ 2,510,999
Total Operating Revenues	\$ 9,521,878	\$ 10,887,939	\$ 11,611,323	\$ 11,458,390
Operating Expenses				
Depreciation and Amortization	\$ 2,159,280	\$ 2,187,657	\$ 2,184,840	\$ 2,111,480
CalPERS Unfunded Liability (Non-cash)	\$ 190,116	\$ 805,728	\$ (1,010,262)	\$ 214,231
OPEB Liability (Non-cash)	\$ 81,221	\$ 101,318	\$ 95,254	\$ 73,822
Dredging Operations	\$ 1,357,222	\$ 1,324,630	\$ 1,503,071	\$ 1,710,055
Administrative Services	\$ 753,848	\$ 663,892	\$ 902,926	\$ 838,406
Grounds	\$ 733,457	\$ 790,109	\$ 909,106	\$ 908,044
Fuel Services	\$ 427,765	\$ 740,950	\$ 805,610	\$ 476,215
Harbor Patrol	\$ 669,826	\$ 712,258	\$ 806,715	\$ 829,967
Property Management	\$ 515,497	\$ 669,573	\$ 686,549	\$ 951,436
Marina Management	\$ 483,428	\$ 495,234	\$ 542,949	\$ 591,788
Buildings	\$ 323,175	\$ 321,331	\$ 387,540	\$ 482,824
Parking Services	\$ 248,637	\$ 352,771	\$ 388,936	\$ 391,668
Docks, Piers, Marine Structures	\$ 269,258	\$ 320,346	\$ 502,201	\$ 739,233
Finance & Purchasing	\$ 194,674	\$ 183,581	\$ 184,083	\$ 236,889
Environmental & Permitting	\$ 139,893	\$ 95,646	\$ 145,693	\$ 144,352
Utilities	\$ 86,067	\$ 97,358	\$ 103,385	\$ 97,409
Aeration	\$ 40,795	\$ 49,913	\$ 37,456	\$ 54,938
Rescue Services	\$ 84,414	\$ 104,968	\$ 107,898	\$ 132,091
Boatyard Operations	\$ 303,551	\$ 326,087	\$ 364,793	\$ 366,652
Port Commission Support	\$ 56,586	\$ 107,746	\$ 55,713	\$ 79,674
Capital Projects	\$ 1,630	\$ 54	\$ 36	\$ 386
Events	\$ -	\$ 13,111	\$ 22,570	\$ 19,874
Fishery Support	\$ 5,064	\$ 8,588	\$ 12,014	\$ 8,855
Tsunami Expense	\$ -	\$ 187,859	\$ 10,486	\$ 22,913
Total Expenses	\$ 9,125,404	\$ 10,660,708	\$ 9,749,562	\$ 11,483,202
Non-Operating Revenue (Expenses)				
County revenues for public services	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Grants and Other Income	\$ 23,801	\$ 619,189	\$ 919,756	\$ 38,322
Dredging Reimbursement USACE	\$ 385,000	\$ 665,000	\$ 525,000	\$ 525,000
Interest Income	\$ 80,131	\$ 30,375	\$ 228,918	\$ 801,899
Interest Expense	\$ (443,836)	\$ (410,652)	\$ (394,410)	\$ (348,396)
Local Capital Contribution				\$ 78,745
Other Income (Expenses)	\$ 38,570	\$ 83,001	\$ 605,227	\$ 424,745
Total Non-Operating Income (Expenses)	\$ 133,666	\$ 1,036,913	\$ 1,934,491	\$ 1,570,315
<b>Debt Service Coverage Calculation</b>				
(+) Gross Revenues	\$ 9,521,878	\$ 10,887,939	\$ 11,611,323	\$ 11,458,390
(-) Maintenance and operating expenses	\$ (9,125,404)	\$ (10,660,708)	\$ (9,749,562)	\$ (11,483,202)
(+) Depreciation and Amortization	\$ 2,159,280	\$ 2,187,657	\$ 2,184,840	\$ 2,111,480
(+) CalPERS Unfunded Liability (Non-cash)	\$ 190,116	\$ 805,728	\$ (1,010,262)	\$ 214,231
(+) OPEB Liability (Non-cash)	\$ 81,221	\$ 101,318	\$ 95,254	\$ 73,822
(=) Net Operating Income	\$ 2,827,091	\$ 3,321,934	\$ 3,131,593	\$ 2,374,721
(+) Interest Income	\$ 80,131	\$ 30,375	\$ 228,918	\$ 801,899
(+) Non-operating Income	\$ 38,570	\$ 83,001	\$ 605,227	\$ 424,745
(+) Grants	\$ 73,801	\$ 669,189	\$ 969,756	\$ 88,322
(+) Dredging Reimbursement USACE	\$ 385,000	\$ 665,000	\$ 525,000	\$ 525,000
(=) Net Revenues Available for Debt Service	\$ 3,404,593	\$ 4,769,499	\$ 5,460,494	\$ 4,214,687
(+) Current Portion Long Term Debt	\$ 1,274,163	\$ 1,329,940	\$ 1,366,974	\$ 1,413,057
(+) Interest Expense	\$ 443,836	\$ 410,652	\$ 394,410	\$ 348,396
(=) Total Debt Service	\$ 1,717,999	\$ 1,740,592	\$ 1,761,384	\$ 1,761,453
Debt Service Coverage Ratio (DSCR)	<b>1.98x</b>	<b>2.74x</b>	<b>3.1x</b>	<b>2.39x</b>
Required DSCR	1.25x	1.25x	1.25x	1.25x



TO: Port Commission  
FROM: Carl Wulf, Facilities Maintenance & Engineering Manager  
DATE: September 17, 2024  
SUBJECT: Award of Contract for Santa Cruz Waterfront Center Painting Project

**Recommendation:** *Award a contract for the Santa Cruz Waterfront Center Painting Project; authorize the Port Director to execute the contract; authorize a not-to-exceed amount for the project; and approve an appropriation in the FY25 budget for the amount of the contract plus a contingency.*

## BACKGROUND

The Port District owns and maintains a two-story, 20,000 square foot multi-tenant building at 2222 East Cliff Drive (formally known as the Santa Cruz Waterfront Center). This ocean facing building is subject to the extreme marine environment and is in need of exterior repainting.

This painting project was advertised for public bids commencing September 10, 2024. The project was advertised in accordance with the procedures contained in the California Public Contract Code.

## ANALYSIS

Bids will be opened on Monday, September 23, 2024, at 11:00 AM. Staff will review all bids received for consistency with the proposal requirements. Staff will check references and qualifications, determine the lowest responsive bidder, and determine the contract amount and appropriation.

## IMPACT ON PORT DISTRICT RESOURCES

Adequate funding for this project is available in the Capital Improvement Program Building Restoration (F011) fund, which as of August 31, 2024, has an available balance of \$206,422.

Santa Cruz Port District  
**Accounts Payable Monthly Check Register**  
August 2024

Date	No.	Vendor	Description	Amount
8/9/2024	60343	Ace Portable Services	Portable Toilet Rental	\$ 441.34
8/9/2024	60344	Allied Universal	Security Patrol	\$ 7,578.70
8/9/2024	60345	Amazon Capital Services	Annual Prime Membership, Shade Canopy Panels, Beveling Tool, Gate Arm Control, Respirator Supplies	\$ 3,719.00
8/9/2024	60346	Amerigas	Ancillary Equipment Fuel	\$ 92.52
8/9/2024	60347	A Sign ASAP!	345 Lake Avenue Exterior Signage (Tenant Reimbursable)	\$ 246.94
8/9/2024	60348	AT&T	Telephone	\$ 890.39
8/9/2024	60349	First-Citizens Bank & Trust Co.	Telephone System Lease	\$ 324.45
8/9/2024	60350	B & B Small Engine	Generator Spark Plugs & Fuel Filter	\$ 22.31
8/9/2024	60351	Bay Building Janitorial, Inc.	Janitorial Services, Refuse Collection	\$ 12,918.66
8/9/2024	60352	Bay Plumbing Supply, Inc.	Stability Wedges, Foot Wash Station Fittings, V-Dock Shower Head	\$ 75.02
8/9/2024	60353	Bayside Oil II, Inc.	Hazardous Waste Disposal	\$ 687.50
8/9/2024	60354	Big Creek	Batteries, Electrical Plug, C-Dock & X-Dock Gangway Lumber, Maintenance Work Boat Trailer Paint, Rivet Tool	\$ 108.42
8/9/2024	60355	David Boal	Security Deposit Refund	\$ 208.38
8/9/2024	60356	Bow Wow Pet Waste Products	Pet Waste Station Bags	\$ 210.88
8/9/2024	60357	Brass Key Locksmith, Inc.	Key Blanks	\$ 21.95
8/9/2024	60358	Cale America, Inc.	Receipt Paper	\$ 344.28
8/9/2024	60359	Carpi & Clay	Washington Representation	\$ 800.00
8/9/2024	60360	County of Santa Cruz Auditor	Citation Tax (May & June)	\$ 6,249.00
8/9/2024	60361	Crystal Springs Water Co.	Boatyard Drinking Water	\$ 118.75
8/9/2024	60362	Dredging Supply Company, Inc.	<i>Twin Lakes</i> Hydraulic Valves	\$ 1,084.65
8/9/2024	60363	Dunn-Edwards Corporation	Dredge Buoy & Can Paint	\$ 432.23
8/9/2024	60364	FedEx	Shipping	\$ 114.31
8/9/2024	60365	Ferguson Enterprises, Inc.	G-Dock Backflow Parts	\$ 128.12
8/9/2024	60366	Flyers Energy, LLC	Ancillary Equipment Fuel	\$ 710.45
8/9/2024	60367	Fresno Pipe & Supply	<i>Twin Lakes</i> Pipe Flanges, Ancillary Equipment Fittings	\$ 1,515.24
8/9/2024	60368	Eric Friccero	Prorated Medical Expense Reimbursement	\$ 306.25
8/9/2024	60369	Grainger	Disposable Gloves, Pliers, Hose Fittings, Water Hose, Equipment Hardware & Fittings, <i>Twin Lakes</i> Service Water Valve, Ear Plugs, Paint Brushes, Paint Trays, Paint Mixer	\$ 2,001.26
8/9/2024	60370	Haro Kasunich & Associates, Inc.	Engineering Services: East Access Road Embankment Assessment & Repair	\$ 120.00

Santa Cruz Port District  
**Accounts Payable Monthly Check Register**  
August 2024

Date	No.	Vendor	Description	Amount
8/9/2024	60371	Home Depot Credit Services	Drill Bit Set, Screws, Toilet Lever & Flapper, Plumbing Fittings, Painting Supplies, Building Adhesive, Sponge, Caulking, Door Lever Set, Glue Trawl, Pliers, Hard Snake Drum Auger, Drain Bladders, Mounting Tape, Cleaner	\$ 1,451.28
8/9/2024	60372	Hose Shop	Fuel Dock Supply Line Repair	\$ 175.12
8/9/2024	60373	Lawson	<i>Twin Lakes</i> Hydraulic Fittings & Hardware, Work Light, Respirator	\$ 2,196.81
8/9/2024	60374	Linde Gas & Equipment, Inc.	Welding Gas & Rod	\$ 1,560.47
8/9/2024	60375	Mesiti-Miller Engineering, Inc.	Engineering Services: East Access Road Embankment Assessment & Repair	\$ 1,416.00
8/9/2024	60376	Mid County Auto Supply	Maintenance Vehicle Battery Replacement, Brake Cleaner, Mechanic's Creeper, Oil & Filter, Beach Wheelchair Parts	\$ 264.81
8/9/2024	60377	Mission Uniform Service	First Aid Supply, Uniform Service	\$ 464.69
8/9/2024	60378	Mutual of Omaha	Life/AD&D/LTD Insurance	\$ 918.87
8/9/2024	60379	Capital One Trade Credit - OSH	Harbor Office Exterior Door Paint, Wood Adhesive & Dowels, Building Locks, Trailer Hardware	\$ 285.50
8/9/2024	60380	Osmun Construction	Westside Sinkhole Repairs	\$ 76,000.00
8/9/2024	60381	Pacific Gas & Electric Company	Utilities	\$ 384.10
8/9/2024	60382	Pagoda Technologies Inc	IT & Cyber Security Services (August), Battery Backups	\$ 4,592.96
8/9/2024	60383	Palace Business Solutions	Office Supplies	\$ 174.55
8/9/2024	60384	PDM Steel Service Centers, Inc.	<i>Twin Lakes</i> Discharge Pipe Supplies	\$ 490.23
8/9/2024	60385	Peninsula Welding & Medical Supply	Welding Rods	\$ 365.41
8/9/2024	60386	Peterson	<i>Twin Lakes</i> Engine Seals & O-Rings	\$ 832.44
8/9/2024	60387	Red Wing Shoe Store	Maintenance Staff Work Boots	\$ 324.16
8/9/2024	60388	Revchem Composites	Buoy Foam	\$ 581.54
8/9/2024	60389	Riverside Lighting & Electric	Lighting Sensors	\$ 120.18
8/9/2024	60390	San Lorenzo	Asphalt Patch	\$ 21.34
8/9/2024	60391	Michael Smith	Backflow Testing	\$ 200.00
8/9/2024	60392	Santa Cruz County Environmental Health Services	Annual Underground Storage Tank Permit Fees	\$ 4,639.00
8/9/2024	60393	SC Fuels	Fuel Dock Gas & Diesel	\$ 26,862.36
8/9/2024	60394	Santa Cruz Municipal Utilities	Utilities	\$ 4,165.53
8/9/2024	60395	State Steel Company	<i>Twin Lakes</i> Discharge Piping	\$ 511.13
8/9/2024	60396	Tennant Sales & Service Company	Boatyard Sweeper Service	\$ 980.90
8/9/2024	60397	U.S. Bank Equipment Finance	Copier Leases	\$ 305.55
8/9/2024	60398	Ventura Hydraulic & Machine Works	Sales Tax ( <i>Squirt</i> Overhaul)	\$ 2,527.78

Santa Cruz Port District  
**Accounts Payable Monthly Check Register**  
August 2024

Date	No.	Vendor	Description	Amount
8/9/2024	60399	Verizon Wireless	Cell Phone & Tablet Service	\$ 297.09
8/9/2024	60400	West Marine Pro	Bottom Paint	\$ 599.30
8/9/2024	60401	West Marine Pro	Boatyard Retail Items	\$ 891.23
8/9/2024	60402	Wex Bank	Fleet Fuel	\$ 2,178.40
8/9/2024	60403	Wilson Walton International, Inc.	<i>Twin Lakes</i> Cathode System	\$ 7,845.16
8/9/2024	60404	Garda CL West, Inc.	Deposit Courier Service	\$ 1,005.72
8/22/2024	60405	Taquitos Nayarit	Employee Recognition Luncheon	\$ 660.00
8/23/2024	60406	Allied Administrators for Delta Dental	Dental Insurance	\$ 3,099.28
8/23/2024	60407	Allied Universal	Security Patrol	\$ 8,078.88
8/23/2024	60408	Batteries + Bulbs	Parking Meter Batteries	\$ 46.36
8/23/2024	60409	Big Creek	Barricade Tape, Tie Downs	\$ 14.64
8/23/2024	60410	Cale America, Inc.	Monthly Service	\$ 1,358.52
8/23/2024	60411	Linda Christensen	Citation Refund	\$ 40.00
8/23/2024	60412	Comcast	Business Internet	\$ 413.06
8/23/2024	60413	Complete Mailing Service	Statement Mailing & Postage	\$ 615.14
8/23/2024	60414	County of Santa Cruz	GLS Updates to Port District Election Map (By-Divisions)	\$ 337.20
8/23/2024	60415	Doctors on Duty	Pre-Employment Physical	\$ 145.00
8/23/2024	60416	Garda CL West, Inc.	Deposit Courier Service	\$ 16.71
8/23/2024	60417	HD Supply Facilities Maintenance, Ltd.	Janitorial Supplies	\$ 3,209.08
8/23/2024	60418	Hose Shop	Fuel Dock Hose Assembly	\$ 564.37
8/23/2024	60419	Andy Kulikowski	Security Deposit Refund (Reissue)	\$ 106.60
8/23/2024	60420	Local Agency Formation Commission	Fiscal Year 2024-2025 Fees	\$ 11,364.68
8/23/2024	60421	Paul Loeb	Credit Balance Refund	\$ 100.00
8/23/2024	60422	Britt Magill	Citation Refund	\$ 70.00
8/23/2024	60423	MBS Business Systems	Copier Usage Charges	\$ 1,071.22
8/23/2024	60424	Mission Uniform Service	Uniform Pant Replacements	\$ 27.00
8/23/2024	60425	Moore & Sons Outboard Motors, Inc.	<i>Patrol Boat Kinnamon</i> 300-Hour Service, <i>Scout</i> Shift Cable Replacement	\$ 6,726.95
8/23/2024	60426	Capital One Trade Credit	Wood Stain, Sandpaper, Rivets, Hex Head Screws	\$ 184.03
8/23/2024	60427	Pacific Gas & Electric Company	Utilities	\$ 26,623.07
8/23/2024	60428	Randazzo Enterprises, Inc.	Vessel Disposal (Grant Reimbursable)	\$ 10,110.00
8/23/2024	60429	Riverside Lighting & Electric	Lighting Ballast, Wire Nuts	\$ 91.97

Santa Cruz Port District  
**Accounts Payable Monthly Check Register**  
August 2024

Date	No.	Vendor	Description	Amount
8/23/2024	60430	Royal Wholesale Electric	Aerator Fuses	\$ 147.35
8/23/2024	60431	Santa Cruz Tire & Auto Care	Patrol Truck Oil Change	\$ 126.17
8/23/2024	60432	Scheidt & Bachmann	Monthly Service	\$ 2,765.66
8/23/2024	60433	Santa Cruz Municipal Utilities	Utilities	\$ 14,984.42
8/23/2024	60434	Shields, Harper & Co.	Fuelmaster Plus Upgrade	\$ 4,352.63
8/23/2024	60435	Nancy Sweatt	Credit Balance Refund	\$ 100.00
8/23/2024	60436	Andy Towne	Security Deposit Refund	\$ 265.30
8/23/2024	60437	US Relay	Webcam Service	\$ 484.00
8/23/2024	60438	Walker, Amy	Special Event Permit Deposit Refund	\$ 500.00
8/23/2024	60439	West Marine Pro	Boatyard Retail Items	\$ 298.92
8/5/2024	Various	Various Employees	7/16/24-7/31/24 Payroll	\$ 9,768.98
8/20/2024	Various	Various Employees	8/1/24-8/15/24 Payroll	\$ 9,012.86
8/1/2024	EFT	Cardconnect	RV Park Credit Card Fees	\$ 710.48
8/1/2024	EFT	ElectronicPayments	Fuel Dock Credit Card Fees	\$ 809.74
8/1/2024	EFT	Gravity Payments	Front Desk Credit Card Fees	\$ 2,566.60
8/1/2024	EFT	Merchant Services	CALE Credit Card Fees	\$ 2,864.20
8/1/2024	EFT	Merchant Services	Boatyard Credit Card Fees	\$ 583.90
8/1/2024	EFT	Merchant Services	Online Billpay Credit Card Fees	\$ 565.05
8/1/2024	EFT	Transaction Express	Online Billpay ACH Fees	\$ 736.61
8/1/2024	EFT	Windcave, Inc.	Concession Lot Credit Card Fees	\$ 4,341.26
8/5/2024	EFT	PAYCHEX	7/16/24-7/31/24 Payroll Direct Deposit	\$ 71,626.82
8/5/2024	EFT	PAYCHEX	7/16/24-7/31/24 Payroll Taxes	\$ 34,880.13
8/5/2024	EFT	PAYCHEX	Payroll Service Fees	\$ 794.79
8/6/2024	EFT	CalPERS	Health Insurance	\$ 50,460.85
8/6/2024	EFT	CalPERS	Retirement Contributions (Employee & Employer)	\$ 10,004.61
8/6/2024	EFT	CalPERS	Retirement Contributions (Employee & Employer)	\$ 7,552.36
8/6/2024	EFT	CalPERS	Retirement Contributions (Employee & Employer)	\$ 1,708.22
8/6/2024	EFT	CalPERS	457 Contributions (Payroll Deduction)	\$ 4,753.87
8/5/2024	EFT	Empower Retirement	457 Loan Repayments (Payroll Deduction)	\$ 88.88
8/6/2024	EFT	California State Disbursement Unit	Wage Garnishment	\$ 125.00
8/6/2024	EFT	California State Disbursement Unit	Wage Garnishment	\$ 125.00

Santa Cruz Port District  
**Accounts Payable Monthly Check Register**  
August 2024

Date	No.	Vendor	Description	Amount
8/7/2024	EFT	Comerica Commercial Card Services	WhenIWork Subscription, Trailer Coupler Lock, Employee Recognition, Patrol Vehicle Replacement Microphone, Office Supplies, Replacement Change Machine Hopper, Zoom Subscription, Telephone System Charges, Commission Meeting Refreshments, Forklift Hydraulic Cylinder Repair, Maintenance Vehicle Repair, Distilled Water, Engine Oil, Boatyard Sander & Supplies, Training Webinar, Pet Waste Station, Ultrasonic Thickness Gauge, Portable Roller Stand, Work Gloves, Welding Gloves, Hydraulic Clamps, <i>Twin Lakes</i> Heat Exchanger Service, Air Purifying Respirator, Forklift Brake Master Cylinder	\$ 11,132.85
8/9/2024	EFT	Comerica Bank	Service Charges	\$ 913.28
8/10/2024	EFT	Campspot	RV Park Software Monthly Fees	\$ 555.30
8/19/2024	EFT	Gravity Payments	Front Desk Credit Card Gateway Fee	\$ 24.14
8/20/2024	EFT	PAYCHEX	8/1/24-8/15/24 Payroll Direct Deposit	\$ 71,208.35
8/20/2024	EFT	PAYCHEX	8/1/24-8/15/24 Payroll Taxes	\$ 34,015.01
8/20/2024	EFT	PAYCHEX	Payroll Service Fees	\$ 738.54
8/20/2024	EFT	PAYCHEX	Time & Attendance Fees	\$ 120.45
8/21/2024	EFT	CalPERS	Retirement Contributions (Employee & Employer)	\$ 10,044.05
8/21/2024	EFT	CalPERS	Retirement Contributions (Employee & Employer)	\$ 7,551.77
8/21/2024	EFT	CalPERS	Retirement Contributions (Employee & Employer)	\$ 1,708.22
8/21/2024	EFT	CalPERS	457 Contributions (Payroll Deduction)	\$ 4,618.33
8/20/2024	EFT	Empower Retirement	457 Loan Repayments (Payroll Deduction)	\$ 88.88
8/21/2024	EFT	California State Disbursement Unit	Wage Garnishment	\$ 125.00
8/30/2024	EFT	Windcave, Inc.	Concession Lot Credit Card Device Charges	\$ 937.82
				<b>\$ 644,061.02</b>



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, Port Director  
DATE: September 3, 2024  
SUBJECT: Port Director's Report – September 24, 2024

#### Local Hazard Mitigation Plan

The Port District has been invited to join the County of Santa Cruz's upcoming Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) effort. Participating in this joint effort will make the Port District eligible to receive FEMA Hazard Mitigation Assistance and other state and federal grant funding opportunities that require a Local Hazard Mitigation Plan to be in place. The Port District's participation will consist of approximately 40 hours of staff time over a 9-month period beginning in January 2025.

#### Dredge Quality Management (DQM) System

The U.S. Army Corps of Engineers (USACE) has released regulatory guidance that mandates that all USACE dredging permittees be required to use a DQM system during dredging activities. A DQM system consists of onboard sensors to monitor dredging activities, operations, and efficiencies (the data is then routed to the DQM support center for retrieval and storage). Earlier this year, the USACE advised that the Port District would be required to implement a DQM system onboard *Twin Lakes*, effective with the upcoming 2024-25 season. In accordance with the regulatory guidance, the Port District submitted a formal request for a case-by-case exemptions from the Corps' District Engineer, predicated on the Port District's project size, the unique MOA that exists (i.e., a dredge contractor is not performing the work), and the undue financial hardship it will place on the Port District (implementation costs are estimated to be upwards of \$100,000). In response to the Port District's request, the Corps has granted a DQM exemption for the 2024-25 season, but indicated that the system will be required for future seasons. Staff has requested that the Corps reconsider the decision and will continue to explore alternate solutions ahead of the 2025-26 season.

#### Dredge Reimbursement

The Port District received reimbursement from the U.S. Army Corps of Engineers in the amount of \$131,250 for Q2 of calendar year 2024. Q3 will be invoiced on October 1, 2024.

#### Verizon Wireless Lease Update

The Port District submitted proposed lease revisions to Verizon Wireless on July 30, 2024. To date, representatives from Verizon have not provided any indication of a timeline for review or execution of a prospective lease document.

#### Cybersecurity Grant Funding

The Port District is currently working to finalize its grant application for the State and Local Cybersecurity Grant Program, which is managed by the Department of Homeland Security and the Cybersecurity and Infrastructure Security Agency. The grant offers up to \$250,000 in funding (with no required match) for services to strengthen an agency's cybersecurity posture, like managed IT and security services, data back up, and security awareness training. Grant applications are due by September 27, 2024.

#### Living Shorelines, Nature-Based Solutions, and Sand Management Feasibility Study

The City of Santa Cruz recently initiated its *Santa Cruz Living Shorelines, Nature-Based Solutions, and Sand Management Feasibility Study*, which is funded by the California Coastal Conservancy. The project is intended to assess the feasibility of nature-based adaptation strategies along approximately 3 miles of the Santa Cruz coastline, from Natural Bridges to the San Lorenzo River mouth. The goals of the study are to review prior reports and identify the feasibility of different nature-based adaptation strategies, develop evaluation criteria to identify potential nature-based strategies, and select 1-3 strategies to bring to 30% design. While the Santa Cruz Harbor falls outside of the project area, staff is participating in the focus group discussions to ensure the City and their consultants have a realistic understanding of how the Port District utilizes its dredged material for beach nourishment and other regulatory limitations placed on the disposal of dredged material.

#### Port Commission Appointment – Division 2

The Port District continues to solicit applications from candidates interested in seeking appointment for the Division 2 seat. The application filing deadline is October 14, 2024.

#### California Marine Affairs and Navigation Conference (CMANC) Fall Meeting

The CMANC Fall meeting was held in Santa Cruz on September 11 - 13, 2024. The meeting was well attended and provided opportunities for staff to meet with Army Corps representatives from the San Francisco District and South Pacific Division. The CMANC Spring meeting will be held in Ventura in May.

#### Murray Street Bridge Project – Bid Opening

The City of Santa Cruz opened bids for the Murray Street Bridge Seismic Retrofit and Barrier Replacement Project on Thursday, September 12, 2024. Two bids were received for the project, with Shimmick Construction submitting the lowest bid in the amount of \$45,413,546.



TO: Port Commission  
FROM: Blake Anderson, Harbormaster  
DATE: September 13, 2024  
SUBJECT: Harbormaster's Report

#### Travelift Training and Annual Inspection

Representatives from Travelift Inc. were on-site Thursday, September 12, 2024, to inspect the District's 50MT lift. The results of the inspection were overall favorable, with a few minor maintenance suggestions which will be handled in the coming days. Staff also received a certification training covering lift operation, maintenance, and safety considerations.

#### Anchovies

Anchovies continue to occupy the harbor, and all available aerators have been deployed. Staff is monitoring the Dissolved Oxygen (DO) levels, which have been fluctuating, but thus far we have avoided a die-off. Large schools of fish are currently outside the harbor and in the area of the Santa Cruz Municipal Wharf, so hopefully that biomass stays offshore and out of the marina.

#### SAVE Grant Work

Staff is preparing for a vessel disposal day on September 27, 2024, in the boatyard. This will be the final disposal day in the SAVE22 grant cycle and should exhaust all remaining funds. The District still has funding in the SAVE23 cycle in the amount of \$14,500 which must be exhausted by September 30, 2025.

#### Water Taxi Season

The water taxi season came to a close on Labor Day, September 2, 2024. This season, the District's water taxi, *Never Late*, ran a total of 44 days and served 9,965 riders.

#### Fishery Update

Albacore tuna were in-reach from the harbor in late August. These fish haven't been accessible from Santa Cruz since 2013, as most of the fishing has been well offshore and in northern California over the last decade. Hopefully, favorable conditions persist and we see more landings out of Santa Cruz into the fall. The Bluefin tuna fishing is starting to improve in the Half Moon Bay area, which signals the possibility of schools moving into the canyon edges on the Monterey Bay.

*Fisheries Report continued on the next page.*

**Fisheries Report**

The fisheries report consists of data from two sources: the Department of Fish and Wildlife (DFW) and 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.

**August 2024 – Total Port Landings:**

Species	Weight (lbs.)	Ex-Vessel (\$ per lbs.)	Approx. Value
CA Halibut	18,900.01	\$4.59	\$86,932.02
Sablefish (Blackcod)	6,283.15	\$3.27	\$20,575.34
Jack Mackerel	10,411.90	\$1.15	\$12,018.05
Rockfish (various)	3,604.60	\$1.80	\$6,500.73
Albacore Tuna	3,177.90	\$1.66	\$5,279.20
White Seabass	735.85	\$6.41	\$4,723.03
Jacksmelt	1,703.50	\$1.14	\$1,956.45
Pacific Sardine	2,523.65	\$1.52	\$1,663.03
Pacific Mackerel	816.55	\$1.45	\$1,191.60
Lingcod	251.40	\$3.98	\$1,001.23
<b>Total</b>	<b>48,408.51</b>		<b>\$141,840.68</b>

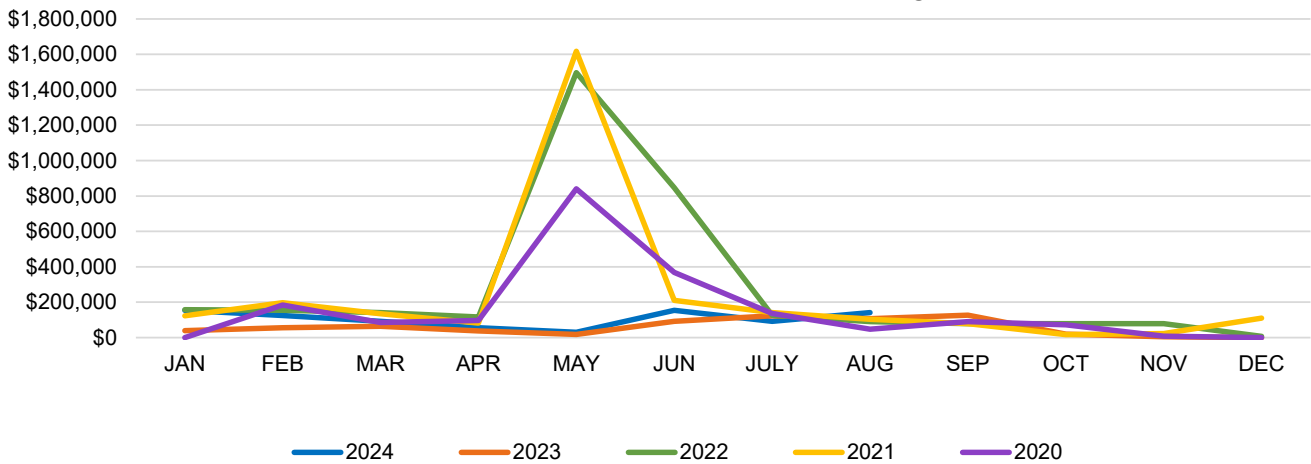
**August 2024 – Resident Buyer Landings:**

Species	Weight (lbs.)	Ex-Vessel (per lbs.)	Approx. Value
CA Halibut	3,562.38	\$4.25	\$15,140.11
Rockfish (various)	3,125.45	\$2.50	\$13,884.50
Rock Crab	1,113.00	\$3.00	\$7,473.00
Sablefish (Blackcod)	2,189.20	\$3.00	\$6,567.60
White Seabass	517.85	\$6.00	\$3,107.10
Albacore Tuna	1,930.00	\$1.50	\$2,895.00
Mackerel	209.85	\$1.00	\$209.85
Jacksmelt	9.10	\$2.00	\$18.20
Lingcod	6.00	\$3.00	\$18.00
Anchovies	6.80	\$1.00	\$6.80
Sardine	2.25	\$1.50	\$3.37
<b>Total</b>	<b>12,671.88</b>		<b>\$49,323.53</b>

Species also landed\* - Rock Crab, Pacific Pompano, Northern Anchovy, Thresher Shark, Petrale Sole, Croaker, Sargo

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

**Santa Cruz Harbor - Total Port Landings**





TO: Port Commission  
FROM: Carl Wulf, Facilities Maintenance & Engineering Manager  
DATE: September 24, 2024  
SUBJECT: Facilities Maintenance & Engineering Manager's Report

**Dredging Operations:**

*Twin Lakes*

As off-season dredge maintenance continues, the crew has completed the repair of the snorkel, removing the existing C18 muffler and replacing it with a new, quieter hospital-grade silencer. Crew has inspected and performed several welding repairs on the Christmas Tree. The cable sheaves have new bushings and are ready to be reinstalled.





### Dauntless

The dredge crew has been busy with cab repairs on *Dauntless*. The crew removed and replaced extensive rusted panel sections, applied new primer and paint throughout, and installed new insulation on the exterior walls. The low voltage electrical panel has also been replaced.



### **Maintenance:**

#### Re-Roof D-Dock Restroom/Shower Facility

Informal bids were solicited to re-roof the D-Dock restroom and shower facility. Three bids were received, and a contract was executed with the lowest bidder, Pio's Roofing, for a not-to-exceed amount of \$14,350. Work is scheduled to begin in early October, weather permitting.

#### Harbor Storm Drain System

The City of Santa Cruz's Storm Water Management Program (SWMP) assisted the Port District with maintenance of the harbor's storm drain system by vacuuming out the storm drain inlet boxes throughout the harbor on September 16, 2024.

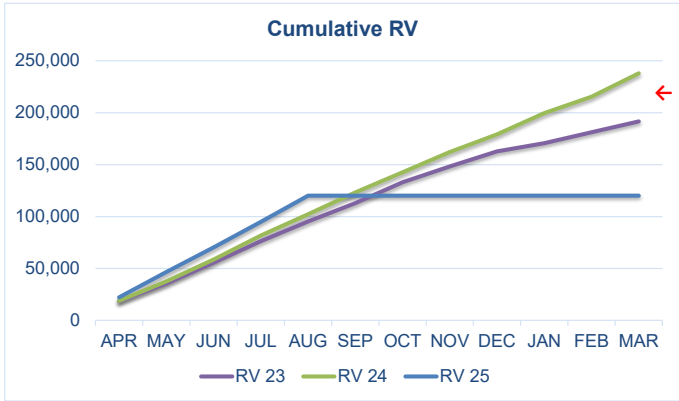
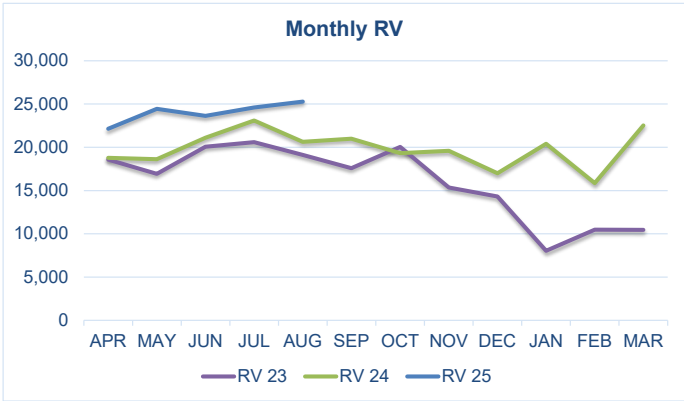
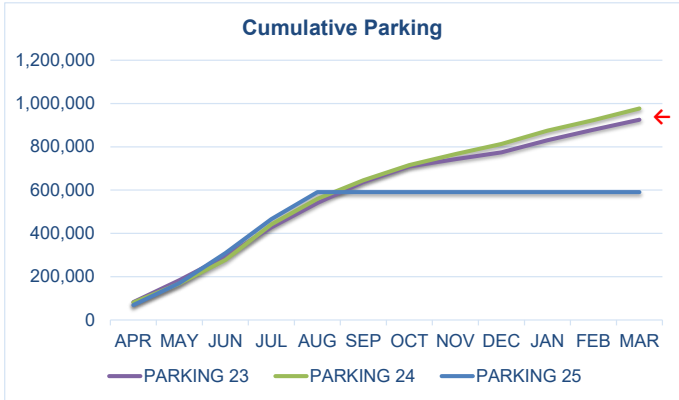
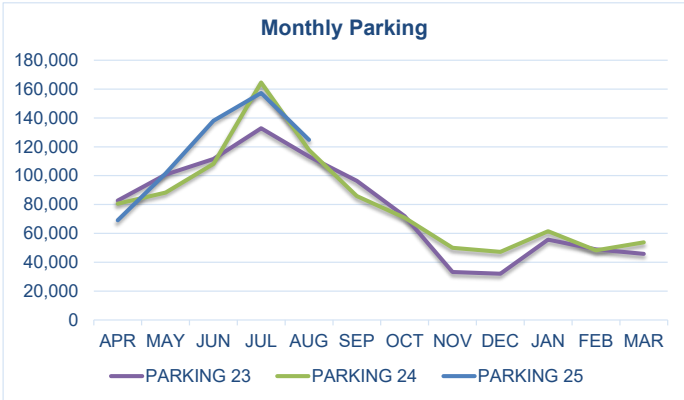
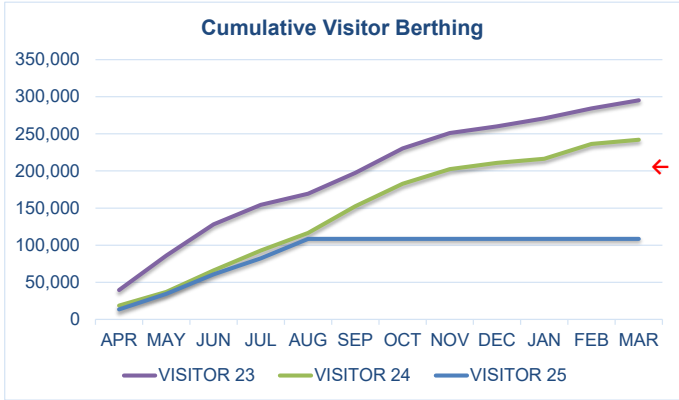
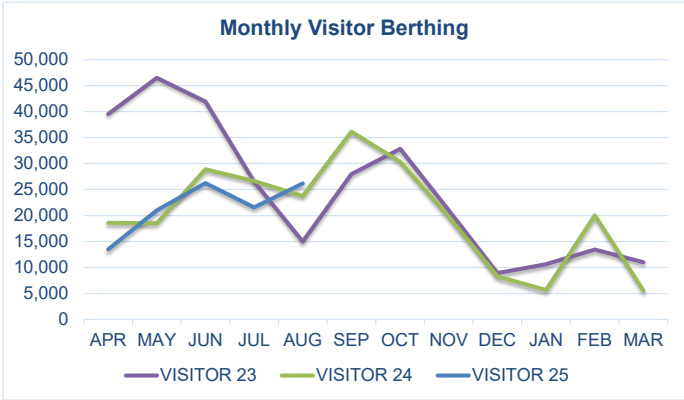
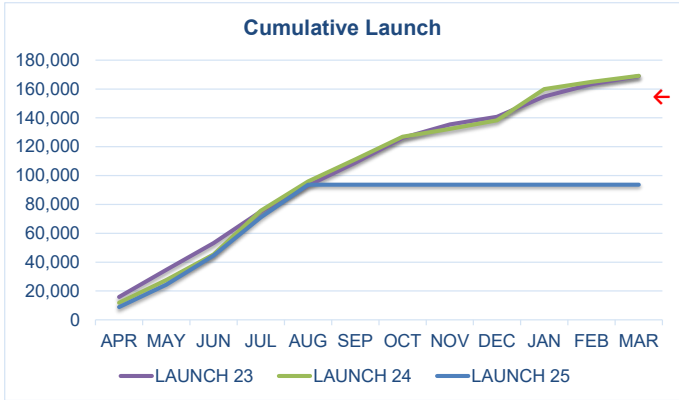
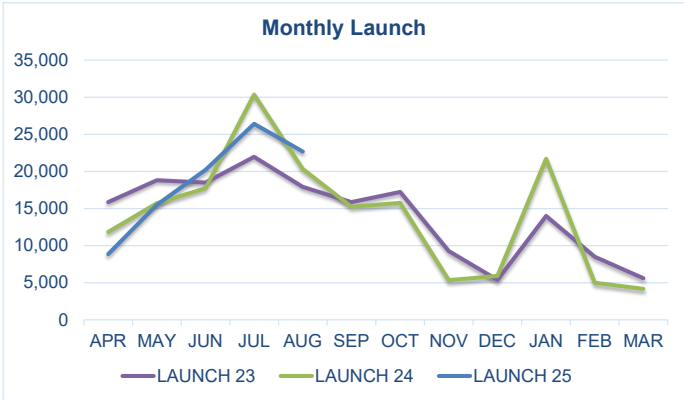
North Harbor Transformer Project

The Port District's contractor, Anderson Pacific, continues to make progress on the transformer project. They have completed trenching and conduit installation at W-Dock and X1-Dock.



Santa Cruz Port District  
**SEASONAL INCOME**  
 For the Five Months Ending August 31, 2024

FY25 Budget ←





# California State Treasurer *Fiona Ma, CPA*



Local Agency Investment Fund  
P.O. Box 942809  
Sacramento, CA 94209-0001  
(916) 653-3001

September 03, 2024

[LAIF Home](#)  
[PMIA Average](#)  
[Monthly Yields](#)

SANTA CRUZ PORT DISTRICT

PORT DIRECTOR  
135 5TH AVENUE  
SANTA CRUZ, CA 95062

[Tran Type Definitions](#)

**Account Number:**

August 2024 Statement

**Account Summary**

Total Deposit:	0.00	Beginning Balance:	298,430.19
Total Withdrawal:	0.00	Ending Balance:	298,430.19



# Summary Statement

August 31, 2024

Page 1 of 3

Investor ID:

0000072-0000295 PDF 687163

**Santa Cruz Port District  
135 5th Avenue  
Santa Cruz, CA 95062**

## California CLASS

### California CLASS

Average Monthly Yield: 5.4075%

	Beginning Balance	Contributions	Withdrawals	Income Earned	Income Earned YTD	Average Daily Balance	Month End Balance
Port District Main	17,048,168.99	0.00	0.00	78,084.18	645,228.28	17,053,206.68	17,126,253.17
<b>TOTAL</b>	<b>17,048,168.99</b>	<b>0.00</b>	<b>0.00</b>	<b>78,084.18</b>	<b>645,228.28</b>	<b>17,053,206.68</b>	<b>17,126,253.17</b>



Account Statement

August 31, 2024

Page 2 of 3

Account Number:

Port District Main

Account Summary

Average Monthly Yield: 5.4075%

	Beginning Balance	Contributions	Withdrawals	Income Earned	Income Earned YTD	Average Daily Balance	Month End Balance
California CLASS	17,048,168.99	0.00	0.00	78,084.18	645,228.28	17,053,206.68	17,126,253.17

Transaction Activity

Transaction Date	Transaction Description	Contributions	Withdrawals	Balance	Transaction Number
08/01/2024	Beginning Balance			17,048,168.99	
08/31/2024	Income Dividend Reinvestment	78,084.18			
08/31/2024	Ending Balance			17,126,253.17	



California CLASS

California CLASS

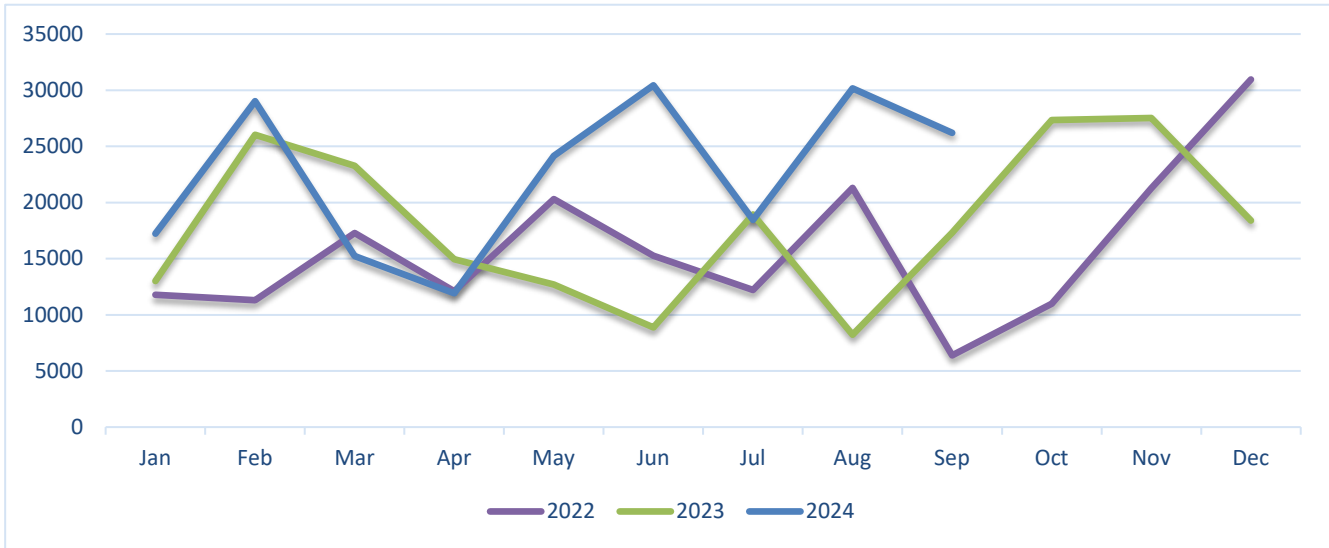
Date	Dividend Rate	Daily Yield
08/01/2024	0.000148625	5.4391%
08/02/2024	0.000444450	5.4223%
08/03/2024	0.000000000	5.4223%
08/04/2024	0.000000000	5.4223%
08/05/2024	0.000148076	5.4196%
08/06/2024	0.000147560	5.4007%
08/07/2024	0.000147737	5.4072%
08/08/2024	0.000147635	5.4035%
08/09/2024	0.000443301	5.4083%
08/10/2024	0.000000000	5.4083%
08/11/2024	0.000000000	5.4083%
08/12/2024	0.000147885	5.4126%
08/13/2024	0.000147864	5.4118%
08/14/2024	0.000147863	5.4118%
08/15/2024	0.000147738	5.4072%
08/16/2024	0.000443610	5.4120%
08/17/2024	0.000000000	5.4120%
08/18/2024	0.000000000	5.4120%
08/19/2024	0.000147418	5.3955%
08/20/2024	0.000147406	5.3951%
08/21/2024	0.000147372	5.3938%
08/22/2024	0.000147213	5.3880%
08/23/2024	0.000441900	5.3912%
08/24/2024	0.000000000	5.3912%
08/25/2024	0.000000000	5.3912%
08/26/2024	0.000147594	5.4019%
08/27/2024	0.000147791	5.4092%
08/28/2024	0.000147944	5.4148%
08/29/2024	0.000147949	5.4119%
08/30/2024	0.000295278	5.4036%
08/31/2024	0.000000000	5.4036%

Performance results are shown net of all fees and expenses and reflect the reinvestment of dividends and other earnings. Many factors affect performance including changes in market conditions and interest rates and in response to other economic, political, or financial developments. Investment involves risk including the possible loss of principal. No assurance can be given that the performance objectives of a given strategy will be achieved. **Past performance is no guarantee of future results. Any financial and/or investment decision may incur losses.**

Santa Cruz Port District  
**60 DAY DELINQUENT ACCOUNTS**

*The following accounts have balances 60 days delinquent as of September 11, 2024*

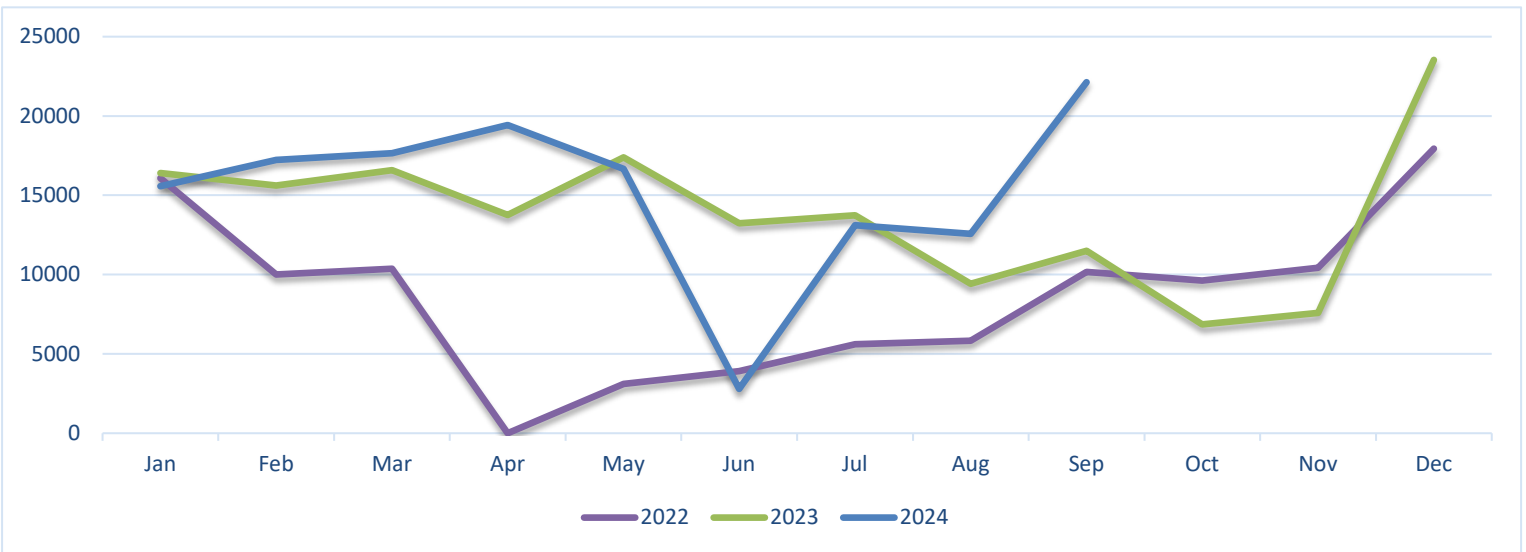
Account Number	Current Month	30 Day Balance	60 Day Balance	90 Day Balance	Total Balance
4076	2,002.39	2,001.79	626.19	0.00	4,630.37
4134	1,551.94	1,613.76	845.30	0.00	4,011.00
55834	988.56	1,164.37	826.59	0.00	2,979.52
45314	734.55	688.52	657.14	0.00	2,080.21
47438	733.96	727.87	618.02	0.00	2,079.85
56573	669.95	664.66	634.38	0.00	1,968.99
57834	552.74	510.72	391.46	0.00	1,454.92
55852	555.75	560.03	216.22	0.00	1,332.00
56083	540.46	540.96	106.18	0.00	1,187.60
55602	397.48	394.42	248.40	0.00	1,040.30
47207	326.90	398.81	300.52	0.00	1,026.23
58566	323.85	321.38	5.34	0.00	650.57
57891	175.41	174.17	136.07	0.00	485.65
60043	165.67	164.51	138.36	0.00	468.54
58296	165.37	165.67	102.87	0.00	433.91
60460	174.44	175.49	20.34	0.00	370.27
<b>Total</b>	<b>\$ 10,059.42</b>	<b>\$ 10,267.13</b>	<b>\$ 5,873.38</b>	<b>\$ -</b>	<b>\$ 26,199.93</b>



Santa Cruz Port District  
**90+ DAY DELINQUENT ACCOUNTS**

The following accounts have balances 90 days delinquent or greater as of September 11, 2024

Account Number	Current Month	30 Day Balance	60 Day Balance	90+ Day Balance	Total Balance	Commercial Slip	Action
55526	1,167.14	1,157.85	1,148.57	1,141.90	4,615.46		Revoke
57057	1,352.65	1,346.98	1,266.67	79.25	4,045.55	X	Revoke
3375	590.98	548.73	282.17	1,434.85	2,856.73		Revoke
47248	489.99	486.25	482.50	928.75	2,387.49		Revoke
56970	552.76	548.47	544.18	514.89	2,160.30		Revoke
47895	-	-	621.20	1,386.60	2,007.80		Bad Debt
3094	446.12	444.92	447.03	301.34	1,639.41		Revoke
57927	166.82	165.67	164.51	138.36	635.36		Revoke
59934	-	-	100.22	323.10	423.32		Bad Debt
60103	-	-	-	422.65	422.65		Bad Debt
48170	91.66	91.11	90.57	65.03	338.37		Revoke
59180	98.99	98.39	97.78	16.84	312.00		Revoke
58302	69.16	69.16	69.16	76.64	284.12		Revoke
<b>Total</b>	<b>\$ 5,026.27</b>	<b>\$ 4,957.53</b>	<b>\$ 5,314.56</b>	<b>\$ 6,830.20</b>	<b>\$ 22,128.56</b>		





TO: Port Commission  
FROM: Sean Rothwell, Assistant Harbormaster  
DATE: September 1, 2024  
SUBJECT: Harbor Patrol Incident Response Report – August 2024

***Search and Rescue, Patrol Boat Response***

- 8/5/24 Harbor Patrol responded to a report of a suicidal subject on a cliff in the area of Lighthouse Field State Beach. Prior to arrival, the subject was secured by the Santa Cruz Police Department. Harbor Patrol returned to the harbor without incident.
- 8/9/24 Harbor Patrol responded to a report of a kite surfer in distress in the area of Mitchell's Cove Beach. Upon arrival, the kite surfer indicated that they were not in distress. Harbor Patrol returned to the harbor without incident.
- 8/12/24 Harbor Patrol responded to a report of multiple swimmers in distress in the area of Cowell Beach. Prior to arrival, the swimmers self-rescued. Harbor Patrol returned to the harbor without incident.
- 8/16/24 Harbor Patrol responded to a report of a capsized kayaker in the area of Steamer Lane. Upon arrival, the victim was located aboard a Good Samaritan's vessel. Harbor Patrol assisted the victim on board the patrol vessel and provided transport back to the harbor. The kayak was towed to the beach by State Park Lifeguards.
- 8/17/24 Harbor Patrol responded to a report of a disabled vessel approaching the surf in the area of Blacks Beach. Upon arrival, Harbor Patrol contacted the operator and determined that the vessel had lost power. Harbor Patrol towed the vessel back to the harbor.
- 8/24/24 Harbor Patrol responded to a report of multiple kayakers in distress in the area of Seabright State Beach. Upon arrival, the kayakers indicated that they were not in distress. Harbor Patrol returned to the harbor without incident.
- 8/26/24 Harbor Patrol responded to a report of a swimmer in distress in the area of Getchel Street and West Cliff Drive. Prior to arrival, the swimmer self-rescued. Harbor Patrol returned to the harbor without incident.

***Crime Reports, Assist Outside Department, and Incident Reports***

- 8/2/24 Harbor Patrol responded to a report of a physical altercation between two slip renters in the area of J-Dock. Both parties involved were interviewed and declined to press charges. Harbor Patrol facilitated a subsequent slip trade to separate the subjects.

- 8/7/24 Harbor Patrol responded to a report of a large brush fire in the area of the West Jetty. Upon arrival, Santa Cruz Fire was on scene and extinguished the fire. Harbor Patrol assisted with crowd control until the scene was cleared.
- 8/8/24 At the request of Netcom, Harbor Patrol responded to a report of a possible subject carrying a firearm in the area of Arana Gulch. The subject was contacted by Santa Cruz Police and determined to be carrying only a stick.
- 8/9/24 Harbor Patrol, along with multiple other law enforcement agencies, responded to a report of gunshots fired in the area of the concession parking lot. Two victims sustained critical injuries while the suspected shooter fled the scene. Harbor Patrol administered first aid to the victims, assisted in securing the scene, and supported the Santa Cruz Police Department in interviewing witnesses. The Santa Cruz Police Department's investigation remains ongoing.
- 8/10/24 Harbor Patrol responded to a report of a bicyclist who lost control and fell in the area of Brommer Street and Arana Gulch Trail. Upon arrival, Harbor Patrol assisted the victim who had sustained an injury to their face. The victim was evaluated by Central Fire before being transported to Dominican Hospital by ambulance.
- 8/24/24 Harbor Patrol took an incident report after a vehicle became submerged during a vessel retrieval at the launch ramp. The vehicle was recovered by a towing company. No hazmat response required.

***Parking Citations:***

August 2024 Parking Citations: 473  
August 2023 Parking Citations: 482



**From:** [Lynda Tran](#)  
**To:** [scpd@SCPD](mailto:scpd@SCPD)  
**Subject:** Request for Public Input on Renaming Decision  
**Date:** Tuesday, September 17, 2024 9:21:37 PM

---

Dear Chair Reed and Port Commissioners,

I am writing to respectfully request that you reconsider the decision made during the August 2024 Port Commission meeting to rename the O'Neill Building to the "Santa Cruz Waterfront Building." This decision, which directly affects our community and its history, deserves a more thoughtful process involving public input.

The building is an important part of our community, and the decision to rename it deserves a more transparent and inclusive process. Many members of the public were unaware of this change due to the limited notice provided before the discussion (myself included). A decision with such far-reaching significance should allow time for the community to fully participate and voice their perspectives.

I respectfully urge the Port Commission to revisit this matter and provide an opportunity for meaningful public dialogue. Ensuring that the community is involved in decisions that shape our shared spaces is critical for maintaining trust and engagement.

Thank you for your time and consideration.

Best,

**Lynda Tran DDS, FAGD, MBA**

Kai Family Dentistry

**Office** (831) 429-9614

**Web** [KaiDentistry.com](http://KaiDentistry.com)



420 Capitola Avenue  
Capitola, California 95010  
Telephone: (831) 475-7300  
FAX: (831) 479-8879  
Website: <http://www.cityofcapitola.org>

September 18, 2024

Dear Port Commissioners,

I am writing to oppose your decision, on a 3-2 vote, to name the O'Neill Building as the "Santa Cruz Waterfront Center." Your action obscures an important part of Santa Cruz' and the Harbor's history, especially the contributions of Jack O'Neill, his support of the Santa Cruz Harbor, as well as O'Neill Sea Odyssey and the 127,000 students it has served.

The building was built and financed by Jack O'Neill and partners in 1965 and renovated by the harbor in 2004 with \$1.5 million in donor funds raised by O'Neill Sea Odyssey. That renovation would not have happened without the funds O'Neill Sea Odyssey raised and would not have received Coastal Commission approval without the coastal dependent uses that OSO and the Surfrider Foundation water quality lab provided. Please reconsider this decision and provide an opportunity for a thoughtful community dialog around the decision to name the building.

Sincerely,



Yvette Brooks

**From:** [Gerry Jensen](#)  
**To:** [scpd@SCPD](mailto:scpd@SCPD)  
**Subject:** O'Neill Building Name  
**Date:** Wednesday, September 18, 2024 4:52:23 PM

---

Dear Port Commissioners-

I am writing to oppose your decision, on a 3-2 vote, to name the O'Neill Building as the "Santa Cruz Waterfront Center." Your action obscures an important part of Santa Cruz' and the Harbor's history, especially the contributions of Jack O'Neill, his support of the Santa Cruz Harbor and O'Neill Sea Odyssey, and the 127,000 students it has served. The building was built and financed by Jack O'Neill and partners in 1965 and renovated by the harbor in 2004 with \$1.5 million in donor funds raised by O'Neill Sea Odyssey. That renovation would not have happened without the funds O'Neill Sea Odyssey raised and received Coastal Commission approval without the coastal-dependent uses that OSO and the Surfrider Foundation water quality lab provided. Please reconsider this decision and provide an opportunity for a thoughtful community dialogue about the decision to name the building.

Don't hesitate to contact me directly with any questions regarding my opposition.

Sincerely,

Gerry Jensen

**From:** [Alfred carlson](mailto:Alfred_carlson)  
**To:** [scpd@SCPD](mailto:scpd@SCPD)  
**Subject:** Re: Failure Notice  
**Date:** Wednesday, September 18, 2024 6:18:52 PM

---

<[agenda@santacruzharbor.org](mailto:agenda@santacruzharbor.org)>:

550: 5.4.1 Recipient address rejected: Access denied.

[MN1PEPF0000F0E3.namprd04.prod.outlook.com 2024-09-19T01:01:10.692Z 08DCD1976CE335A5]

----- Forwarded message -----

*It was hard for me to believe The Santa Cruz Port Commission who voted 3-2 to give the O'NEILL BUILDING, at the harbor, a new name. This is an insult to Jack O'Neill, Harry Hinds and to our our community. I have had a boat in the Harbor for 30 years. As I go out the Harbor, I always point out to my guests the legacy the O'NEILL BOAT that has taken over 100,000 school kids out to sea and other marine activities that have occurred .It is hard to believe three commissioners have pushed this process without public input and voted for erasing legacy that belongs to all of us.*

*Alfred Carlson  
Capitola  
831-600-5511*

**From:** [Bill](#)  
**To:** [scpd@SCPD](mailto:scpd@SCPD)  
**Subject:** Jack O'Neil Sea Odyssey Building  
**Date:** Thursday, September 19, 2024 10:15:15 AM

---

Commissioners,

I read with alarm the article in the Santa Cruz Sentinel by two of the commission's more honest and open members regarding the new name change of the historic O'Neill building.

This new name change makes absolutely no sense whatsoever. It's not like O'Neill moved in and rented the building. Not only did Jack and company build the building, he then paid for half of the remodeling costs then donated the building to the Port District in 2024.

The O'Neills have employed thousands of people over the last 60 odd years, and the O'Neill brand has contributed untold millions of dollars in sales tax and revenue to the city and county of Santa Cruz. Why not honor the world wide recognized O'Neill name and what their family has brought to Santa Cruz with a historic naming of a building than the generic meaningless name the commissioners came up with.

Additionally as you must know the O'Neill Sea Odyssey has contributed to over 100,000 young school age kids education from all over the state. This is the O'Neill Sea Odyssey experience for them. Not the waterfront building.

The big question is why would 3 commissioners want to change this without public comment or any additional discussion? What's the big secret? Surely you have a reason.

Sincerely,

Bill Farrington  
692 38th Ave. #21  
Santa Cruz, CA 95062

**From:** [Bill Lee](#)  
**To:** [scpd@SCPD](mailto:scpd@SCPD); [Steve Reed](#); [Toby Goddard](#); [darrengertler@gmail.com](mailto:darrengertler@gmail.com); [dsmith.harbor@gmail.com](mailto:dsmith.harbor@gmail.com); [Reed Geisreiter](#)  
**Cc:** [Holland MacLaurie](#)  
**Subject:** 2222 East Cliff Drive  
**Date:** Thursday, September 19, 2024 11:02:44 AM

---

Dear Chairman Reed and the Santa Cruz Port District Commissioners:

I was surprised at the little notice, and quick action, regarding the naming our building at 2222 East Cliff Drive. We use a public process to name our dredges, why not our major buildings.

We just saw Cabrillo College go thru a name change effort that was poorly handled and a public relations negative. We can do better.

I would argue strongly to put this item back on the Sept 24 agenda, undo last months action, and establish a proper naming process.

While there are arguments for a generic name that describes purpose, there are also good reasons, and it is quite common, to name a building after its builder and/or original occupant. History is important and should be remembered. I recommend 2222 East Cliff Drive be named the O'Neill Building or a related name.

Bill

Bill Lee  
Santa Cruz office of Yachtfinders/Windseakers  
[www.fastisfun.com](http://www.fastisfun.com)  
831 345 5542

September 19, 2024

Dear Chair Reed and Port Commissioners:

I write to ask you to revisit the decision made at the August 2024 Port Commission meeting to remove the O'Neill Building's name and replace it with "Santa Cruz Waterfront Building."

I have a unique perspective as I am not only an original Director of OSO and its Secretary, as the attorney for Jack, I formed the OSO nonprofit, and I negotiated the joint development agreement with the Port Commission to renovate the O'Neill Building. I have been around since the beginning, and I know the history.

In all my interactions with the Port, the Port always referred to the building by its historic name – the O'Neill Building. In the absence of any reason, let alone a compelling one, to jettison the historic connection, your decision to discard history for a hollow, bureaucratic moniker makes no sense. There was no outcry to make this change and there certainly was no urgency to do so. By arbitrarily removing the historic name for 2222 East Cliff Drive, you have obliterated an essential part of the history of Santa Cruz and ripped apart the fabric of the Harbor's history.

As you are aware, Jack O'Neill and his partners financed and built the building in 1965. In a joint development agreement with the Harbor, it was subsequently renovated in 2004 with \$1.5 million in donor funds raised by O'Neill Sea Odyssey (OSO). That renovation would not have happened without the funds that O'Neill Sea Odyssey raised, and it would not have received Coastal Commission approval without the coastal dependent uses that OSO and the Surfrider Foundation water quality lab provide to the Harbor. The O'Neill legacy that created the means to renovate the building should be thoughtfully considered by the Port Commission before the historic connections are destroyed.

At the August meeting, the Commission rejected a reasonable request to continue the agenda item to a future meeting so that you could hear from the community. Without any explanation for the urgency of the motion, you denied the request. Please take the time to reconsider your decision in the light of the casual disregard of history. The right and honorable thing to do is to reopen the matter and provide an opportunity for a thoughtful community dialog.

Sincerely,  
Nick Petredis

# Santa Cruz Port District Port Commission Review Calendar / Follow-Up Items 2024-25

## 2024

### January-March

- ✓ Committee Assignments for 2024
- ✓ FY 25 Budget
- ✓ Review 5-year CIP
- ✓ Sea Scouts' Biannual Report
- ✓ Form 700 Filing (due by 3/31 each year)

### April-June

- ✓ Election Resolutions
- ✓ Café El Palomar Lease Exp. 7/31/2024  
*2 (5) year option to extend / rent review at first or second option period*
- ✓ Biennial Update to Conflict-of-Interest Code

### July-September

- ✓ Annual O'Neill Sea Odyssey Report (annual review of slip rent reduction. PC action Jul-07)
- ✓ Sea Scouts' Biannual Report
- Dredge Report 2023-24 (Postponed until October)

### October-December

- Mid Fiscal Year Review of CIP
- Review of CalPERS Actuarial Valuation Report
- Annual Vessel Use List Review
- H&H Fresh Fish Lease Exp. 1/31/2025
- Ethics Training Update (due by year-end)
- Port Commission Officers for 2024

## Committee Review Items

- ✓ Review of Proposal to Purchase a Floating Barge

### Key

- Pending
- In process
- ✓ Done

## 2025

### January-March

- Committee Assignments for 2025
- Annual Review of Business Use of Slips 2024
- Annual Review of Slip Vacancy / Waiting List Statistics 2024
- Sea Scouts' Biannual Report
- FY 26 Budget
- Review 5-year CIP
- Form 700 Filing (due by 3/31 each year)
- Biennial Anti-Harassment/Anti-Discrimination Training

### April-June

- Crow's Nest / Java Junction Rent Review at Option Period Ending 4/30/2025  
*1 (5) year option to extend*
- Dredge Report 2024-25

### July-September

- Annual O'Neill Sea Odyssey Report (annual review of slip rent reduction. PC action Jul-07)
- Sea Scouts' Biannual Report

### October-December

- Mid Fiscal Year Review of CIP
- Beacon Pointe Advisors Lease Exp. 11/30/2025
- Review of CalPERS Actuarial Valuation Report
- Annual Vessel Use List Review
- Ethics Training Update (due by year-end)
- Port Commission Officers for 2025

## Future Calendar

- 7<sup>th</sup> and Brommer Property Assessment
- ABC End-Tie Review after Murray Street Bridge Retrofit
- Pedestrian Traffic Safety Improvements Review

Updated 9/19/2024