



Noyo Harbor District
Strategic Planning & Harbor Marina Redevelopment Planning

Redevelopment Planning & Pro Forma Budget Assumptions:

A) Comparative Market Analysis (CMA)

- The Comparative Market Analysis is based on actual survey data gathered from three other comparable California coastal marinas. The data was provided by the Harbormaster / Marina Manager of each facility and verified by J. Mills.
- The data illustrates the various slip mix, rate structures, marina occupancy, and marina amenities in a comparative format that helps to illustrate various marketability factors compared to the Noyo Harbor Marina.
 - One of the more notable findings from the survey is the lack of recognized industry standard rate structures (based on \$/sf) at all of the surveyed marinas. Rates appear to have been somewhat arbitrarily set without appropriate market and industry study.
- Pages 1 – 4 of the CMA illustrate the actual data gathered from the four marinas surveyed (including Noyo Harbor Marina).
- Page 5 illustrates the “Average” of the four data sources, and “Proposed” slip mix and rates based on both the CMA and the physical limitations of the Noyo Harbor Marina basin.
 - The attached set of plans with aerial view layouts of the marina basin and proposed docks from Meeco Sullivan illustrate a potential NEW marina dock layout that has been incorporated into this redevelopment plan. *(See below notes for Phases 1-3 for proposed slip mix)*
- Page 6 of CMA illustrates the “Average” of the featured amenities at the four surveyed marinas and a recommendation for those amenities to be featured at the NEW Noyo Harbor Marina

B) Marina Redevelopment Planning

- Redevelopment is assumed to be a three year / 3 phase project including replacement of all existing docks (except “C” Dock), harbor basin dredging, repairs to existing harbor wave wall, installation of new marina restrooms (3) and laundry facilities (2), installation of a new Fuel Dock with vessel pump-out facilities, and hazmat disposal facilities.
 - Total NEW Marina Design Slip Count = 236 *(see Page 5 of Market Analysis for details and more information)*
 - 225 Double Loaded Slips
 - 6 End Tie Slips
 - 5 Side Tie Slips
 - 1 Fuel Dock / Working Dock

- Phase 1 – **Total Estimated Cost \$3,684,000**
 - Demolition of existing F, G, H, & K Docks, and installation of new F, G, & H Docks with ADA gangway access to Docks F & G – See attached Meeco Sullivan Plan 8357AA for dock design, slip mix, and specifications (**Estimated cost \$1,785,000 – Including Entitlement, Demolition, Docks, Pilings, Utilities & Installation**)
 - H Dock – Including Main Walkway, Gangway & Landing (\$418,000)
 - G Dock – (\$452,000)
 - F Dock – Including Connecting Main Walkway, Gangway & Landing (\$616,000)
 - Engineering, Entitlement, and Permitting (@ 20% - \$298,000)
 - Renovation of harbor basin wave wall (**Estimated cost \$700,000**)
 - East end of harbor basin dredging (**100,000 cubic yards – Estimated cost \$1,000,000**)
 - Installation of new marina restroom and laundry facilities (**Estimated cost \$200,000**)

- Phase 2 – **Total Estimated Cost \$3,093,000**
 - Demolition of existing A & B Docks, and installation of new A & B Docks with ADA gangway access to Docks A & B – See attached Meeco Sullivan Plan 8357AA for dock design, slip mix, and specifications (**Estimated cost \$1,893,000 – Including Entitlement, Demolition, Docks, Pilings, Utilities & Installation**)
 - C Dock – Existing dock will remain as is
 - B Dock – Including Connecting Walkway (\$671,000)
 - A Dock – Including Landing & Gangway (\$656,000)
 - Fuel Dock Installation – Including Tanks & Pump-Out (\$250,000)
 - Engineering, Entitlement, and Permitting (@ 20% - \$316,000)
 - West end of harbor basin dredging (**100,000 cubic yards – Estimated cost \$1,000,000**)
 - Installation of new marina restroom and laundry facilities (**Estimated cost \$200,000**)

- Phase 3 – **Total Estimated Cost \$2,526,000**
 - Demolition of existing D & E Docks, and installation of new D & E Docks with ADA gangway access to both docks – See attached Meeco Sullivan Plan 8357AA for dock design, slip mix, and specifications (**Estimated cost \$1,376,000 – Including Entitlement, Demolition, Docks, Pilings, Utilities & Installation**)
 - E Dock – (\$487,000)
 - D Dock – Including Connecting Walkway, Gangway & Landing (\$659,000)
 - Engineering, Entitlement, and Permitting (@ 20% - \$230,000)
 - Central harbor basin dredging (**100,000 cubic yards – Estimated cost \$1,000,000**)
 - Installation of new marina restroom facilities (**Estimated cost \$150,000**)

NOTE: removal of existing commercial pier, and upgrading A Dock side- tie to heavier commercial design would allow for addition side-tie slips (and revenue) and more appropriate fuel and pump-out dock system (additional estimated cost \$200,000)

- Pro Forma Marina Redevelopment Plan does NOT include potential land improvements beyond those mentioned above, such as dry storage, boatyard, parking, landscape, launch ramp, and park facilities.

C) Pro Forma Budget & Planning Assumptions

- Year #1 Pro Forma Budget assumes that Phase #1 of Marina redevelopment will begin construction in January and complete installation in May of new F, G, & H docks per design specs by Meeco Sullivan
 - Proper phasing and coordination of construction process should allow for NOI of \$74,238 for year to apply toward potential debt funding payment
 - Capital Improvement funding of \$3,684,000 will required
- Year #2 Pro Forma Budget assumes that Phase #2 of Marina redevelopment will begin construction in January and complete installation in May of new A & B docks with installation of new fuel services dock per design specs by Meeco Sullivan
 - Proper phasing and coordination of construction process should allow for NOI of \$155,588 for year to apply toward potential debt funding payment
 - Capital Improvement funding of \$3,093,000 will required
- Year #3 Pro Forma Budget assumes that Phase #3 of Marina redevelopment will begin construction in January and complete installation in May of new D & E docks per design specs by Meeco Sullivan
 - Proper phasing and coordination of construction process should allow for NOI of \$390,256 for year to apply toward potential debt funding payment
 - Capital Improvement funding of \$2,526,000 will required
- Year #4 Pro Forma Budget assumes that all marina redevelopment construction (outlined above in section B) has been completed by end of Year #3, and industry best management practices fully implemented

D) Conclusion – Funding Requirements

- Based on Projected Net Operating Income of \$612,641 (funds available for potential debt service for funding of marina redevelopment project) and Capital Improvement cost projections of \$9,303,0000 . . .
 - Given a \$612,000+ annual debt service payment, a \$7,000,000 loan funding for this project would appear to be feasible, assuming 20 year amortization at 5% interest
 - *Low interest rate federal and state loans could meet this debt funding parameter*
 - *Additional revenue streams and/or higher marina slip rents could provide additional NOI*
 - Approximately \$2,303,000 additional “grant” funding would be required to complete the project based on preliminary cost and revenue projections

January 10, 2018

Crescent City Harbor District

Slip Description	Quantity Available	Quantity Occupied	Occ %	% of Total Occ'd	Daily \$ Rate	Mthly \$ Rate	Annual \$ Rate	Mthly \$ Rate / Lnr. Foot	Mthly \$ Rate / Square Ft
<20' SF									
<20' DF									
20' - 24' (x 10') DF									
25' - 29' (x 12') DF									
30' x 14' DL	75	22	29%	15%	\$ 19.00	\$ 285.00	\$ 1,890.00	\$ 9.50	\$ 0.68
35' - 39' (x 14') DF									
40' x 16' DL	72	41	57%	29%	\$ 25.00	\$ 380.00	\$ 2,520.00	\$ 9.50	\$ 0.59
45' - 49' (x 18') DF									
50' x 20' DL	42	37	88%	26%	\$ 32.00	\$ 475.00	\$ 3,150.00	\$ 9.50	\$ 0.48
55' - 59' (x 19') DF									
60' x 22' DL	34	27	79%	19%	\$ 38.00	\$ 570.00	\$ 3,780.00	\$ 9.50	\$ 0.43
70' x 25' DL	16	16	100%	11%	\$ 44.00	\$ 665.00	\$ 4,410.00	\$ 9.50	\$ 0.38
80' - 89' (x 23') DF									
90' - 99' (x 24') DF									
> 100' (x 24') DF									
395' of Double Side Tie	1	0	0%						
312' of Single Side Tie	1	0	0%						
					Avg \$ Rate / Slip / Day	Avg \$ Rate / Slip / Month	Avg \$ Rate / Slip / Year	Avg Occ'd Mthly \$ Rate / LF	Avg Occ'd Mthly \$ Rate / sf
TOTALS	241	143	59%		\$ 27.24	\$ 409.56	\$ 2,716.06	\$ 9.50	\$ 0.52

1) Docks are all concrete unifloat design, installed 2013 - Water, Electric, & WiFi available - Electric is metered & charged

Water and WiFi N/C

2) NOT a CA Clean Marina

3) 9 Full Time Employees - 11 Seasonal Employees

Moss Landing Harbor District

Slip Description	Quantity Available	Quantity Occupied	Occ %	% of Total Occ'd	Daily \$ Rate	Mthly \$ Rate	Annual \$ Rate	Mthly \$ Rate / Lnr. Foot	Mthly \$ Rate / Square Ft
<20' SF									
<20' DF									
20' x 10' DL	12	12	100%	2%	\$ 25.00	\$ 204.50	\$ 2,454.00	\$ 10.23	\$ 1.02
25' - 29' (x 12') DF									
30' x 14' DL	240	240	100%	44%	\$ 37.50	\$ 280.00	\$ 3,360.00	\$ 9.33	\$ 0.67
35' - 39' (x 14') DF									
40' x 16' DL	187	168	90%	30%	\$ 50.00	\$ 355.50	\$ 4,266.00	\$ 8.89	\$ 0.56
45' - 49' (x 18') DF									
50' x 18' DL	106	105	99%	19%	\$ 62.50	\$ 431.00	\$ 5,172.00	\$ 8.62	\$ 0.48
55' - 59' (x 19') DF									
60' x 21' DL	27	24	89%	4%	\$ 75.00	\$ 506.50	\$ 6,078.00	\$ 8.44	\$ 0.40
70' x 22' DL	1	1	100%	0%	\$ 87.50	\$ 582.00	\$ 6,984.00	\$ 8.31	\$ 0.38
80' x 23' DL	1	1	100%	0%	\$ 100.00	\$ 657.50	\$ 7,890.00	\$ 8.22	\$ 0.36
90' - 99' (x 24') DF									
> 100' (x 24') DF									
380' of Single Side Tie	1	0	0%						
Other									
Other					Avg \$ Rate / Slip / Day	Avg \$ Rate / Slip / Month	Avg \$ Rate / Slip / Year	Avg Occ'd Mthly \$ Rate / LF	Avg Occ'd Mthly \$ Rate / sf
Other	575	551	96%		\$ 47.80	\$ 342.15	\$ 4,105.74	\$ 9.04	\$ 0.59

1) Docks are all wood deck w/poly float, installed 1985 - 60' docks are concrete unifloat, installed 2016

Water & Electric available for additional \$52 / month fee - 3% discount for Annual Payment of slip fees

Commercial Vessel discount of \$.50 / foot / month - \$5 / month Pet Fee

2) Certified CA Clean Marina

3) 9 Full Time Employees - 1-2 Seasonal Employees



Noyo Harbor District - Marina
Comparative Market Analysis

Crescent City Harbor District

Fuel Dock	Yes	Gasoline & Diesel Fuel
Pump-Out Facility / Services	Yes	No charge self-serve pump-out facility
Hazardous Waste Disposal	Yes	Used oil and bilge water disposal service
Locked Security Gates	Not Yet	In process - Permit application submitted for new Locked Security Gates Installation
Open Public Restrooms	Yes	Public restrooms are open during daylight hours
Slip Holder Only Restrooms	No	Slip Holders have keys to access Public Restrooms when facilities are closed / locked afterhours
Slip Holder Laundry Facilities	Yes	Two locked laundry facilities available for slip holders only
Slip Holder Lounge Facilities	No	Not available
Picnic / Barbecue Facilities	Yes	Various locations throughout harbor with picnic tables
Launch Ramp	Yes	Two Lane Launch Ramp - \$6 / per launch - \$90 Annual Pass
Dry Boat Storage Facilities	No	Not available
Vessel Maintenance Services	No	Not available
Boatyard Facility / Services	Yes	Fashion Blacksmith Shipyard - leases space from the harbor district
Marina Boat Chandlery Services	Yes	Englund Marine - leases store space for marine supply store from harbor district
Vessel Charter Services	Yes	One marina slip holder operates a charter fishing vessel
Boat Rental Services	No	Not available
General Store / Other Retail Services	No	Not available
Restaurant / Other Food Services	Yes	1 Seafood Market - 1 Seafood Deli - 1 Casual Restaurant - 1 Full Service Reastaurant (operate in leased space from harbor district)
Organized Yacht Club	No	Point St. George YC terminated their lease in 2017
Other Facilities / Services	No	
% of Live-Aboards Allowed	Yes	Unlimited - Vessel must be able to enter and leave harbor under own power - \$300 / month additional for 2 persons + \$75 / add'l + metered utilities

Moss Landing Harbor District

Fuel Dock	Yes	Gasoline & Diesel Fuel - Operated by concession
Pump-Out Facility / Services	Yes	Oil, Bilge, and Sewer available
Hazardous Waste Disposal	Yes	Available
Locked Security Gates	Yes	
Open Public Restrooms	Yes	
Slip Holder Only Restrooms	Yes	
Slip Holder Laundry Facilities	Yes	
Slip Holder Lounge Facilities	No	Only at Yacht Club
Picnic / Barbecue Facilities	Yes	
Launch Ramp	Yes	
Dry Boat Storage Facilities	Yes	Limited open yard boat storage
Vessel Maintenance Services	Yes	Available in harbor area - Concession operated
Boatyard Facility / Services	Yes	Available in harbor area - Concession operated
Marina Boat Chandlery Services	Yes	Available in harbor area - Concession operated
Vessel Charter Services	Yes	Whale Watching, Nature Tours, Kayak Tours, Fishing Charter
Boat Rental Services	No	Not available
General Store / Other Retail Services	No	Not available
Restaurant / Other Food Services	Yes	Concession / lessee operating
Organized Yacht Club	Yes	Elkhorn Yacht Club - Full service, 5 days / week
Other Facilities / Services	No	
% of Live-Aboards Allowed	Yes	10% maximum allowance - \$130 / month / person

Sonoma County - Spud Point Marina										
<u>Slip Description</u>	Quantity Available	Quantity Occupied	Occ %	% of Total Occ'd	Daily \$ Rate	Mthly \$ Rate	Annual \$ Rate	Mthly \$ Rate / Lnr. Foot	Mthly \$ Rate / Square Ft	
<20' SF										
<20' DF										
30' x 13' DL	23	23	100%	10%	\$ 21.00	\$ 206.33	\$ 2,475.90	\$ 6.88	\$ 0.53	
32' x 14.5' DL	36	36	100%	15%	\$ 31.50	\$ 219.87	\$ 2,638.44	\$ 6.87	\$ 0.47	
36' x 15' DL	38	38	100%	16%	\$ 31.50	\$ 247.59	\$ 2,971.08	\$ 6.88	\$ 0.46	
40' x 15.5' DL	32	32	100%	14%	\$ 31.50	\$ 275.00	\$ 3,299.94	\$ 6.88	\$ 0.44	
44' x 16.5' DL	44	42	95%	18%	\$ 42.00	\$ 302.40	\$ 3,628.80	\$ 6.87	\$ 0.42	
48' x 17' SL	21	21	100%	9%	\$ 42.00	\$ 330.12	\$ 3,961.44	\$ 6.88	\$ 0.40	
52' x 18' SL	15	15	100%	6%	\$ 52.50	\$ 357.53	\$ 4,290.30	\$ 6.88	\$ 0.38	
56' x 19' SL	9	9	100%	4%	\$ 52.50	\$ 384.93	\$ 4,619.16	\$ 6.87	\$ 0.36	
60' x 19.5' SL	11	9	82%	4%	\$ 52.50	\$ 412.65	\$ 4,951.80	\$ 6.88	\$ 0.35	
70' x 20' SL	10	9	90%	4%	\$ 63.00	\$ 481.32	\$ 5,775.84	\$ 6.88	\$ 0.34	
80' x 23' SL	1	1	100%	0%	\$ 63.00	\$ 549.99	\$ 6,599.88	\$ 6.87	\$ 0.30	
90' - 99' (x 24') DF										
> 100' (x 24') DF										
280' of Single Side Tie	1	0	0%							
Other										
Other					Avg \$ Rate / Slip / Day	Avg \$ Rate / Slip / Month	Avg \$ Rate / Slip / Year	Avg Occ'd Mthly \$ Rate / LF	Avg Occ'd Mthly \$ Rate / sf	
Other	241	235	98%		\$ 37.69	\$ 289.78	\$ 3,477.35	\$ 6.87	\$ 0.44	
1) Docks are all concrete unifloat design, installed 1985 - Water, Electric, & WiFi available										
Electric and WiFi are metered and charged for - WiFi at \$29 / month										
5% Discount on Slip Fees for Commercial vessels										
2) NOT a CA Clean Marina										
3) 5 Full Time Employees - 5 Seasonal Employees										

Noyo Harbor Marina										
<u>Slip Description</u>	Quantity Available	Quantity Occupied	Occ %	% of Total Occ'd	Daily \$ Rate	Mthly \$ Rate	Annual \$ Rate	Mthly \$ Rate / Lnr. Foot	Mthly \$ Rate / Square Ft	
<20' SF										
<20' DF										
20' x 10' DL	15	10	67%	4%	\$ 20.00	\$ 96.00	\$ 1,106.40	\$ 4.80	\$ 0.48	
25' x 12' DL	30	25	83%	10%	\$ 20.00	\$ 120.00	\$ 1,382.40	\$ 4.80	\$ 0.40	
30' x 12' DL	22	22	100%	9%	\$ 25.00	\$ 144.00	\$ 1,658.88	\$ 4.80	\$ 0.40	
30' x 15' DL	42	42	100%	17%	\$ 25.00	\$ 144.00	\$ 1,658.88	\$ 4.80	\$ 0.32	
35' x 15' DL	16	16	100%	6%	\$ 25.00	\$ 168.00	\$ 1,935.36	\$ 4.80	\$ 0.32	
40' x 15' DL	92	92	100%	37%	\$ 25.00	\$ 192.00	\$ 2,211.84	\$ 4.80	\$ 0.32	
50' x 16' DL	32	32	100%	13%	\$ 30.00	\$ 240.00	\$ 2,764.80	\$ 4.80	\$ 0.30	
55' - 59' (x 19') DF										
60' x 18' ET	4	4	100%	2%	\$ 30.00	\$ 288.00	\$ 3,317.76	\$ 4.80	\$ 0.27	
70' x 20' ET	3	3	100%	1%	\$ 30.00	\$ 336.00	\$ 3,872.40	\$ 4.80	\$ 0.24	
80' x 22' ST	2	2	100%	1%	\$ 30.00	\$ 384.00	\$ 4,425.60	\$ 4.80	\$ 0.22	
90' - 99' (x 24') DF										
> 100' (x 24') DF										
Other										
Other										
Other					Avg \$ Rate / Slip / Day	Avg \$ Rate / Slip / Month	Avg \$ Rate / Slip / Year	Avg Occ'd Mthly \$ Rate / LF	Avg Occ'd Mthly \$ Rate / sf	
Other	258	248	96%		\$ 24.92	\$ 175.26	\$ 2,019.01	\$ 4.80	\$ 0.34	
1) Docks are all wood frame & deck w/ OCF Ffloatation, installed 1975 (Very poor condition) - Water & Electric available on all docks except I & K										
2) NOT a CA Clean Marina										
3) 3 Full Time Employees - 1 Seasonal Employee										

Sonoma County - Spud Point Marina		
<i>Fuel Dock</i>	<u>Yes</u>	Gasoline & Diesel Fuel, and Oil - Also Ice sold by the ton at Fuel Dock
<i>Pump-Out Facility / Services</i>	<u>Yes</u>	Locked facility, free to all boaters - Call marina office to access
<i>Hazardous Waste Disposal</i>	<u>Yes</u>	Open to public during regular office hours and open to slip holders with dock key
<i>Locked Security Gates</i>	<u>Yes</u>	Dock key access for slip holders
<i>Open Public Restrooms</i>	<u>Yes</u>	
<i>Slip Holder Only Restrooms</i>	<u>Yes</u>	Restrooms and shower access with dock key
<i>Slip Holder Laundry Facilities</i>	<u>Yes</u>	Washers, Dryers, Soap, and vending machines in secure area for slip holders
<i>Slip Holder Lounge Facilities</i>	<u>No</u>	Not available
<i>Picnic / Barbecue Facilities</i>	<u>Yes / No</u>	Picnic tables available, but no barbecues allowed
<i>Launch Ramp</i>	<u>Yes</u>	Westside Launch Ramp 1/8 mile away - Operated by Doran State Park
<i>Dry Boat Storage Facilities</i>	<u>Yes</u>	24 each 11 x 40 outside secured DS spaces - typically full - \$90 / month
<i>Vessel Maintenance Services</i>	<u>Yes</u>	Local mechanic, diver, electrical, cleaning services available
<i>Boatyard Facility / Services</i>	<u>No</u>	Not available
<i>Marina Boat Chandlery Services</i>	<u>Yes</u>	Nearby store with very few boating supplies
<i>Vessel Charter Services</i>	<u>Yes</u>	Fishing Charters andTours
<i>Boat Rental Services</i>	<u>No</u>	Not available
<i>General Store / Other Retail Services</i>	<u>Yes</u>	Several small shops and stores within walking distance
<i>Restaurant / Other Food Services</i>	<u>Yes</u>	Several small restaurants within walking distance
<i>Organized Yacht Club</i>	<u>No</u>	
<i>Other Facilities / Services</i>	<u>No</u>	
<i>% of Live-Aboards Allowed</i>	<u>Yes</u>	7% - Jnly 15 total Live-Aboards allowed in marina - \$170 / month added fee

Noyo Harbor Marina		
<i>Fuel Dock</i>	<u>No</u>	No fuel dock in marina is significant customer service value issue
<i>Pump-Out Facility / Services</i>	<u>Yes</u>	Available by appointment - \$10 Service Fee
<i>Hazardous Waste Disposal</i>	<u>Yes</u>	Oil disposal drop available
<i>Locked Security Gates</i>	<u>No</u>	
<i>Open Public Restrooms</i>	<u>Yes</u>	In Park areas
<i>Slip Holder Only Restrooms</i>	<u>Yes</u>	Locked restrooms with showers
<i>Slip Holder Laundry Facilities</i>	<u>No</u>	
<i>Slip Holder Lounge Facilities</i>	<u>No</u>	
<i>Picnic / Barbecue Facilities</i>	<u>Yes</u>	Barbecues and picnic tables in marina park area
<i>Launch Ramp</i>	<u>Yes</u>	Limited access in basin - Public ramp 1 mile upstream
<i>Dry Boat Storage Facilities</i>	<u>No</u>	Limited nearby storage yards
<i>Vessel Maintenance Services</i>	<u>Yes</u>	Limited nearby mechanic and other service vendors
<i>Boatyard Facility / Services</i>	<u>No</u>	
<i>Marina Boat Chandlery Services</i>	<u>Yes</u>	Limited chandlery and boat supply stores in basin
<i>Vessel Charter Services</i>	<u>Yes</u>	Fishing, whale watching, and diving charters available
<i>Boat Rental Services</i>	<u>No</u>	
<i>General Store / Other Retail Services</i>	<u>Yes</u>	Several small fish and general store operations in basin
<i>Restaurant / Other Food Services</i>	<u>Yes</u>	Several deli, café, and full service restaurants in the basin
<i>Organized Yacht Club</i>	<u>No</u>	Noyo Harbor Yacht Club is inactive
<i>Other Facilities / Services</i>	<u>No</u>	
<i>% of Live-Aboards Allowed</i>	<u>No</u>	No Live-Aboards allowed in Marina

Comparable TOTALS = **AVERAGES**

<u>Slip Description</u>	<u>Quantity Available</u>	<u>Quantity Occupied</u>	<u>Occ %</u>	<u>% of Total Occ'd</u>	<u>Average Daily \$ Rate</u>	<u>Average Mthly \$ Rate</u>	<u>Avg. Annual \$ Rate</u>	<u>Mthly \$ Rate / Lnr. Foot</u>	<u>Mthly \$ Rate / Square Ft</u>
20' DL	27	22	81%	2%	\$ 22.50	\$ 150.25	\$ 1,780.20	\$ 7.51	\$ 0.75
25' DL	30	25	83%	2%	\$ 20.00	\$ 120.00	\$ 1,382.40	\$ 4.80	\$ 0.40
30' DL	402	349	87%	30%	\$ 25.63	\$ 228.83	\$ 2,346.20	\$ 7.63	\$ 0.59
32' DL	36	36	100%	3%	\$ 31.50	\$ 219.87	\$ 2,638.44	\$ 6.87	\$ 0.49
35' DL	16	16	100%	1%	\$ 25.00	\$ 168.00	\$ 1,935.36	\$ 4.80	\$ 0.32
36' DL	38	38	100%	3%	\$ 31.50	\$ 247.59	\$ 2,971.08	\$ 6.88	\$ 0.46
40' DL	383	333	87%	28%	\$ 32.88	\$ 300.63	\$ 3,074.45	\$ 7.52	\$ 0.47
44' DL	44	42	95%	4%	\$ 42.00	\$ 302.40	\$ 3,628.80	\$ 6.87	\$ 0.42
48' SL	21	21	100%	2%	\$ 42.00	\$ 330.12	\$ 3,961.44	\$ 6.88	\$ 0.40
50' DL	180	174	97%	15%	\$ 41.50	\$ 382.00	\$ 3,695.60	\$ 7.64	\$ 0.42
52' SL	15	15	100%	1%	\$ 52.50	\$ 357.53	\$ 4,290.30	\$ 6.88	\$ 0.38
56' SL	9	9	100%	1%	\$ 52.50	\$ 384.93	\$ 4,619.16	\$ 6.87	\$ 0.36
60'	76	64	84%	5%	\$ 48.88	\$ 444.29	\$ 4,531.89	\$ 7.40	\$ 0.37
70'	30	29	97%	2%	\$ 56.13	\$ 516.08	\$ 5,260.56	\$ 7.37	\$ 0.35
80'	4	4	100%	0%	\$ 64.33	\$ 530.50	\$ 6,305.16	\$ 6.63	\$ 0.30
Other	4	4	100%	0%					
Other					Avg \$ Rate / Slip / Day	Avg \$ Rate / Slip / Month	Avg \$ Rate / Slip / Year	Avg Occ'd Mthly \$ Rate / LF	Avg Occ'd Mthly \$ Rate / sf
Other	1315	1181	90%		\$ 33.42	\$ 292.01	\$ 3,034.62	\$ 7.35	\$ 0.48

Average Daily \$ Rate = Sum of Daily \$ Rate charged for each slip size (available) divided by number of Rates in each size

Average Monthly \$ Rate = Sum of Monthly \$ Rate charged for each slip size (available) divided by number of Rates in each size

Average Annual \$ Rate = Sum of Annual \$ Rate charged for each slip size (available) divided by number of Rates in each size

Average Monthly \$ Rate / Linear Ft = Average Monthly \$ Rate charged for each slip size (available) divided by the length of the slip - Average Occupied Slip Monthly \$ Rate / linear ft is based on "Occupied" slips

Average Monthly \$ Rate / Square Ft = Average Monthly \$ Rate charged for each slip size (available) divided by the Square Footage of the slip water space - Average Occupied Slip Monthly \$ Rate / Square Foot is based on "Occupied" slips

NEW NOYO HARBOR Proposed

Revised 1/3/18

<u>Slip Description</u>	<u>Quantity Available</u>	<u>Quantity Occupied</u>	<u>% of Total Slips</u>	<u>Daily \$ Rate</u>	<u>Monthly \$ Rate</u>	<u>Annual \$ Rate</u>	<u>Mthly \$ Rate / Lnr. Foot</u>	<u>Mthly \$ Rate / Square Ft</u>
						< 10% Discount		
26' x 12' DL	37	37	16%	\$ 26.00	\$ 148.00	\$ 1,598.40	\$ 5.69	\$ 0.47
32' x 14' DL	54	54	23%	\$ 32.00	\$ 210.00	\$ 2,268.00	\$ 6.56	\$ 0.47
36' x 15' DL ET	65	65	28%	\$ 36.00	\$ 252.00	\$ 2,721.60	\$ 7.00	\$ 0.47
40' x 16' DL	41	41	17%	\$ 40.00	\$ 300.00	\$ 3,240.00	\$ 7.50	\$ 0.47
48' x 17' DL	14	14	6%	\$ 45.00	\$ 384.00	\$ 4,147.20	\$ 8.00	\$ 0.47
50' x 18' DL	15	15	6%	\$ 50.00	\$ 425.00	\$ 4,590.00	\$ 8.50	\$ 0.47
40' x 16' ET	1	1	0%	\$ 40.00	\$ 300.00	\$ 3,240.00	\$ 7.50	\$ 0.47
60' x 20' ET / ST	3	3	1%	\$ 60.00	\$ 560.00	\$ 6,048.00	\$ 9.33	\$ 0.47
70' x 21' ET / ST	4	4	2%	\$ 70.00	\$ 685.00	\$ 7,398.00	\$ 9.79	\$ 0.47
80' x 22' ET / ST	1	1	0%	\$ 80.00	\$ 825.00	\$ 8,910.00	\$ 10.31	\$ 0.47
90' x 22' ET	1	1	0%	\$ 90.00	\$ 930.00	\$ 10,044.00	\$ 10.33	\$ 0.47
Other				Avg \$ Rate / Slip / Day	Avg \$ Rate / Slip / Month	Avg \$ Rate / Slip / Year	Avg Occ'd Mthly \$ Rate / LF	Avg Occ'd Mthly \$ Rate / sf
Other	236	236	100%	\$ 36.57	\$ 266.07	\$ 2,873.53	\$ 7.04	\$ 0.47

Amenities Weighted Availability		
Fuel Dock	<u>Yes</u>	3 of 4
Pump-Out Facility / Services	<u>Yes</u>	4 of 4
Hazardous Waste Disposal	<u>Yes</u>	4 of 4
Locked Security Gates	<u>Yes</u>	2 of 4
Open Public Restrooms	<u>Yes</u>	4 of 4
Slip Holder Only Restrooms	<u>Yes</u>	3 of 4
Slip Holder Laundry Facilities	<u>Yes</u>	3 of 4
Slip Holder Lounge Facilities	<u>No</u>	0 of 4
Picnic / Barbecue Facilities	<u>Yes</u>	4 of 4
Launch Ramp	<u>Yes</u>	4 of 4
Dry Boat Storage Facilities	<u>Yes</u>	2 of 4
Vessel Maintenance Services	<u>Yes</u>	3 of 4
Boatyard Facility / Services	<u>Yes</u>	2 of 4
Marina Boat Chandlery Services	<u>Yes</u>	4 of 4
Vessel Charter Services	<u>Yes</u>	4 of 4
Boat Rental Services	<u>No</u>	0 of 4
General Store / Other Retail Services	<u>Yes</u>	2 of 4
Restaurant / Other Food Services	<u>Yes</u>	4 of 4
Organized Yacht Club	<u>No</u>	1 of 4
Other Facilities / Services	<u>No</u>	0 of 4
% of Live-Aboards Allowed	<u>Yes</u>	3 of 4 (10%+)

NEW NOYO HARBOR Proposed		
Fuel Dock	<u>Yes</u>	
Pump-Out Facility / Services	<u>Yes</u>	
Hazardous Waste Disposal	<u>Yes</u>	
Locked Security Gates	<u>Yes</u>	
Open Public Restrooms	<u>Yes</u>	Limited
Slip Holder Only Restrooms	<u>Yes</u>	
Slip Holder Laundry Facilities	<u>Yes</u>	
Slip Holder Lounge Facilities	<u>No</u>	
Picnic / Barbecue Facilities	<u>Yes</u>	Limited
Launch Ramp	<u>Yes</u>	
Dry Boat Storage Facilities	<u>Yes</u>	
Vessel Maintenance Services	<u>Yes</u>	Concession
Boatyard Facility / Services	<u>Yes</u>	Concession
Marina Boat Chandlery Services	<u>Yes</u>	Concession
Vessel Charter Services	<u>Yes</u>	Licensing Permit Extra
Boat Rental Services	<u>Yes</u>	Concession
General Store / Other Retail Services	<u>Yes</u>	Concession
Restaurant / Other Food Services	<u>Yes</u>	Concession
Organized Yacht Club	<u>Yes</u>	Concession
Other Facilities / Services	<u>No</u>	0 of 4
% of Live-Aboards Allowed	<u>Yes</u>	10% Maximum with Separate Ageement (\$300 / month +)



January 11, 2018

Noyo Harbor District
19101 S. Harbor Drive
Fort Braggs, CA 95437

Re: Noyo Harbor Marina Redevelopment – Budget Numbers

We are pleased to provide the following budget numbers estimate for the Noyo Harbor Marina redevelopment per Meeco Sullivan, LLC.

Description of Design

Dock A – Including Landing and Gangway

- (1) 8' x 130' Main walk
- (1) 8' x 90' Main walk
- (7) 4' x 48' Fingers
- (1) 6' x 48' End finger
- (1) 6' x 324' Head pier
- (16) 4' x 4' Corner fillets
- (1) 8' x 24' Landing
- (1) 6' x 80' Gangway

Dock B – Including Connecting Main Walk

- (1) 6' x 84' Main walk
- (1) 6' x 50' Main walk
- (1) 6' x 32' End finger
- (19) 4' x 32' Finger
- (1) 6' x 390' Head pier
- (38) 4' x 4' Corner fillets

Dock D – Including Connecting Main Walk, Landing, and Gangway

- (2) 6' x 40' End finger
- (10) 4' x 40' Finger
- (4) 4' x 50' Fingers
- (1) 6' x 260' Head pier
- (28) 4' x 4' Corner fillets
- (1) 6' x 67' Main walk
- (1) 8' x 24' landing
- (1) 6' x 80' Gangway

Dock E

- (1) 6' x 36' End finger
- (14) 4' x 36' Fingers
- (1) 6' x 258' Head pier
- (28) 4' x 4' Corner fillets

Dock F – Including Connecting Main Walk, Landing, and Gangway

- (2) 6' x 36' End fingers
- (14) 4' x 36' Fingers
- (1) 6' x 244' Head pier
- (28) 4' x 4' Corner fillets
- (1) 6' x 63' Main walk
- (1) 8' x 24' Landing
- (1) 6' x 80' Gangway

Dock G

- (1) 6' x 32' End finger
- (1) 6' x 26' End finger
- (7) 4' x 32' Fingers
- (7) 4' x 26' Fingers
- (1) 6' x 230' Head pier
- (28) 4' x 4' Corner fillets

Dock H – Including Connecting Main Walk, Landing, and Gangway

- (5) 3' x 26' Fingers
- (1) 6' x 118' Head pier
- (9) 4' x 4' Corner fillets
- (1) 6' x 73' Main walk
- (6) 3' x 26' Fingers
- (1) 6' x 159' Head pier
- (1) 6' x 79' Main walk
- (13) 4' x 4' Corner fillets
- (1) 6' x 6' Landing
- (1) 4' x 24' Gangway

Value

Total, including materials, freight, offloading, installation, and all applicable tax

Dock A: \$414,240.00

Dock B: \$364,320.00

Dock D: \$390,360.00

Dock E: \$253,200.00

Dock F: \$357,240.00

Dock G: \$214,560.00

Dock H: \$233,580.00

Total: \$2,227,500.00

Prices shown include marina docks delivered and installed, sales tax included

These numbers are subject to review after 30 days.

Items Not Included:

Demolition, Pilings, Utilities, Engineer Stamped Plans,
and Permits

Please call 209-452-2475 if I may be of further assistance.

Sincerely,

J Mills
Western Regional Sales Manager
Meeco Sullivan, LLC

Marina Business Associates
James "J" Mills, Consultant

NOYO HARBOR DISTRICT - MARINA
SUMMARY STATEMENT OF PRO FORMA OPERATIONS
12 Month Fiscal Projections - Year #1

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DEPT. #		JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	TOTAL	2016 / 2017 Actual \$	2017 / 2018 Budget \$
Marina Revenues																
	01	45,216	45,216	45,216	45,216	43,872	42,528	41,184	34,776	32,880	31,344	34,934	48,947	\$ 491,329	493,435	507,000
	02	0	150	150	150	150	150	100	50	50	50	100	0	\$ 1,100	12,014	15,000
	03	0	0	0	0	0	0	0	0	0	0	0	0	\$ -	-	-
	04	0	0	0	0	0	0	0	0	0	0	0	0	\$ -	-	-
	05	0	0	0	0	0	0	0	0	0	0	0	0	\$ -	-	-
	06	375	375	375	375	300	300	225	225	225	0	0	225	\$ 3,000	1,460	1,700
	01	(1,356)	(1,356)	(1,356)	(1,356)	(1,316)	(1,276)	(1,236)	(1,043)	(986)	(940)	(1,048)	(1,468)	\$ (14,740)	-	-
	Total Revenue	\$ 44,235	\$ 44,385	\$ 44,385	\$ 44,385	\$ 43,006	\$ 41,702	\$ 40,273	\$ 34,008	\$ 32,169	\$ 30,454	\$ 33,986	\$ 47,704	\$ 480,689	506,909	523,700
Other District Revenues																
	07	0	0	0	0	0	0	0	0	0	0	0	0	\$ -	-	-
	07	0	0	0	0	0	0	0	0	0	0	0	0	\$ -	-	-
	08	1,500	1,500	1,200	1,000	800	500	500	500	800	1,000	1,200	1,500	\$ 12,000	10,801	12,000
	09	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	\$ 32,400	28,800	32,000
	10	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	\$ 18,000	18,400	18,500
	11	200	200	200	200	200	200	200	200	200	200	200	200	\$ 2,400	2,438	2,500
	12	23,000	0	0	23,000	0	0	23,000	0	0	23,000	0	0	\$ 92,000	94682	92,000
	Total Revenue	\$ 28,900	\$ 5,900	\$ 5,600	\$ 28,400	\$ 5,200	\$ 4,900	\$ 27,900	\$ 4,900	\$ 5,200	\$ 28,400	\$ 5,600	\$ 5,900	\$ 156,800	155,121	157,000
Total Revenues		\$ 73,135	\$ 50,285	\$ 49,985	\$ 72,785	\$ 48,206	\$ 46,602	\$ 68,173	\$ 38,908	\$ 37,369	\$ 58,854	\$ 39,586	\$ 53,604	\$ 637,489	\$ 662,030	\$ 680,700
Payroll & Taxes																
	01	7,544	7,580	7,544	7,580	7,569	7,569	7,605	7,436	7,605	7,605	7,605	7,569	\$ 90,809	148,869	168,000
	01	7,542	7,608	7,542	7,608	6,942	6,942	7,008	6,744	7,008	7,608	7,608	7,542	\$ 87,702	-	-
	06	0	0	0	0	0	0	0	0	0	0	0	0	\$ -	-	-
	30	1,659	1,671	1,659	1,671	1,596	1,596	1,607	1,560	1,607	1,673	1,673	1,662	\$ 19,636	17,289	19,000
	30	2,263	2,278	2,263	2,278	2,177	2,177	2,192	2,127	2,192	2,282	2,282	2,267	\$ 26,777	8,867	7,690
	30	3,771	3,797	3,771	3,797	3,628	3,628	3,653	3,545	3,653	3,803	3,803	3,778	\$ 44,628	45,614	50,000
	Total Payroll	\$ 22,779	\$ 22,933	\$ 22,779	\$ 22,933	\$ 21,912	\$ 21,912	\$ 22,066	\$ 21,411	\$ 22,066	\$ 22,972	\$ 22,972	\$ 22,818	\$ 269,551	220,639	244,690

MARINA BUSINESS ASSOCIATES
James "J" Mills, Consultant
NOYO HARBOR DISTRICT MARINA
SUMMARY STATEMENT OF PRO FORMA OPERATIONS
12 Month Fiscal Projections - Year #1

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	DEPT. #	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	TOTAL	2016 / 2017 Actual \$	2017 / 2018 Budget \$
Operations Expenses																
Marketing / Advertising	200	0	0	0	0	0	0	500	0	500	0	500	0	\$ 1,500	311	1,500
Postage & Freight	200	25	25	25	25	25	25	25	25	25	25	25	25	\$ 300	-	-
Dock Maintenance & Repair	200	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	\$ 36,000	38,314	95,000
Landscape Maintenance	200	300	300	300	300	100	100	100	300	300	300	300	300	\$ 3,000	-	-
Equipment	200	500	500	500	500	500	500	500	500	500	500	500	500	\$ 6,000	26,576	11,000
Small Tools & Supplies	200	500	500	500	500	500	500	500	500	500	500	500	500	\$ 6,000	7,995	7,750
Office Supplies	200	500	500	500	500	500	500	500	500	500	500	500	500	\$ 6,000	12,912	6,000
Uniforms / Employee Supplies	200	0	0	300	0	0	0	300	0	0	0	300	0	\$ 900	-	-
Data Processing	200	200	200	200	200	200	200	200	200	200	200	200	200	\$ 2,400	-	1,000
Permits, Licenses, Fees	200	500	0	500	0	500	0	500	0	500	0	500	0	\$ 3,000	3,548	3,600
Auto / Cart Expense	200	100	100	100	100	100	100	100	100	100	100	100	100	\$ 1,200	-	-
Boat Expense	200	100	100	100	100	100	100	100	100	100	100	100	100	\$ 1,200	-	-
Electrc Utility Expense	200	6,000	6,000	6,500	7,000	7,500	8,000	8,000	7,500	7,000	7,000	6,500	6,000	\$ 83,000	82,815	85,000
Water Utility Expense	200	500	500	500	500	500	500	500	500	500	500	500	500	\$ 6,000	-	-
Telephone & Radios	200	300	300	300	300	300	300	300	300	300	300	300	300	\$ 3,600	3,153	2,600
Gas Utility Expense	200	100	100	100	100	100	100	100	100	100	100	100	100	\$ 1,200	-	-
Garbage Expense	200	0	0	0	0	0	0	0	0	0	0	0	0	\$ -	-	-
Debris Disposal Expense	200	500	500	500	500	500	500	500	500	500	500	500	500	\$ 6,000	-	-
Lease / Rent Expense	200	0	0	0	0	0	0	0	0	0	0	0	0	\$ -	-	-
Training & Education	200	500	500	500	500	500	500	500	500	500	100	100	100	\$ 4,800	3,269	5,000
Insurance	200	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	\$ 84,000	76,283	80,000
Credit Card / Bank Costa	200	300	300	300	300	300	300	300	300	300	300	300	300	\$ 3,600	1,416	1,750
Legal / Professional Fees	200	1,000	1,000	1,000	1,000	3,000	3,000	3,000	3,000	3,000	1,000	1,000	1,000	\$ 22,000	24,799	31,000
Security	200	500	500	500	500	500	500	500	500	500	500	500	500	\$ 6,000	-	5,000
Miscellaneous	200	500	500	500	500	500	500	500	500	500	500	500	500	\$ 6,000	26,697	48,000
Total Operating Expenses		\$ 22,925	\$ 22,425	\$ 23,725	\$ 23,425	\$ 26,225	\$ 26,225	\$ 27,525	\$ 25,925	\$ 26,425	\$ 23,025	\$ 23,825	\$ 22,025	\$ 293,700	308,088	384,200
Net Income (Loss)		\$ 27,430	\$ 4,926	\$ 3,480	\$ 26,426	\$ 69	\$ (1,534)	\$ 18,583	\$ (8,428)	\$ (11,122)	\$ 12,857	\$ (7,211)	\$ 8,761	\$ 74,238	\$ 133,303	\$ 51,810

Notes:

Year #1 Pro Forma Projections assume completion of new marina and amenities construction Docks F,G & H by end of Year #1, including demolition and dredging of basin area, and implementation of industry best management practices

Marina Business Associates
James "J" Mills, Consultant

NOYO HARBOR DISTRICT - MARINA
SUMMARY STATEMENT OF PRO FORMA OPERATIONS
12 Month Fiscal Projections - Year #2

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DEPT. #		JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	TOTAL	2016 / 2017 Actual \$	2017 / 2018 Budget \$
Marina Revenues																
	01	48,947	48,947	48,947	48,947	48,947	48,947	36,803	36,299	36,299	36,299	43,060	52,452	\$ 534,894	493,435	507,000
	02	0	150	150	150	150	150	100	50	50	50	100	100	\$ 1,200	12,014	15,000
	03	600	900	1,200	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	\$ 16,200	-	
	04	875	1,000	1,125	1,250	1,375	1,625	1,625	1,625	1,625	1,625	1,625	1,625	\$ 17,000	-	
	05	180	180	120	120	120	90	90	90	120	120	180	180	\$ 1,590	-	
	06	375	375	375	375	300	300	225	225	225	225	300	375	\$ 3,675	1,460	1,700
	01	(1,468)	(1,468)	(1,468)	(1,468)	(1,468)	(1,468)	(1,104)	(1,089)	(1,089)	(1,089)	(1,292)	(1,574)	\$ (16,047)	-	-
	Total Revenue	\$ 49,509	\$ 50,084	\$ 50,449	\$ 50,874	\$ 50,924	\$ 51,144	\$ 39,239	\$ 38,700	\$ 38,730	\$ 38,730	\$ 45,473	\$ 54,658	\$ 558,512	506,909	523,700
Other District Revenues																
	07	0	0	0	0	0	0	0	0	0	0	9,700	23,200	\$ 32,900	-	-
	07	0	0	0	0	0	0	0	0	0	0	(7,275)	(17,400)	\$ (24,675)	-	-
	08	1,500	1,500	1,200	1,000	800	500	500	500	800	1,000	1,200	1,500	\$ 12,000	10,801	12,000
	09	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	\$ 32,400	28,800	32,000
	10	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	\$ 18,000	18,400	18,500
	11	200	200	200	200	200	200	200	200	200	200	200	200	\$ 2,400	2,438	2,500
	12	23,000	0	0	23,000	0	0	23,000	0	0	23,000	0	0	\$ 92,000	94682	92,000
	Total Revenue	\$ 28,900	\$ 5,900	\$ 5,600	\$ 28,400	\$ 5,200	\$ 4,900	\$ 27,900	\$ 4,900	\$ 5,200	\$ 28,400	\$ 8,025	\$ 11,700	\$ 165,025	155,121	157,000
Total Revenues		\$ 78,409	\$ 55,984	\$ 56,049	\$ 79,274	\$ 56,124	\$ 56,044	\$ 67,139	\$ 43,600	\$ 43,930	\$ 67,130	\$ 53,498	\$ 66,358	\$ 723,537	\$ 662,030	\$ 680,700
Payroll & Taxes																
	01	8,150	8,188	8,150	8,188	8,178	8,178	8,216	8,036	8,216	8,216	8,216	8,178	\$ 98,110	148,869	168,000
	01	7,890	7,960	7,890	7,960	7,290	7,290	7,360	7,080	7,360	7,960	9,400	9,330	\$ 94,770	-	-
	06	0	0	0	0	0	0	0	0	0	0	0	0	\$ -	-	-
	30	1,764	1,776	1,764	1,776	1,701	1,701	1,713	1,663	1,713	1,779	1,938	1,926	\$ 21,217	17,289	19,000
	30	2,406	2,422	2,406	2,422	2,320	2,320	2,336	2,267	2,336	2,426	2,642	2,626	\$ 28,932	8,867	7,690
	30	4,010	4,037	4,010	4,037	3,867	3,867	3,894	3,779	3,894	4,044	4,404	4,377	\$ 48,220	45,614	50,000
	Total Payroll	\$ 24,220	\$ 24,383	\$ 24,220	\$ 24,383	\$ 23,357	\$ 23,357	\$ 23,520	\$ 22,825	\$ 23,520	\$ 24,426	\$ 26,600	\$ 26,437	\$ 291,249	220,639	244,690

MARINA BUSINESS ASSOCIATES
James "J" Mills, Consultant
NOYO HARBOR DISTRICT - MARINA
SUMMARY STATEMENT OF PRO FORMA OPERATIONS
12 Month Fiscal Projections - Year #2

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DEPT.														2016 / 2017	2017 / 2018	
#		JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	TOTAL	Actual \$	Budget \$
Operations Expenses																
Marketing / Advertising	200	0	0	0	0	500	0	500	0	500	0	500	0	\$ 2,000	311	1,500
Postage & Freight	200	25	25	50	25	25	50	25	25	50	25	25	50	\$ 400	-	-
Dock Maintenance & Repair	200	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	\$ 30,000	38,314	95,000
Landscape Maintenance	200	300	300	300	300	100	100	100	300	300	300	300	300	\$ 3,000	-	-
Equipment	200	500	500	500	500	500	500	500	500	500	500	500	500	\$ 6,000	26,576	11,000
Small Tools & Supplies	200	500	500	500	500	500	500	500	500	500	500	500	500	\$ 6,000	7,995	7,750
Office Supplies	200	500	500	500	500	500	500	500	500	500	500	500	500	\$ 6,000	12,912	6,000
Uniforms / Employee Supplies	200	0	0	300	0	0	0	300	0	0	0	300	0	\$ 900	-	-
Data Processing	200	200	200	200	200	200	200	200	200	200	200	200	200	\$ 2,400	-	1,000
Permits, Licenses, Fees	200	500	0	500	0	500	0	500	0	500	0	500	0	\$ 3,000	3,548	3,600
Auto / Cart Expense	200	100	100	100	100	100	100	100	100	100	100	100	100	\$ 1,200	-	-
Boat Expense	200	100	100	100	100	100	100	100	100	100	100	100	100	\$ 1,200	-	-
Electrc Utility Expense	200	6,000	6,000	6,500	7,000	7,500	8,000	8,000	7,500	7,000	7,000	6,500	6,000	\$ 83,000	82,815	85,000
Water Utility Expense	200	500	500	500	500	500	500	500	500	500	500	500	500	\$ 6,000	-	-
Telephone & Radios	200	300	300	300	300	300	300	300	300	300	300	300	300	\$ 3,600	3,153	2,600
Gas Utility Expense	200	100	100	100	100	100	100	100	100	100	100	100	100	\$ 1,200	-	-
Garbage Expense	200	0	0	0	0	0	0	0	0	0	0	0	0	\$ -	-	-
Debris Disposal Expense	200	500	500	500	500	500	500	500	500	500	500	500	500	\$ 6,000	-	-
Lease / Rent Expense	200	0	0	0	0	0	0	0	0	0	0	0	0	\$ -	-	-
Training & Education	200	500	500	500	500	500	500	500	500	500	500	100	100	\$ 5,200	3,269	5,000
Insurance	200	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	\$ 72,000	76,283	80,000
Credit Card / Bank Costa	200	300	300	300	300	300	300	300	300	300	300	300	300	\$ 3,600	1,416	1,750
Legal / Professional Fees	200	1,000	1,000	1,000	1,000	3,000	3,000	3,000	3,000	3,000	1,000	1,000	1,000	\$ 22,000	24,799	31,000
Security	200	500	500	500	500	500	500	500	500	500	500	500	500	\$ 6,000	-	5,000
Miscellaneous	200	500	500	500	500	500	500	500	500	500	500	500	500	\$ 6,000	26,697	48,000
Total Operating Expenses		\$ 21,425	\$ 20,925	\$ 22,250	\$ 21,925	\$ 25,225	\$ 24,750	\$ 26,025	\$ 24,425	\$ 24,950	\$ 21,925	\$ 22,325	\$ 20,550	\$ 276,700	308,088	384,200
Net Income (Loss)		\$ 32,763	\$ 10,675	\$ 9,578	\$ 32,965	\$ 7,542	\$ 7,937	\$ 17,594	\$ (3,650)	\$ (4,540)	\$ 20,779	\$ 4,573	\$ 19,371	\$ 155,588	\$ 133,303	\$ 51,810

Notes:
Year #2 Pro Forma Projections assume completion of new marina and amenities construction of Docks A, B, F, G, & H and New Fuel Dock by end of Year #2, including demolition and dredging of basin area, and implementation of industry best management practices

Marina Business Associates
James "J" Mills, Consultant

NOYO HARBOR DISTRICT - MARINA
SUMMARY STATEMENT OF PRO FORMA OPERATIONS
12 Month Fiscal Projections - Year #3

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DEPT. #		JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	TOTAL	2016 / 2017 Actual \$	2017 / 2018 Budget \$
Marina Revenues																
	01	52,452	52,452	52,452	52,452	52,452	52,452	52,452	40,812	40,812	40,812	48,805	59,115	\$ 597,520	493,435	507,000
	02	150	225	225	225	225	225	150	75	75	75	150	150	\$ 1,950	12,014	15,000
	03	1,800	2,100	2,400	2,700	3,000	3,300	3,600	3,900	4,200	4,500	4,500	4,500	\$ 40,500	-	
	04	1,750	1,875	2,000	2,125	2,250	2,375	2,500	2,500	2,500	2,500	2,500	2,500	\$ 27,375	-	
	05	300	300	240	240	240	180	180	180	210	240	300	300	\$ 2,910	-	
	06	600	600	600	600	600	600	450	450	450	450	600	600	\$ 6,600	1,460	1,700
	01	(1,574)	(1,574)	(1,574)	(1,574)	(1,574)	(1,574)	(1,574)	(1,224)	(1,224)	(1,224)	(1,464)	(1,773)	\$ (17,926)	-	-
	Total Revenue	\$ 55,478	\$ 55,978	\$ 56,343	\$ 56,768	\$ 57,193	\$ 57,558	\$ 57,758	\$ 46,693	\$ 47,023	\$ 47,353	\$ 55,391	\$ 65,392	\$ 658,929	506,909	523,700
Other District Revenues																
	07	34,800	46,400	59,900	65,800	56,100	56,100	54,000	51,900	51,900	63,700	73,400	83,100	\$ 697,100	-	-
	07	(26,100)	(34,800)	(44,925)	(49,350)	(42,075)	(42,075)	(40,500)	(38,925)	(38,925)	(47,775)	(55,050)	(62,325)	\$ (522,825)	-	-
	08	1,600	1,600	1,300	1,100	900	500	500	500	800	1,100	1,300	1,600	\$ 12,800	10,801	12,000
	09	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	\$ 32,400	28,800	32,000
	10	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	\$ 18,000	18,400	18,500
	11	200	200	200	200	200	200	200	200	200	200	200	200	\$ 2,400	2,438	2,500
	12	23,000	0	0	23,000	0	0	23,000	0	0	23,000	0	0	\$ 92,000	94682	92,000
	Total Revenue	\$ 37,700	\$ 17,600	\$ 20,675	\$ 44,950	\$ 19,325	\$ 18,925	\$ 41,400	\$ 17,875	\$ 18,175	\$ 44,425	\$ 24,050	\$ 26,775	\$ 331,875	155,121	157,000
Total Revenues		\$ 93,178	\$ 73,578	\$ 77,018	\$ 101,718	\$ 76,518	\$ 76,483	\$ 99,158	\$ 64,568	\$ 65,198	\$ 91,778	\$ 79,441	\$ 92,167	\$ 990,804	\$ 662,030	\$ 680,700
Payroll & Taxes																
	01	9,016	9,056	9,016	9,056	9,048	9,048	9,088	8,896	9,088	9,088	9,088	9,048	\$ 108,536	148,869	168,000
	01	11,310	11,440	11,310	9,328	9,222	9,222	9,328	8,904	9,328	11,440	11,440	11,310	\$ 123,582	-	-
	06	0	0	0	0	0	0	0	0	0	0	0	0	\$ -	-	-
	30	2,236	2,255	2,236	2,022	2,010	2,010	2,026	1,958	2,026	2,258	2,258	2,239	\$ 25,533	11.0% 17,289	19,000
	30	3,049	3,074	3,049	2,758	2,741	2,741	2,762	2,670	2,762	3,079	3,079	3,054	\$ 34,818	15.0% 8,867	7,690
	30	5,082	5,124	5,082	4,596	4,568	4,568	4,604	4,450	4,604	5,132	5,132	5,090	\$ 58,030	25.0% 45,614	50,000
	Total Payroll	\$ 30,692	\$ 30,949	\$ 30,692	\$ 27,760	\$ 27,588	\$ 27,588	\$ 27,808	\$ 26,878	\$ 27,808	\$ 30,997	\$ 30,997	\$ 30,741	\$ 350,498	220,639	244,690

MARINA BUSINESS ASSOCIATES
James "J" Mills, Consultant
NOYO HARBOR DISTRICT - MARINA
SUMMARY STATEMENT OF PRO FORMA OPERATIONS
12 Month Fiscal Projections - Year #3

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	DEPT. #	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	TOTAL	2016 / 2017 Actual \$	2017 / 2018 Budget \$
Operations Expenses																
Marketing / Advertising	200	0	0	500	0	500	0	500	0	500	0	500	0	\$ 2,500	311	1,500
Postage & Freight	200	50	25	50	25	25	50	25	25	50	25	50	50	\$ 450	-	-
Dock Maintenance & Repair	200	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	500	500	500	500	\$ 10,000	38,314	95,000
Landscape Maintenance	200	300	300	300	300	100	100	100	300	300	300	300	300	\$ 3,000	-	-
Equipment	200	300	300	300	300	300	300	300	300	300	300	300	300	\$ 3,600	26,576	11,000
Small Tools & Supplies	200	300	300	300	300	300	300	300	300	300	300	300	300	\$ 3,600	7,995	7,750
Office Supplies	200	300	300	300	300	300	300	300	300	300	300	300	300	\$ 3,600	12,912	6,000
Uniforms / Employee Supplies	200	0	0	300	0	0	0	300	0	0	0	300	0	\$ 900	-	-
Data Processing	200	200	200	200	200	200	200	200	200	200	200	200	200	\$ 2,400	-	1,000
Permits, Licenses, Fees	200	500	0	500	0	500	0	500	0	500	0	500	0	\$ 3,000	3,548	3,600
Auto / Cart Expense	200	100	100	100	100	100	100	100	100	100	100	100	100	\$ 1,200	-	-
Boat Expense	200	100	100	100	100	100	100	100	100	100	100	100	100	\$ 1,200	-	-
Electrc Utility Expense	200	6,000	6,000	6,500	7,000	7,500	8,000	8,000	7,500	7,000	7,000	6,500	6,000	\$ 83,000	82,815	85,000
Water Utility Expense	200	500	500	500	500	500	500	500	500	500	500	500	500	\$ 6,000	-	-
Telephone & Radios	200	300	300	300	300	300	300	300	300	300	300	300	300	\$ 3,600	3,153	2,600
Gas Utility Expense	200	100	100	100	100	100	100	100	100	100	100	100	100	\$ 1,200	-	-
Garbage Expense	200	0	0	0	0	0	0	0	0	0	0	0	0	\$ -	-	-
Debris Disposal Expense	200	500	500	500	500	500	500	500	500	500	500	500	500	\$ 6,000	-	-
Lease / Rent Expense	200	0	0	0	0	0	0	0	0	0	0	0	0	\$ -	-	-
Training & Education	200	500	500	500	500	500	500	500	500	500	500	100	100	\$ 5,200	3,269	5,000
Insurance	200	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	\$ 72,000	76,283	80,000
Credit Card / Bank Costa	200	300	300	300	300	300	300	300	300	300	300	300	300	\$ 3,600	1,416	1,750
Legal / Professional Fees	200	1,000	1,000	1,000	1,000	3,000	3,000	3,000	3,000	3,000	1,000	1,000	1,000	\$ 22,000	24,799	31,000
Security	200	500	500	500	500	500	500	500	500	500	500	500	500	\$ 6,000	-	5,000
Miscellaneous	200	500	500	500	500	500	500	500	500	500	500	500	500	\$ 6,000	26,697	48,000
Total Operating Expenses		\$ 19,350	\$ 18,825	\$ 20,650	\$ 19,825	\$ 23,125	\$ 22,650	\$ 23,925	\$ 22,325	\$ 22,350	\$ 19,325	\$ 19,750	\$ 17,950	\$ 250,050	308,088	384,200
Net Income (Loss)		\$ 43,136	\$ 23,804	\$ 25,676	\$ 54,134	\$ 25,806	\$ 26,246	\$ 47,425	\$ 15,365	\$ 15,039	\$ 41,455	\$ 28,694	\$ 43,476	\$ 390,256	\$ 133,303	\$ 51,810

Notes:

Year #3 Pro Forma Projections assume completion of new marina and amenities construction of Docks A, B, D, E, F, G, & H and New Fuel Dock, including demolition and dredging of basin area, by end of Year #3, and implementation of industry best management practices
C Dock shall remain in place "as is" with rate increase to market rate slated for Year 4

Marina Business Associates
James "J" Mills, Consultant

NOYO HARBOR DISTRICT - MARINA
SUMMARY STATEMENT OF PRO FORMA OPERATIONS
12 Month Fiscal Projections - Year #4
Revised 1/3/18

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DEPT.		JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	TOTAL	2016 / 2017 Actual \$	2017 / 2018 Budget \$
#																
Marina Revenues																
Slip Rental Fees - Long-Term	01	63,722	63,322	62,712	62,102	61,654	61,296	60,686	60,328	60,628	61,596	62,564	63,322	\$ 743,932	493,435	507,000
Slip Rental Fees - Transient	02	0	300	500	600	600	400	300	100	300	400	500	0	\$ 4,000	12,014	15,000
Live-Aboard Fees	03	5,400	5,700	6,000	6,000	6,000	6,300	6,300	6,300	6,600	6,900	6,900	6,900	\$ 75,000	-	-
Utility Reimbursement	04	4,750	4,750	4,750	4,750	4,750	4,750	4,750	4,750	4,750	4,750	4,750	4,750	\$ 57,000	-	-
Laundry Revenue	05	360	360	330	330	300	300	270	240	270	300	330	360	\$ 3,750	-	-
Miscellaneous Labor & Services	06	750	750	675	675	600	600	525	600	675	750	750	825	\$ 8,175	1,460	1,700
Annual Contract / Payment Discount	01	(1,912)	(1,900)	(1,881)	(1,863)	(1,850)	(1,839)	(1,821)	(1,810)	(1,819)	(1,848)	(1,877)	(1,900)	\$ (22,318)	-	-
Total Revenue		\$ 73,070	\$ 73,282	\$ 73,086	\$ 72,594	\$ 72,054	\$ 71,807	\$ 71,010	\$ 70,508	\$ 71,404	\$ 72,548	\$ 73,917	\$ 74,257	\$ 869,539	506,909	523,700
Other District Revenues																
Fuel Dock Revenue	07	94,900	87,300	77,600	67,900	58,200	56,100	54,000	51,900	51,900	63,700	73,400	83,100	\$ 820,000	-	-
Fuel Dock Cost of Fuel Sold (75%)	07	(71,175)	(65,475)	(58,200)	(50,925)	(43,650)	(42,075)	(40,500)	(38,925)	(38,925)	(47,775)	(55,050)	(62,325)	\$ (615,000)	-	-
Parking & Launch Revenue	08	1,800	1,800	1,500	1,200	1,000	700	700	700	1,000	1,200	1,500	1,800	\$ 14,900	10,801	12,000
Ground Rents / Leases - Concession Fees	09	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	\$ 36,000	28,800	32,000
Encroachment & Other Revenue	10	1,500	1,500	1,200	1,000	1,000	800	800	800	1,000	1,000	1,200	1,500	\$ 13,300	18,400	18,500
Interest income	11	200	200	200	200	200	200	200	200	200	200	200	200	\$ 2,400	2,438	2,500
Mendocino County Taxes	12	23,000	0	0	23,000	0	0	23,000	0	0	23,000	0	0	\$ 92,000	94682	92,000
Total Revenue		\$ 53,225	\$ 28,325	\$ 25,300	\$ 45,375	\$ 19,750	\$ 18,725	\$ 41,200	\$ 17,675	\$ 18,175	\$ 44,325	\$ 24,250	\$ 27,275	\$ 363,600	155,121	157,000
Total Revenues		\$ 126,295	\$ 101,607	\$ 98,386	\$ 117,969	\$ 91,804	\$ 90,532	\$ 112,210	\$ 88,183	\$ 89,579	\$ 116,873	\$ 98,167	\$ 101,532	\$ 1,233,139	\$ 662,030	\$ 680,700
Payroll & Taxes																
Office / Leasing / Administration	01	9,708	9,748	9,708	9,748	9,744	9,744	9,784	9,588	9,784	9,784	9,784	9,744	\$ 116,868	148,869	168,000
Docks / Maintenance	01	13,920	14,080	13,920	14,080	9,222	9,222	9,328	8,904	9,328	11,968	14,080	13,920	\$ 141,972	-	-
Other Labor	06	0	0	0	0	0	0	0	0	0	0	0	0	\$ -	-	-
Payroll taxes	30	2,599	2,621	2,599	2,621	2,086	2,086	2,102	2,034	2,102	2,393	2,625	2,603	\$ 28,472	17,289	19,000
Workers' compensation	30	3,544	3,574	3,544	3,574	2,845	2,845	2,867	2,774	2,867	3,263	3,580	3,550	\$ 38,826	8,867	7,690
Benefits & Administration	30	5,907	5,957	5,907	5,957	4,742	4,742	4,778	4,623	4,778	5,438	5,966	5,916	\$ 64,710	45,614	50,000
Total Payroll		\$ 35,678	\$ 35,980	\$ 35,678	\$ 35,980	\$ 28,639	\$ 28,639	\$ 28,859	\$ 27,923	\$ 28,859	\$ 32,846	\$ 36,035	\$ 35,733	\$ 390,848	220,639	244,690

MARINA BUSINESS ASSOCIATES
James "J" Mills, Consultant
NOYO HARBOR DISTRICT - MARINA
SUMMARY STATEMENT OF PRO FORMA OPERATIONS
12 Month Fiscal Projections - Year #4
Revised 1/3/18

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DEPT.														2016 / 2017	2017 / 2018	
#		JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	TOTAL	Actual \$	Budget \$
Operations Expenses																
Marketing / Advertising	200	500	0	500	0	500	0	500	0	500	0	500	0	\$ 3,000	311	1,500
Postage & Freight	200	25	50	25	50	25	50	25	50	25	50	25	50	\$ 450	-	-
Dock Maintenance & Repair	200	300	300	300	300	300	300	300	300	300	300	300	300	\$ 3,600	38,314	95,000
Landscape Maintenance	200	300	300	300	300	100	100	100	300	300	300	300	300	\$ 3,000	-	-
Equipment	200	300	300	300	300	200	200	200	200	300	300	300	300	\$ 3,200	26,576	11,000
Small Tools & Supplies	200	200	200	200	200	200	200	200	200	200	200	200	200	\$ 2,400	7,995	7,750
Office Supplies	200	200	200	200	200	200	200	200	200	200	200	200	200	\$ 2,400	12,912	6,000
Uniforms / Employee Supplies	200	0	0	300	0	0	0	300	0	0	0	300	0	\$ 900	-	-
Data Processing	200	200	200	200	200	200	200	200	200	200	200	200	200	\$ 2,400	-	1,000
Permits, Licenses, Fees	200	500	0	0	0	0	500	0	0	0	0	500	0	\$ 1,500	3,548	3,600
Auto / Cart Expense	200	100	100	100	100	100	100	100	100	100	100	100	100	\$ 1,200	-	-
Boat Expense	200	100	100	100	100	100	100	100	100	100	100	100	100	\$ 1,200	-	-
Electrc Utility Expense	200	6,000	6,000	6,500	7,000	7,500	8,000	8,000	7,500	7,000	7,000	6,500	6,000	\$ 83,000	82,815	85,000
Water Utility Expense	200	500	500	500	500	500	500	500	500	500	500	500	500	\$ 6,000	-	-
Telephone & Radios	200	300	300	300	300	300	300	300	300	300	300	300	300	\$ 3,600	3,153	2,600
Gas Utility Expense	200	100	100	100	100	100	100	100	100	100	100	100	100	\$ 1,200	-	-
Garbage Expense	200	500	500	500	500	500	500	500	500	500	500	500	500	\$ 6,000	-	-
Debris Disposal Expense	200	500	500	500	500	500	500	500	500	500	500	500	500	\$ 6,000	-	-
Lease / Rent Expense	200	0	0	0	0	0	0	0	0	0	0	0	0	\$ -	-	-
Training & Education	200	500	500	500	500	1,000	500	500	500	500	100	100	100	\$ 5,300	3,269	5,000
Insurance	200	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	\$ 72,000	76,283	80,000
Credit Card / Bank Costa	200	300	300	300	300	300	300	300	300	300	300	300	300	\$ 3,600	1,416	1,750
Legal / Professional Fees	200	500	500	500	500	500	2,000	2,000	2,000	500	500	500	500	\$ 10,500	24,799	31,000
Security	200	500	500	500	500	500	500	500	500	500	500	500	500	\$ 6,000	-	5,000
Miscellaneous	200	100	100	100	100	100	100	100	100	100	100	100	100	\$ 1,200	26,697	48,000
Total Operating Expenses		\$ 18,525	\$ 17,550	\$ 18,825	\$ 18,550	\$ 19,725	\$ 21,250	\$ 21,525	\$ 20,450	\$ 19,025	\$ 18,150	\$ 18,925	\$ 17,150	\$ 229,650	308,088	384,200
Net Income (Loss)		\$ 72,092	\$ 48,077	\$ 43,882	\$ 63,439	\$ 43,441	\$ 40,643	\$ 61,826	\$ 39,810	\$ 41,695	\$ 65,878	\$ 43,207	\$ 48,650	\$ 612,641	\$ 133,303	\$ 51,810

Notes:

Year #4 Pro Forma Projections assume completion of new marina and amenities construction by end of Year #3, and implementation of industry best management practices

AD HOC COMMITTEE FOR THE IMPLEMENTATION OF THE COMMUNITY SUSTAINABILITY PLAN

The Noyo Harbor Community Sustainability Plan (CSP) was adopted in June 2019. The CSP recommendations are intended to help make the District operations more sustainable, to reduce climate change vulnerability and to foster resilience to environmental, economic and regulatory changes. The recommendations collectively serve as a Harbor District and Fishing community sustainability and investment strategy, with local resources leveraged by outside grant funding and related support.

Thirty Harbor-related projects and activities were compiled based on surveys, interviews and stakeholder meetings. Participating Stakeholders then selected 12 of the projects for action. The purpose of the Ad Hoc Committee is prioritize, plan, explore potential funding, and implement the 12 CSP recommendations.

MEMBERSHIP (15)

2 Noyo Harbor District Commissioners – Appointed by NHD Chair

2 County Board of Supervisors – Appointed by County Board of Supervisors Chair

Supervisors Dan Gjerde and Ted Williams have been appointed to the Ad Hoc Committee

2 Fort Bragg City Council Members – Appointed by Fort Bragg City Council Mayor

3 Commercial Fishermen – Appointed by NHD Commissioners from applicants

2 Charter Boat Operators – Appointed by NHD Commissioners from applicants

2 Harbor Business Owners or Representatives - Appointed by NHD Commissioners from applicants

2 Community Members - Appointed by NHD Commissioners from applicants

CHAIR

A NHD Commissioner

STAFF

An Engineering and Environmental firm to be selected thru the RFQ process. Eighteen (18) companies have been invited to respond. NHD will provide the base funding with additional sources solicited. PG&E County settlement funds are a possibility being investigated by Supervisor Gjerde.

District Office staff will provide meeting coordination and support.

MEETING SCHEDULE AND LOCATION

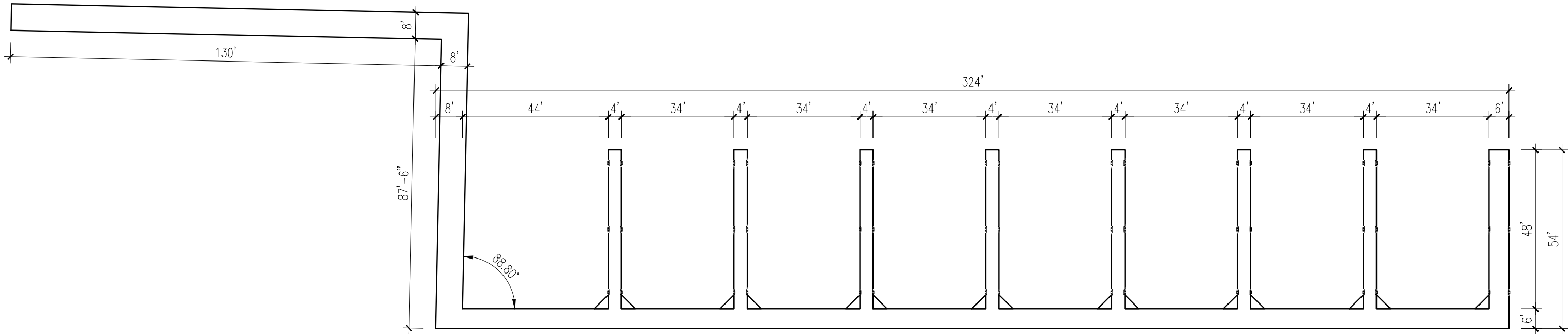
To be determined by Committee Membership.

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NO.	REVISION DESCRIPTION	BY	DATE	<div>Note: This document contains proprietary information of MS-TMC, . Its receipt or possession does not convey any rights to reproduce, disclose its contents, or to manufacture, use, or sell anything it may describe. Reproduction, disclosure, or use, without specific written authorization is strictly forbidden.</div> <div><div><div></div><div><div>MEECO SULLIVAN</div><div>THE MARINA COMPANY</div></div></div><div><div>1501 E. ELECTRIC AVE.</div><div>McALESTER, OKLAHOMA, USA 74501</div></div><div><div>Phone: (918) 423-6833</div><div>Fax: (918) 423-3215</div></div></div>	DRAWN BY: W.M.S.	FILE NAME: 8357AA-SITE		<div>NOYO HARBOR MARINA</div> <div>NOYO, CA</div>
					CHECKED BY:	JOB #	PLAN # 8357AA	
					SCALE: 1"=100'-0"	DATE: 12/20/17	SHEET 100 (2)	

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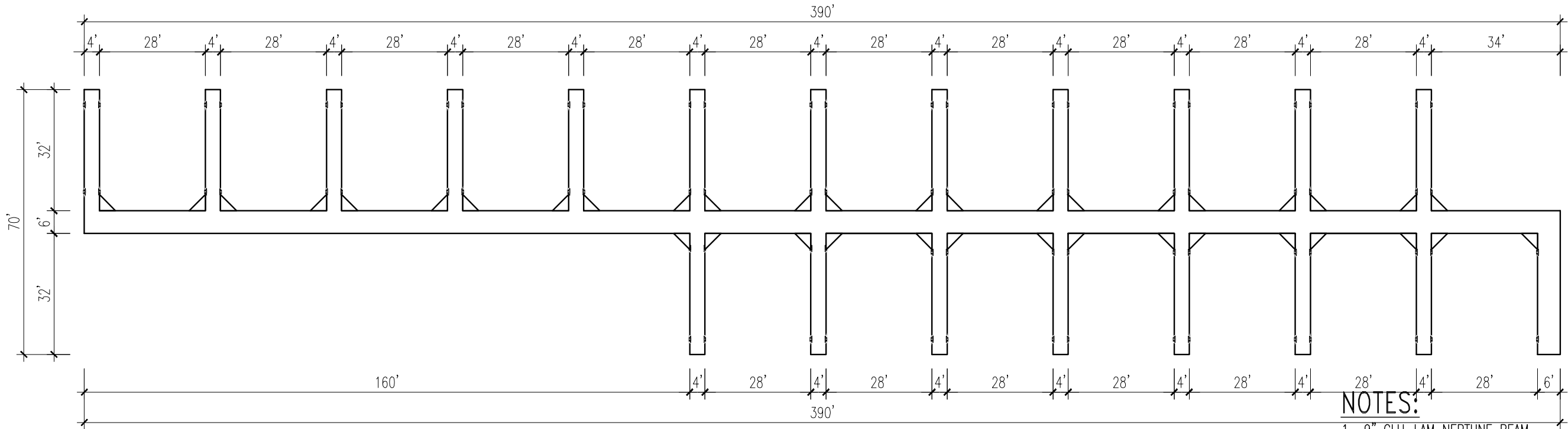


PLAN VIEW - DOCK A
(16) 48' x 17' OPEN SLIPS

- NOTES:**
- 9" GLU-LAM NEPTUNE BEAM.
 - POLYETHYLENE FLOAT WITH POLYSTYRENE FLOTATION MOLDED INSIDE. (NOMINAL .150" WALL)
 - PILE ANCHORAGE - PILES BY OTHERS, BRACKETS BY MEECO SULLIVAN.
 - ALL STEEL COMPONENTS TO BE HOT-DIP GALVANIZED AFTER FABRICATION.
 - DECKING
HEADPIERS & FINGERS:
GREY CONCRETE DECK PANELS WITH EMBOSSED FINISH.
CORNERWALKS:
2"x6" TREATED SOUTHERN YELLOW PINE.
2"x6" COMPOSITE DECKING.
 - SINGLE ROW 2"x6" TREATED SYP SIDEWOOD PERIMETER.
 - #5001 VINYL BUMPER PERIMETER OF DOCK. (BLACK)
 - 10" GALVANIZED DECK CLEATS ON SLIPS UNDER 50'.
12" GALVANIZED DECK CLEATS ON SLIPS 50'+.
 - TOE RAILS - 2"x8" SIDEWOOD INSTALLED WITH TOP EDGE 2" ABOVE DECK LEVEL.
 - TOE RAILS - DOUBLE 2"x6" COMPOSITE DECK BOARDS.
 - DECK FLOTATION LIVELOAD - ~30 P.S.F.

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				<div>NOYO HARBOR MARINA</div> <div>NOYO, CA</div>

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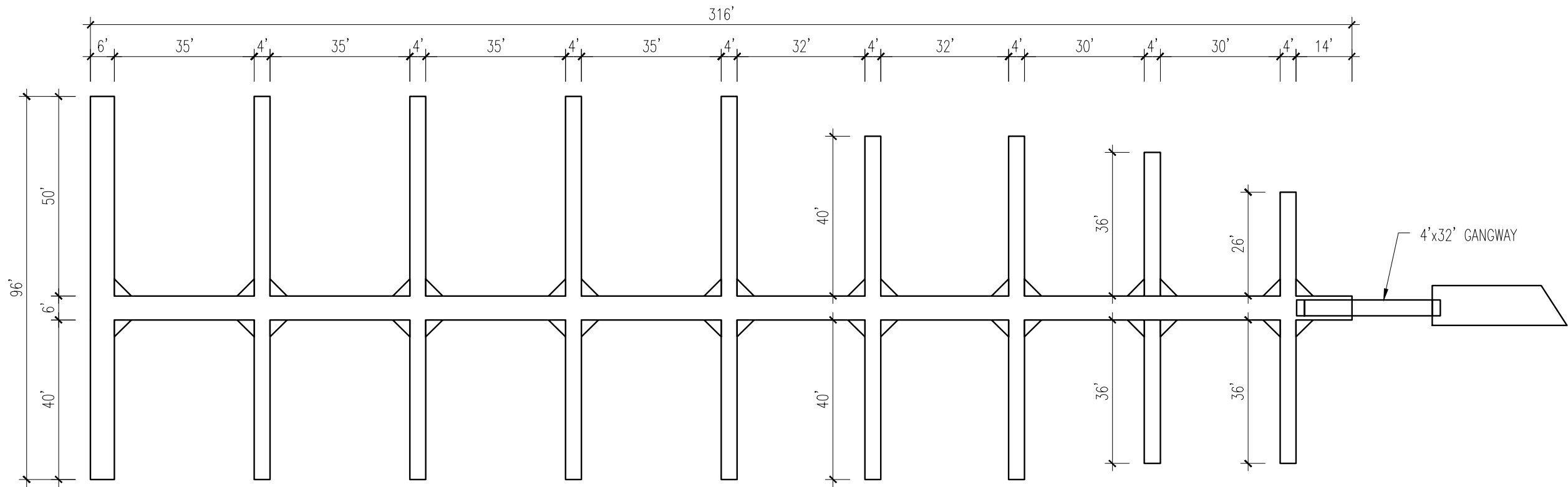
NOTES:

1. 9" GLU-LAM NEPTUNE BEAM.
2. POLYETHYLENE FLOAT WITH POLYSTYRENE FLOTATION MOLDED INSIDE. (NOMINAL .150" WALL)
3. PILE ANCHORAGE - PILES BY OTHERS, BRACKETS BY MEECO SULLIVAN.
4. ALL STEEL COMPONENTS TO BE HOT-DIP GALVANIZED AFTER FABRICATION.
5. DECKING
HEADPIERS & FINGERS:
GREY CONCRETE DECK PANELS WITH EMBOSSED FINISH.
CORNERWALKS:
2"x6" TREATED SOUTHERN YELLOW PINE.
2"x6" COMPOSITE DECKING.
6. SINGLE ROW 2"x6" TREATED SYP SIDEWOOD PERIMETER.
7. #5001 VINYL BUMPER PERIMETER OF DOCK. (BLACK)
8. 10" GALVANIZED DECK CLEATS ON SLIPS UNDER 50'.
12" GALVANIZED DECK CLEATS ON SLIPS 50'+.
9. TOE RAILS - 2"x8" SIDEWOOD INSTALLED WITH TOP EDGE 2" ABOVE DECK LEVEL.
9. TOE RAILS - DOUBLE 2"x6" COMPOSITE DECK BOARDS.
10. DECK FLOTATION LIVELOAD - ~30 P.S.F.

PLAN VIEW - DOCK B
(38) 32' x 14' OPEN SLIPS

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NOYO HARBOR MARINA
NOYO, CA



EXISTING DOCK C
BY BELLINGHAM

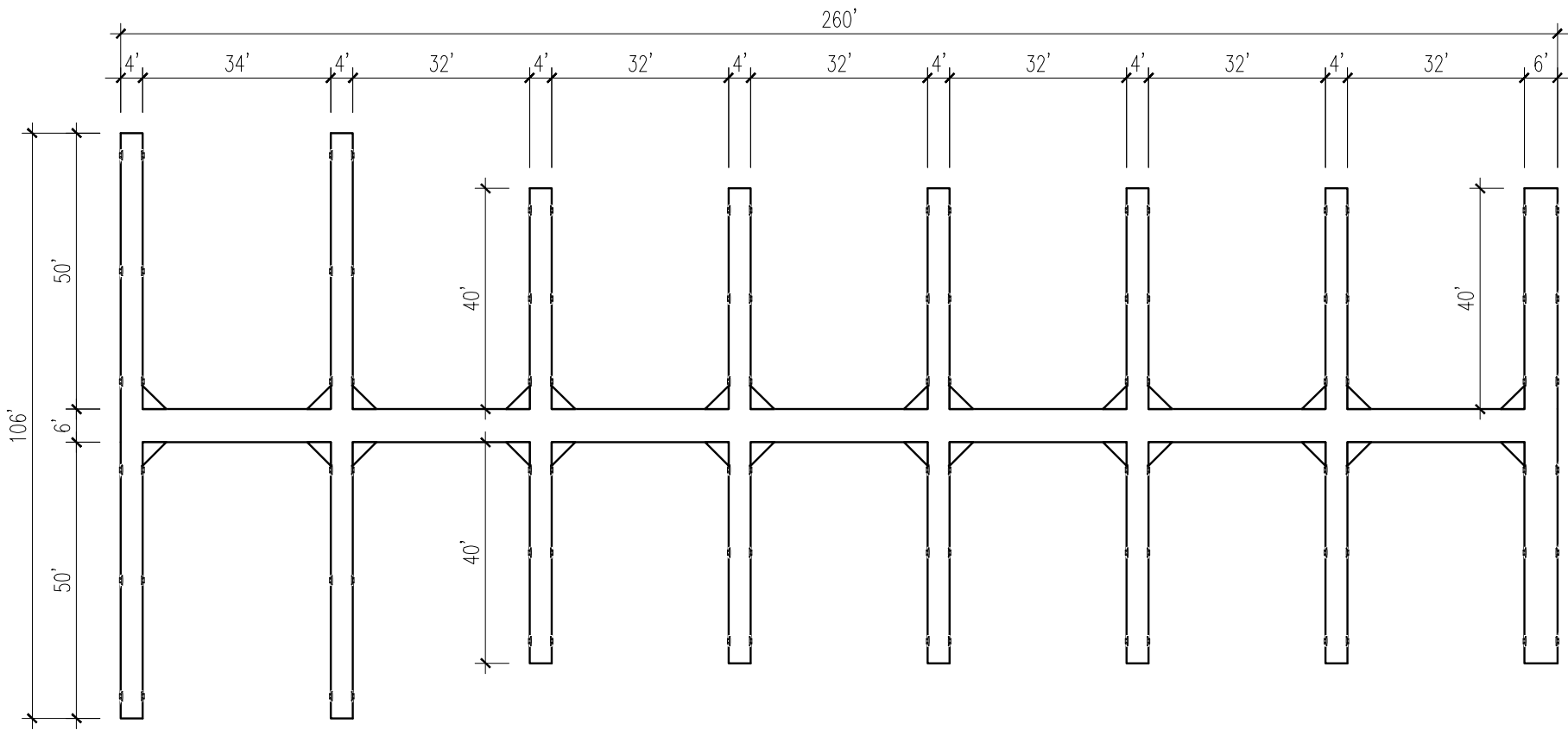
DOCK TO REMAIN IN PLACE

NOTES:

1. 9" GLU-LAM NEPTUNE BEAM.
2. POLYETHYLENE FLOAT WITH POLYSTYRENE FLOTATION MOLDED INSIDE. (NOMINAL .150" WALL)
3. PILE ANCHORAGE - PILES BY OTHERS, BRACKETS BY MEECO SULLIVAN.
4. ALL STEEL COMPONENTS TO BE HOT-DIP GALVANIZED AFTER FABRICATION.
5. DECKING
HEADPIERS & FINGERS:
GREY CONCRETE DECK PANELS WITH EMBOSSED FINISH.
CORNERWALKS:
2"x6" TREATED SOUTHERN YELLOW PINE.
2"x6" COMPOSITE DECKING.
6. SINGLE ROW 2"x6" TREATED SYP SIDWOOD PERIMETER.
7. #5001 VINYL BUMPER PERIMETER OF DOCK. (BLACK)
8. 10" GALVANIZED DECK CLEATS ON SLIPS UNDER 50'.
12" GALVANIZED DECK CLEATS ON SLIPS 50'+.
9. TOE RAILS - 2"x8" SIDWOOD INSTALLED WITH TOP EDGE 2" ABOVE DECK LEVEL.
9. TOE RAILS - DOUBLE 2"x6" COMPOSITE DECK BOARDS.
10. DECK FLOTATION LIVELOAD - ~30 P.S.F.

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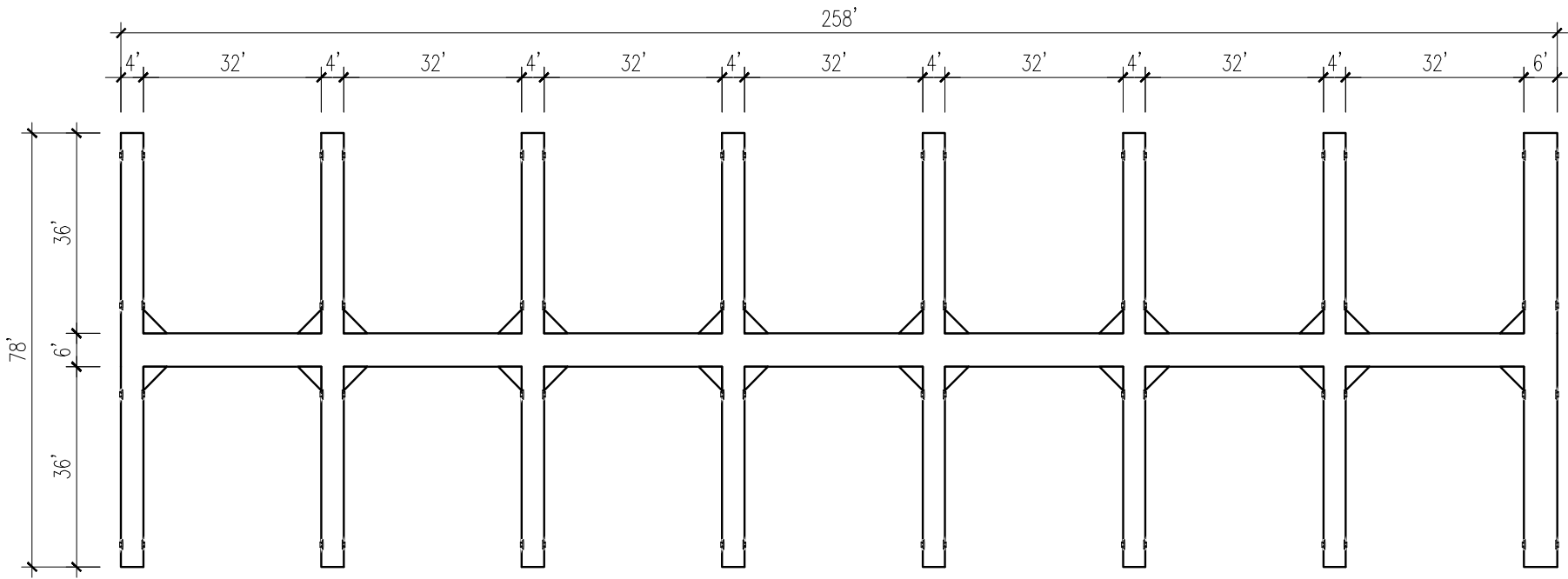
PLAN VIEW - DOCK D
(6) 50' x 17' OPEN SLIPS
(22) 40'x16' OPEN SLIPS

NOTES:

1. 9" GLU-LAM NEPTUNE BEAM.
2. POLYETHYLENE FLOAT WITH POLYSTYRENE FLOTATION MOLDED INSIDE. (NOMINAL .150" WALL)
3. PILE ANCHORAGE - PILES BY OTHERS, BRACKETS BY MEECO SULLIVAN.
4. ALL STEEL COMPONENTS TO BE HOT-DIP GALVANIZED AFTER FABRICATION.
5. DECKING
HEADPIERS & FINGERS:
GREY CONCRETE DECK PANELS WITH EMBOSSED FINISH.
CORNERWALKS:
2"x6" TREATED SOUTHERN YELLOW PINE.
2"x6" COMPOSITE DECKING.
6. SINGLE ROW 2"x6" TREATED SYP SIDEWOOD PERIMETER.
7. #5001 VINYL BUMPER PERIMETER OF DOCK. (BLACK)
8. 10" GALVANIZED DECK CLEATS ON SLIPS UNDER 50'.
12" GALVANIZED DECK CLEATS ON SLIPS 50'+.
9. TOE RAILS - 2"x8" SIDEWOOD INSTALLED WITH TOP EDGE 2" ABOVE DECK LEVEL.
9. TOE RAILS - DOUBLE 2"x6" COMPOSITE DECK BOARDS.
10. DECK FLOTATION LIVELOAD - ~30 P.S.F.

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						CHECKED BY:		JOB #	PLAN # 8357AA		
						SCALE: 1"=30'-0"		DATE: 12/20/17	SHEET D		

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PLAN VIEW - DOCK E
(28) 40' x 16' OPEN SLIPS

NOTES:

1. 9" GLU-LAM NEPTUNE BEAM.
2. POLYETHYLENE FLOAT WITH POLYSTYRENE FLOTATION MOLDED INSIDE. (NOMINAL .150" WALL)
3. PILE ANCHORAGE - PILES BY OTHERS, BRACKETS BY MEECO SULLIVAN.
4. ALL STEEL COMPONENTS TO BE HOT-DIP GALVANIZED AFTER FABRICATION.
5. DECKING
HEADPIERS & FINGERS:
GREY CONCRETE DECK PANELS WITH EMBOSSED FINISH.
CORNERWALKS:
2"x6" TREATED SOUTHERN YELLOW PINE.
2"x6" COMPOSITE DECKING.
6. SINGLE ROW 2"x6" TREATED SYP SIDEWOOD PERIMETER.
7. #5001 VINYL BUMPER PERIMETER OF DOCK. (BLACK)
8. 10" GALVANIZED DECK CLEATS ON SLIPS UNDER 50'.
12" GALVANIZED DECK CLEATS ON SLIPS 50'+.
9. TOE RAILS - 2"x8" SIDEWOOD INSTALLED WITH TOP EDGE 2" ABOVE DECK LEVEL.
9. TOE RAILS - DOUBLE 2"x6" COMPOSITE DECK BOARDS.
10. DECK FLOTATION LIVELOAD - ~30 P.S.F.

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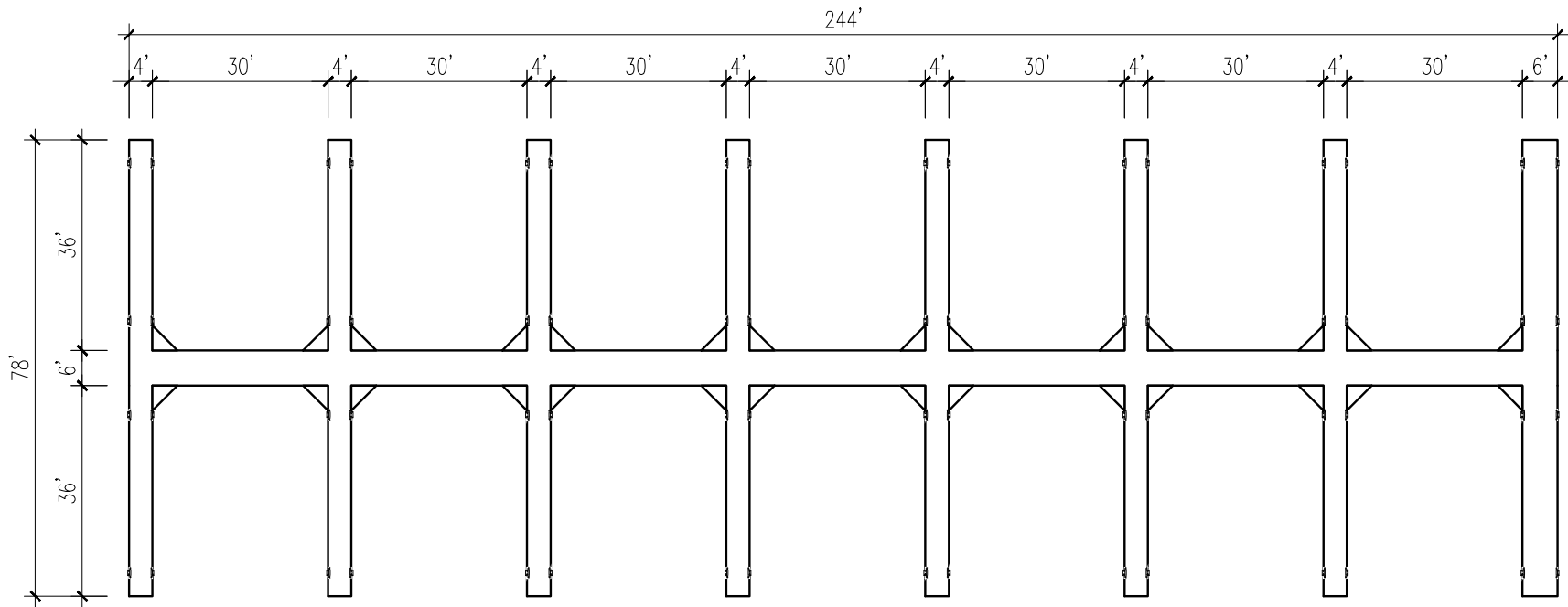
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Fax: (918) 423-3215

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NOYO, CA

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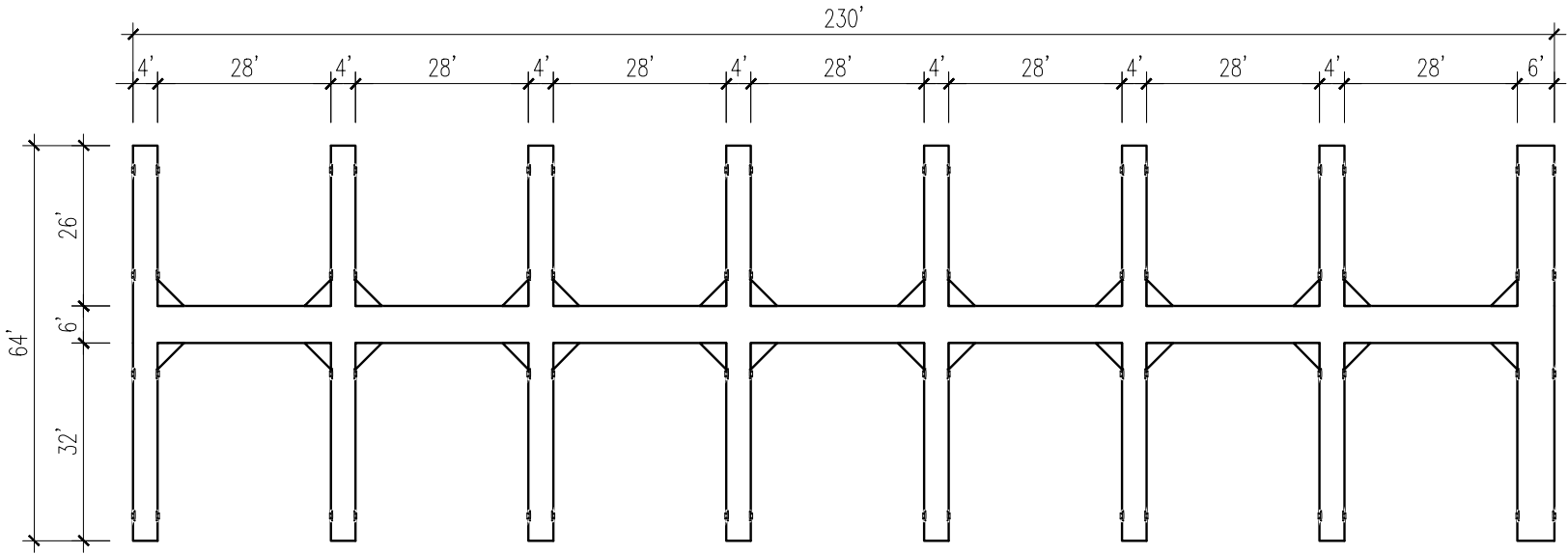
PLAN VIEW - DOCK F
(28) 36' x 15' OPEN SLIPS

NOTES:

1. 9" GLU-LAM NEPTUNE BEAM.
2. POLYETHYLENE FLOAT WITH POLYSTYRENE FLOTATION MOLDED INSIDE. (NOMINAL .150" WALL)
3. PILE ANCHORAGE - PILES BY OTHERS, BRACKETS BY MEECO SULLIVAN.
4. ALL STEEL COMPONENTS TO BE HOT-DIP GALVANIZED AFTER FABRICATION.
5. DECKING
HEADPIERS & FINGERS:
GREY CONCRETE DECK PANELS WITH EMBOSSED FINISH.
CORNERWALKS:
2"x6" TREATED SOUTHERN YELLOW PINE.
2"x6" COMPOSITE DECKING.
6. SINGLE ROW 2"x6" TREATED SYP SIDEWOOD PERIMETER.
7. #5001 VINYL BUMPER PERIMETER OF DOCK. (BLACK)
8. 10" GALVANIZED DECK CLEATS ON SLIPS UNDER 50'.
12" GALVANIZED DECK CLEATS ON SLIPS 50'+.
9. TOE RAILS - 2"x8" SIDEWOOD INSTALLED WITH TOP EDGE 2" ABOVE DECK LEVEL.
9. TOE RAILS - DOUBLE 2"x6" COMPOSITE DECK BOARDS.
10. DECK FLOTATION LIVELOAD - ~30 P.S.F.

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						CHECKED BY:	JOB #	PLAN # 8357AA
						SCALE: 1"=30'-0"	DATE: 12/20/17	SHEET F

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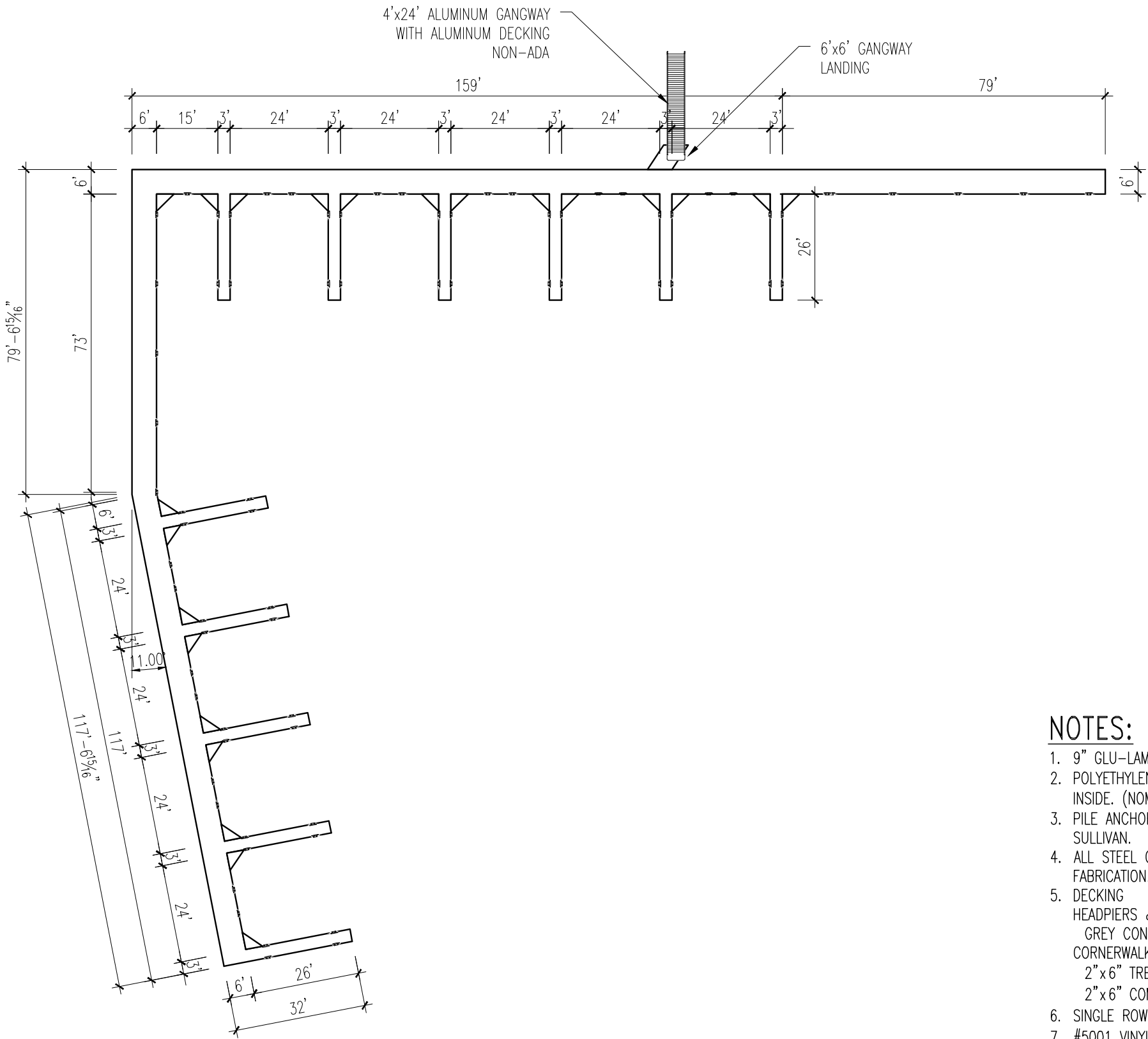
PLAN VIEW - DOCK G
(28) 26' x 14' OPEN SLIPS

NOTES:

- 9" GLU-LAM NEPTUNE BEAM.
- POLYETHYLENE FLOAT WITH POLYSTYRENE FLOTATION MOLDED INSIDE. (NOMINAL .150" WALL)
- PILE ANCHORAGE - PILES BY OTHERS, BRACKETS BY MEECO SULLIVAN.
- ALL STEEL COMPONENTS TO BE HOT-DIP GALVANIZED AFTER FABRICATION.
- DECKING
HEADPIERS & FINGERS:
GREY CONCRETE DECK PANELS WITH EMBOSSED FINISH.
CORNERWALKS:
2"x6" TREATED SOUTHERN YELLOW PINE.
2"x6" COMPOSITE DECKING.
- SINGLE ROW 2"x6" TREATED SYP SIDEWOOD PERIMETER.
- #5001 VINYL BUMPER PERIMETER OF DOCK. (BLACK)
- 10" GALVANIZED DECK CLEATS ON SLIPS UNDER 50'.
12" GALVANIZED DECK CLEATS ON SLIPS 50'+.
- TOE RAILS - 2"x8" SIDEWOOD INSTALLED WITH TOP EDGE 2" ABOVE DECK LEVEL.
- TOE RAILS - DOUBLE 2"x6" COMPOSITE DECK BOARDS.
- DECK FLOTATION LIVELOAD - ~30 P.S.F.

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						SCALE: 1"=30'-0"		DATE: 12/20/17	SHEET G	

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PLAN VIEW - DOCK H
(24) 26' x 12' OPEN SLIPS

PREVIOUSLY DOCK I
(24) 26' x 12' OPEN SLIPS

NOTES:

1. 9" GLU-LAM NEPTUNE BEAM.
2. POLYETHYLENE FLOAT WITH POLYSTYRENE FLOTATION MOLDED INSIDE. (NOMINAL .150" WALL)
3. PILE ANCHORAGE - PILES BY OTHERS, BRACKETS BY MEECO SULLIVAN.
4. ALL STEEL COMPONENTS TO BE HOT-DIP GALVANIZED AFTER FABRICATION.
5. DECKING
HEADPIERS & FINGERS:
GREY CONCRETE DECK PANELS WITH EMBOSSED FINISH.
CORNERWALKS:
2"x6" TREATED SOUTHERN YELLOW PINE.
2"x6" COMPOSITE DECKING.
6. SINGLE ROW 2"x6" TREATED SYP SIDEWOOD PERIMETER.
7. #5001 VINYL BUMPER PERIMETER OF DOCK. (BLACK)
8. 10" GALVANIZED DECK CLEATS ON SLIPS UNDER 50'.
12" GALVANIZED DECK CLEATS ON SLIPS 50'+.
9. TOE RAILS - 2"x8" SIDEWOOD INSTALLED WITH TOP EDGE 2" ABOVE DECK LEVEL.
9. TOE RAILS - DOUBLE 2"x6" COMPOSITE DECK BOARDS.
10. DECK FLOTATION LIVELOAD - ~30 P.S.F.

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						CHECKED BY:	JOB #	PLAN # 8357AA	
						SCALE: 1"=30'-0"	DATE: 12/20/17	SHEET H	