

Jim Hurst	Richard Shoemaker	Grant Downie	Domenick Weaver	Anna Neumann
Chair	Vice Chair	Commissioner	Commissioner	Harbormaster

Noyo Harbor Commission Meeting Agenda

Thursday October 9th 2026 6pm

Town Hall,

363 N. Main Street, Fort Bragg, CA

Call to Order

Roll Call

Pledge of Allegiance

Public Comment on Non-Agenda Items

The Noyo Harbor Commission welcomes input from the public. Please limit your comments to five minutes so that everyone may be heard. The Brown Act does not allow action to be taken on non-agenda items.

Consent Calendar

1. Minutes September 2026 Regular Meeting
2. Financial Report September 2026

Conduct of Business

1. Discussion and possible action on Noyo Harbor Resilient Maritime Infrastructure Project
2. Discussion and possible action on RRQ for legal counsel
3. Discussion and possible action on RFQ for staff engineering and consultant firms
4. Report on Sediment Containment Cell FEMA project
5. Discussion and possible action on Backyard Buoys program
6. Discussion and possible action on Fiscal Sponsorship agreement between Noyo Center for Marine Science and the Noyo Harbor District

Staff Reports and Recommendations

Geotechnical Boring

Harbor Festival

Cal OES DSR 2336 and 2375

Matters from the Commissioners

Attorney Report

Adjournment to the next regular meeting

NOYO HARBOR DISTRICT
STATEMENT OF ACCOUNTS
1-Sep-26

Chase Checking	\$156,965.02
Chase Money Market	\$14,178.20
LAIF	\$1,300,293.84

Total of all accounts	\$1,471,437.06
------------------------------	-----------------------

Incumbered Funds

FEMA 4683	\$99,375.00
Tsumai Damage	\$58,109.39

Total Unincumbered Funds	\$1,313,952.67
---------------------------------	-----------------------

Noyo Harbor District

Profit and Loss

September 2026

	Total
Income	
Electricity	1,274.30
Fish Markets	6,139.10
Icehouse Income	28,550.72
Late Fees	557.39
Park & Launch	2,480.17
Property Tax RevCurrent	15,218.44
Slip Rental Contract	31,219.53
Slip Rental Transient	20,832.87
Total for Income	\$106,272.52
Gross Profit	\$106,272.52
Expenses	
Advertising Expense	226.29
Communications Expense	595.41
Dues and Subscriptions Exp	172.99
Emp. Health & Dental Insurance	3,953.74
Fuel Expense	276.63
Harbor Festival	4,044.71
Icehouse Maintenance	5,227.70
Icehouse Power	15,616.45
Insurance Property & Liability	282,240.50
Legal and Professional Fees	1,667.00
Office Expense	4,100.46
Operating Supplies	775.25
Payroll Expenses	
Taxes	1,708.17
Wages	22,328.93
Total for Payroll Expenses	\$24,037.10
Power	3,432.89
Repairs & Maintenance	2,283.91
Sep. Ira	1,748.59
Utilities Expense	1,864.41
Total for Expenses	\$352,264.03
Net Operating Income	-\$245,991.51
Other Expenses	
Donna J Tsunami Damage	3,640.00
FEMA 4683	1,850.00
SAVE	1,129.37
SCC Marina Redevelopment	25,870.85

Total for Other Expenses	\$32,490.22
Net Other Income	-\$32,490.22
Net Income	-\$278,481.73

Accrual Basis Friday, October 02, 2026 10:23 AM GMT-07:00

IceHouse P&L

Total Tonnage Sold	93
--------------------	----

Income	\$28,550.72
--------	-------------

Expenses

Maintenance	\$5,227.70
-------------	------------

Power	\$15,616.45
-------	-------------

Total Expenses	\$20,844.15
----------------	-------------

Net Income	\$7,706.57
------------	------------

July 1 2026-To date
Budget to Date

	FY Year to Date Expense	FY Budget	Monthly Budget	Monthly Expense	\$ Over Budget	% of Budget
Income						
Electricity	\$4,537.65	\$18,000.00	1,500.00	1,274.30	-13,462.35	25.21
Encroachment Leases	\$0.00	\$25,000.00	0.00	0.00	-25,000.00	0.00
Harbor Festival	\$6,879.10	\$16,000.00	0.00	6,139.10	-9,120.90	42.99
Ground Rent	\$10,063.00	\$27,800.00	2,316.67	0.00	-17,737.00	36.20
Income / Mdco. County						
Taxes	\$15,218.44	\$160,000.00	0.00	15,218.44	-144,781.56	9.51
Interest Income	\$15,937.15	\$55,000.00	15,000.00	0.00	-39,062.85	28.98
Late Fees	\$2,190.97	\$2,500.00	208.33	557.39	-309.03	87.64
Other Grant Proceeds	\$17,392.60	\$80,000.00	6,666.67	0.00	-62,607.40	21.74
Park & Launch	\$13,000.49	\$30,000.00	2,500.00	2,480.17	-16,999.51	43.33
Slip Rental Contract	\$87,239.48	\$420,000.00	35,000.00	31,219.53	-332,760.52	20.77
Slip Rental Transient	\$51,909.28	\$68,000.00	5,666.67	20,832.87	-16,090.72	76.34
Total Income	\$224,368.16	\$902,300.00	68,858.33	\$77,721.80	-\$677,931.84	24.87
Expense						
Advertising Expense	333.29	\$1,000.00	83.33	226.29	-666.71	102.22
Communications Expense	\$1,022.23	\$4,500.00	375.00	595.41	-3,477.77	22.72
Dues and Subscriptions Exp	\$20,055.27	\$17,500.00	1,458.33	172.99	2,555.27	114.60
Emp. Health & Dental						
Insurance	\$9,811.36	\$44,000.00	3,666.67	3,953.74	-34,188.64	22.30
Fuel Expense	\$661.04	\$3,300.00	275.00	276.63	-2,638.96	20.03
Harbor Festival	\$4,044.71	\$5,000.00	0.00	4,044.71	-955.29	80.89
Insurance Property & Liability	\$283,688.36	\$285,000.00	0.00	282,240.50	-1,311.64	99.54
Legal and Professional Fees	\$3,163.00	\$18,000.00	1,500.00	1,677.00	-14,837.00	17.57
Office Expense	\$5,157.41	\$10,000.00	833.33	4,100.46	-4,842.59	51.57
Operating Supplies	\$4,558.00	\$4,500.00	375.00	775.25	58.00	101.29
Payroll Tax Expense	\$5,561.10	\$25,000.00	2,083.33	1,708.17	-19,438.90	22.24

July 1 2026-To date

Budget to Date

Power	\$13,615.94	\$62,000.00	5,166.67	3,432.89	-48,384.06	21.96
Repairs & Maintenance	\$5,106.12	\$49,300.00	4,108.33	2,283.91	-44,193.88	10.36
Sep. Ira	\$5,950.63	\$21,000.00	1,750.00	1,748.59	-15,049.37	28.34
Taxes & Assessments	\$1,475.93	\$3,000.00	0.00	0.00	-1,524.07	49.20
Travel and Conferences	\$725.05	\$1,000.00	83.33	725.05	-274.95	72.51
Utilities Expense	\$14,461.29	\$60,000.00	5,000.00	1,864.41	-45,538.71	24.10
Wages Expense	\$72,302.87	\$275,000.00	22,916.67	22,328.93	-202,697.13	26.29
Total Expense	\$451,693.60	\$889,100.00	\$49,675.00	332,154.93	-437,406.40	50.80
Net Income	-\$227,325.44	\$13,200.00	\$19,183.33	-\$254,433.13	-\$240,525.44	

Date	Payee	Category	Total
09/27/2026	Name Cheap	Office Expense	78.88
09/25/2026	Red Rhino	Fuel Expense	102.76
09/23/2026	Amazon	Office Expense	657.78
09/22/2026	Google	Office Expense	9.99
09/22/2026	Amazon	Office Expense	31.72
09/21/2026	Blacktail Insurance	Insurance Property & Liability	266918.5
09/18/2026	Facebook Marketing	Advertising Expense	48
09/18/2026	CA EDD	CA PIT / SDI	-503.6
09/18/2026	IRS	Federal Taxes (941/943/944)	-2459.04
09/17/2026	Facebook Marketing	Advertising Expense	48
09/17/2026	Facebook Marketing	Advertising Expense	2.57
09/17/2026	Amazon	Office Expense	101.56
09/17/2026	Intuit QuickBooks Wc	QuickBooks Tax Holding Accour	-2962.64
09/16/2026	Home Depot	Repairs & Maintenance	184.33
09/16/2026	Bruce Koski	Fuel Expense	49.87
09/16/2026	Nationwide Agribusin	Insurance Property & Liability	5516
09/16/2026	Redwood Waste Solu	SAVE	1129.37
09/16/2026	Redwood Waste Solu	Utilities Expense	117.83
09/16/2026	CHUBB	Insurance Property & Liability	9806
09/16/2026	The Rental Place FB	Repairs & Maintenance	29.74
09/16/2026	Fort Bragg Plumbing	Repairs & Maintenance	430
09/16/2026	Rossi's Building Mate	Repairs & Maintenance	854.78
09/16/2026	James A. Jackson	Legal and Professional Fees	1457
09/16/2026	P.G.& E.	Power	3319.58
09/16/2026	P.G.& E.	Power	113.31
09/16/2026	Fort Bragg Electric	Icehouse Maintenance	252
09/16/2026	SHN Engineers & Ge	--Split--	2060
09/15/2026	Home Depot	Repairs & Maintenance	23.73
09/15/2026	Facebook Marketing	Advertising Expense	1.8
09/14/2026	Facebook Marketing	Advertising Expense	1.72
09/13/2026	Red Rhino	Park & Launch	89.83
09/13/2026	Facebook Marketing	Advertising Expense	48
09/13/2026	Facebook Marketing	Advertising Expense	1.87
09/12/2026	Facebook Marketing	Advertising Expense	2.11
09/10/2026	Mendocino Communi	Communications Expense	177.95
09/10/2026	P.G.& E.	Icehouse Power	15616.45
09/10/2026	Verizon Wireless	Communications Expense	35.46
09/10/2026	Facebook Marketing	Advertising Expense	1.85
09/10/2026	Facebook Marketing	Advertising Expense	2.51
09/09/2026	Facebook Marketing	Advertising Expense	2.01
09/09/2026	Epic Graphics	--Split--	6792.71
09/09/2026	Adobe	Dues and Subscriptions Exp	19.99
09/08/2026	Amazon	Office Expense	137.25

09/08/2026	County of Mendocino	Communications Expense	382
09/08/2026	Facebook Marketing	Advertising Expense	48
09/08/2026	Amazon	Office Expense	65.78
09/06/2026	Yahoo Mail	Dues and Subscriptions Exp	5
09/06/2026	Backblaze	Dues and Subscriptions Exp	18
09/04/2026	CA EDD	CA PIT / SDI	-504.33
09/04/2026	IRS	Federal Taxes (941/943/944)	-2463.62
09/03/2026	City of Fort Bragg (1)	Utilities Expense	1313.78
09/03/2026	City of Fort Bragg (1)	Utilities Expense	66.19
09/03/2026	City of Fort Bragg (1)	Utilities Expense	193.9
09/03/2026	Red Rhino	Fuel Expense	94.27
09/03/2026	City of Fort Bragg (1)	Utilities Expense	66.19
09/03/2026	City of Fort Bragg (1)	Utilities Expense	66.19
09/03/2026	City of Fort Bragg (1)	Utilities Expense	40.33
09/02/2026	Quickbooks	Dues and Subscriptions Exp	130
09/02/2026	Facebook Marketing	Advertising Expense	17.85
09/02/2026	Edward Jones	Sep. Ira	972.43
09/02/2026	Intuit QuickBooks Wc	QuickBooks Tax Holding Accour	-2967.95
09/01/2026	Mountain Fresh	Office Expense	17.5
09/01/2026	Blue Shield of Californ	Emp. Health & Dental Insurance	3953.74
09/01/2026	Franklin Templeton	Sep. Ira	776.16
09/01/2026	Bruce Koski	Fuel Expense	29.73
09/01/2026	City of Fort Bragg (1)	Harbor Festival	252
09/01/2026	Rossi's Building Mate	--Split--	854.78
09/01/2026	SHN Engineers & Ge	Donna J Tsunami Damage	3640
09/01/2026	SHN Engineers & Ge	SCC Marina Redevelopment	25870.85
09/01/2026	Applied Process Cool	Icehouse Maintenance	4882.25
09/01/2026	WAXIE SANITARY S	Operating Supplies	775.25

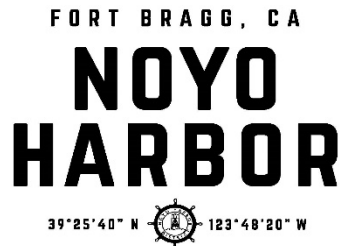
Noyo Harbor District

Payroll summary by employee report

From Sep 01, 2026 to Sep 30, 2026 for all employees from all locations

Item	Total	Koski Bruce	Koski (1) Jay	Neumann Ann	Savedra Nick	Scofield Robert
Hours - total	745.34	89.5	184	173.34	183.5	115
Hours - Regular Pay	501	89.5	137	0	159.5	115
Hours - Overtime Pay	0		0		0	0
Hours - Sick Pay	8	0	0	0	8	0
Hours - Vacation Pay	31		31	0	0	
Hours - Holiday Pay	32		16		16	
Hours - Salary	173.34			173.34		
Gross pay - total	\$ 22,328.93	\$ 1,869.66	\$ 5,667.20	\$ 6,482.84	\$ 5,906.87	\$ 2,402.36
Gross pay - Regular Pay	\$ 13,625.93	\$ 1,869.66	\$ 4,219.60	\$ 0.00	\$ 5,134.31	\$ 2,402.36
Gross pay - Overtime Pay	\$ 0.00		\$ 0.00		\$ 0.00	\$ 0.00
Gross pay - Sick Pay	\$ 257.52	\$ 0.00	\$ 0.00	\$ 0.00	\$ 257.52	\$ 0.00
Gross pay - Vacation Pay	\$ 954.80		\$ 954.80	\$ 0.00	\$ 0.00	
Gross pay - Holiday Pay	\$ 1,007.84		\$ 492.80		\$ 515.04	
Gross pay - Salary	\$ 6,482.84			\$ 6,482.84		
Pretax deductions - total						
Adjusted gross	\$ 22,328.93	\$ 1,869.66	\$ 5,667.20	\$ 6,482.84	\$ 5,906.87	\$ 2,402.36
Other pay - total	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Other pay - Qualified OT Tracking	\$ 0.00		\$ 0.00		\$ 0.00	\$ 0.00
Employee taxes & deductions - total	-\$ 4,569.19	-\$ 240.64	-\$ 1,241.29	-\$ 1,559.48	-\$ 1,173.76	-\$ 354.02
Employee taxes - total	-\$ 4,569.19	-\$ 240.64	-\$ 1,241.29	-\$ 1,559.48	-\$ 1,173.76	-\$ 354.02
Employee taxes - Federal Income Tax	-\$ 1,773.88	-\$ 52.80	-\$ 516.99	-\$ 690.40	-\$ 406.92	-\$ 106.77
Employee taxes - Social Security	-\$ 1,384.41	-\$ 115.92	-\$ 351.37	-\$ 401.94	-\$ 366.23	-\$ 148.95
Employee taxes - Medicare	-\$ 323.76	-\$ 27.11	-\$ 82.17	-\$ 94.00	-\$ 85.65	-\$ 34.83
Employee taxes - CA Income Tax	-\$ 796.86	-\$ 20.51	-\$ 217.08	-\$ 288.86	-\$ 238.17	-\$ 32.24

Employee taxes - CA State Disability In	-\$ 290.28	-\$ 24.30	-\$ 73.68	-\$ 84.28	-\$ 76.79	-\$ 31.23
Employee Aftertax deductions - total						
Net pay	\$ 17,759.74	\$ 1,629.02	\$ 4,425.91	\$ 4,923.36	\$ 4,733.11	\$ 2,048.34
Employer taxes & contributions - total	\$ 1,708.17	\$ 143.03	\$ 433.54	\$ 495.94	\$ 451.88	\$ 183.78
Employer taxes - total	\$ 1,708.17	\$ 143.03	\$ 433.54	\$ 495.94	\$ 451.88	\$ 183.78
Employer taxes - FUTA Employer	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Employer taxes - Social Security Emplc	\$ 1,384.41	\$ 115.92	\$ 351.37	\$ 401.94	\$ 366.23	\$ 148.95
Employer taxes - Medicare Employer	\$ 323.76	\$ 27.11	\$ 82.17	\$ 94.00	\$ 85.65	\$ 34.83
Employer taxes - CA ETT	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Employer taxes - CA SUI Employer	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Company contributions - total						
Total payroll cost	\$ 24,037.10	\$ 2,012.69	\$ 6,100.74	\$ 6,978.78	\$ 6,358.75	\$ 2,586.14



Jim Hurst	Richard Shoemaker	Grant Downie	Domenick Weaver	Anna Neumann
Chair	Vice Chair	Commissioner	Commissioner	Harbormaster

Noyo Harbor Commission Meeting Minutes

Thursday September 10th 2026 6pm

Town Hall,

363 N. Main Street, Fort Bragg, CA

Call to Order at 6:00pm

Roll Call

Commissioners Present: Commissioner Weaver, Vice Chair Shoemaker, Chair Hurst

Commissioner Absent: Commissioner Downie

Staff Present: Anna Neumann, Jim Jackson

Pledge of Allegiance

Public Comment on Non-Agenda Items

None

Consent Calendar

1. Minutes July 2026 Regular Meeting
2. Financial Report August 2026
3. Financial Report July 2026

Motion to approve 1st Commissioner Weaver, 2nd Vice Chair Shoemaker. Approved 3-0

Conduct of Business

1. Discussion and possible action on Noyo Harbor District's Hazard Mitigation Plan
The Harbormaster gave an overview of the County of Mendocino's Hazard Mitigation Plan. Jim Jackson pointed out similar typo's to those found by the Harbormaster and the commission asked general questions about the plan.

Motion to approve Resolution 2026-4. 1st Vice Chair Shoemaker, 2nd Commissioner Weaver. Approved 3-0

Motion to adopt the Hazard Mitigation Plan with typo's fixed. 1st Vice Chair Shoemaker, 2nd Commissioner Weaver. Approved 3-0

2. Discussion and possible action Mendocino College Subaward Contract

The Harbormaster gave an update on the Mendocino College workforce development project and how she has been helping the College with their diving curriculum deliverable.

Motion to approve the agreement. 1st Commissioner Weaver, 2nd Vice Chair Shoemaker.

Approved 3-0

Motion to approve agreement between the Mendocino College and the Noyo Harbor District.

1st Commissioner Weaver, 2nd Vice Chair Shoemaker. Approved 3-0

3. Discussion and possible action on ADA parking along the roadway

The Harbormaster detailed what she has learned since the public comment brought to light the lack of ADA parking on Basin Drive. Since ADA parking is not a requirement along that stretch of road, and developing a non-complaint ADA parking opens the District to liability, legal counsel suggested that the District not establish ADA spot along the Basin Drive. The Harbormaster made a suggestion to make an ADA spot in the H dock parking lot, and the commission agreed that it was low priority for staff.

No motion was made.

Staff Reports and Recommendations

Geotechnical Boring

The Geotechnical Boring project will begin on September 14th and take about 2 weeks to complete. This investigation is a part of our marina redevelopment project and will inform the District on how many and to what depth the piles need to be drive. Eight samples will be taken 4 from within the marina and 4 on the embankments.

Harbor Festival

The 4th annual Harbor Festival is coming up rapidly. Nick has been working on organizing the craft vendors and food vendors. We have applied for our beer and wine license and submitted application for beer and wine donations for various businesses in Fort Bragg.

The schedule of events is posted on our website and Nick has been working on a vessel scavenger hunt again this year.

Vessel Demo Project

Harbor staff have fully completed their vessel demo project. Between the boats eligible for the SAVE grant and the vessels the Harbor District has funded for abatement, about 26 vessels have been abated. 8 of which were in the Noyo Harbor marina, 2 from dolphin island and the remaining from folks who turned in their boats to be abated.

Overall the District allocated \$70,000 toward this project and we came in under budget at \$62,000.

Matters from the Commissioners

Commissioner Weaver gave an update on the horseshoe tournament Jay Koski hosted for Paul Bouyan days in the Harbor. The event brought down lots of folks to the Harbor and Jay represented the District well. Chair Hurst requested the Harbormaster write Jay a letter of appreciation for his work. Commissioner Weaver also gave an update on an overturned vessel in Albion. He and the Harbormaster surveyed the scene and watched the owner and staff of Albion Campground to flip and remove the boat.

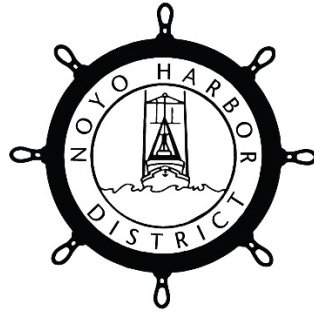
Commissioner Weaver also gave the commission an update on the sea lions and public concern over interactions between sea lions and fishermen. He highlighted the need to be sensitive to the public's love of sealions.

Chair Hurst brought up the Ca Coastal Conservancy tour that the Harbormaster will be hosting on the 16th of September and requested that other commissioners attend the event. Commissioner Weaver stated he would be present but Vice Chair Shoemaker and Chair Hurst could not attend. Chair Hurst also suggested that the Harbor staff participate in the labor day parade or the lighted truck parade.

Attorney Report

Jim Jackson informed the commissioners of the teleconference rules and how many meetings the commissioners could miss and still hold their place on the board. He summarized that a commissioner could teleconference into the meeting but their location had to be public and they must allow the public in to witness the meeting. He also explained that the Harbor District had no formal policy on commissioners missing meetings but it is generally accepted that if a commissioner misses more than 3 consecutive meetings they could be released of their position on the commission.

Adjournment to the next regular meeting at 6:49pm. 1st Commissioner Weaver, 2nd Vice Chair Shoemaker. Approved 3-0



Page Left Blank



Noyo Harbor District Agenda Item Summary

Meeting Date:	10/8/2026
Item Number:	1
Title:	Resilient Maritime Infrastructure Grant Project
Recommended Action:	Approval or Direction

Analysis

The US Department of Transportation has released funds under the Promoting Resilient Operations for Transformative, Efficient, and Cost saving Transportation Grant Program (PROTECT). The opportunity has \$787 million in funding to be awarded through 2026. \$79 million is specifically available for At-Risk Coastal Infrastructure Grants. These projects strengthen, stabilize, harden, elevate, relocate or otherwise enhance the resilience of highway and non-rail infrastructure including bridges, roads, pedestrians walkways, bicycle lanes and associated infrastructure that are subject to or face increase long-term future risks of a weather event, natural disaster or changing conditions, including coastal flooding, coastal erosion, wave action, storm surge, or sea level rise in order to improve transportation and public safety and to reduce cost by avoiding larger future maintenance or rebuilding costs.

Port facilities are explicitly called out with the NOFO as eligible applicants.

Our project would focus on the retrofit of B and D docks to better withstand coastal hazards including tsunamis and flooding and a retrofit of the South Harbor Drive to better withstand storm conditions.

This project required a 20% match with no option to reduce that match. The budget would be as follows:

ITEM DESCRIPTION	TOTAL	PROTECT Award	NHD Share
Planning, Engineering, and Permitting			
Planning and Permitting Pre-Con	\$345,000.00	\$0.00	\$345,000.00
Construction Permit Comp. (Enviro)	\$50,000.00	\$0.00	\$50,000.00
Engineering (Marina Redevelopment Plans and Specifications) to from 65% to 100%	\$425,000.00	\$0.00	\$425,000.00
Construction			
Demolition of Existing Docks, Hazmat Disposal (B, D, & E Docks)	\$235,000.00	\$0.00	\$235,000.00
Installation of New Concrete Unifloat B Dock, Gangway, & Piles	\$1,850,000.00	\$1,070,000.00	\$780,000.00
Installation of New Concrete Unifloat D Dock, Gangway, & Piles	\$1,500,000.00	\$720,000.00	\$780,000.00
Installation of New Electrical Utilities	\$650,000.00	\$650,000.00	\$0.00
Installation of New Water and Sewer Utilities	\$1,400,000.00	\$1,400,000.00	\$0.00
Installation of Concrete Sidewalk & Concrete Dock Landings	\$2,700,000.00	\$2,700,000.00	\$0.00
Street Improvements	\$1,560,000.00	\$1,560,000.00	\$0.00
SUBTOTAL	\$10,715,000.00	\$8,100,000.00	\$2,615,000.00
Construction Contingency (15%)	\$1,484,250.00	\$1,484,250.00	\$0.00
Construction Total	\$12,199,250.00	\$9,584,250.00	\$2,615,000.00
Project Management			
Construction Management & Inspections (15%)	\$1,829,887.50	\$1,829,887.50	\$0.00
NHD Staffing	\$240,000.00	\$0.00	\$240,000.00
Preliminary Total Items (Engineer's Estimate)	\$14,269,137.50	\$11,414,137.50	\$2,855,000.00
Percent of Total		80.0	20.0

This project would be completed over 5 years.

This is the same budget with slight modifications we submitted to Port Infrastructure Development Program. While we are a very good fit for PIDP funds, we are not a perfect fit for PROTECT funds, however much of the grant language, budgets and timelines were already developed for the PIDP application and carried over to the PROTECT application.



Noyo Harbor District
Agenda Item Summary

Meeting Date: 10/8/2026
Item Number: 2
Title: RFQ legal counsel
Recommended Action: Approval or Direction

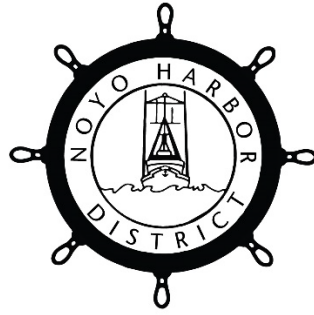
Analysis

The Harbormaster is suggesting the District release the attached RFQ for legal counsel. Current counsel, Jim Jackson does not intend to review his bar license effective December 2026 and the District is therefore in need of new counsel.

Upon approval of the RFQ the Harbormaster will post, email and send out the notice to potential law firms and counselors.

The Harbormaster is also proposing the following schedule to hire new counsel prior to Jan 2027.

Item	Date
Release RFQ	10/9/2026
RFQ Due Date	11/2/2026
Commission Reviews Applications	11/2/2026-11/12/2026
Potential Interviews	11/13/2026-11/30/2026
Selection for new legal council approved at regular meeting	12/10/2026
New council starts	1/14/2027



Page Left Blank

**NOYO HARBOR DISTRICT
REQUEST FOR QUALIFICATIONS
GENERAL COUNSEL SERVICES**

Issue Date: [Insert Date]

Submission Deadline: [Insert Date and Time]

1. PURPOSE

The Noyo Harbor District (“District”) is seeking Statements of Qualifications from qualified attorneys or law firms interested in serving as General Counsel to the District.

The District is a California Special District responsible for the operation, maintenance, and development of Noyo Harbor and its associated facilities. The District is seeking an attorney who can provide practical, responsive legal advice to the District Commission, Harbormaster, and staff on the day-to-day operation of the District as well as construction, contracting, and infrastructure matters.

The District anticipates approximately 2-5 hours of legal services per month, although actual needs may vary.

2. SCOPE OF SERVICES

The selected attorney or firm will provide general legal counsel to the District, including:

- Attend the District Commission's regular meeting, generally held on the second Thursday of each month, and provide legal advice as needed.
- Work directly with the Harbormaster on legal matters affecting District operations.
- Review and advise the Commission and staff on construction contracts, professional services agreements, leases, and other contracts.
- Provide advice regarding public contracting, procurement, construction, insurance, indemnification, and liability.
- Answer general legal questions from the Harbormaster, staff, and Commission.
- Review and assist with District resolutions, policies, agreements, and other legal documents.
- Advise the District regarding compliance with the Brown Act, California Public Records Act, conflicts-of-interest requirements, and other laws governing public agencies.
- Provide legal advice regarding District property, harbor and marina operations, leases, permits, and related matters.
- Provide other legal services reasonably related to the operation and administration of the District.

Experience with harbor, port, marina, coastal, maritime, public works, or special district law is highly desirable.

3. MINIMUM QUALIFICATIONS

Applicants must:

- Be an attorney licensed and in good standing with the State Bar of California.
- Have demonstrated experience representing public agencies, special districts, municipalities, or similar governmental entities.

- Have experience reviewing and negotiating contracts, preferably including construction and public works contracts.
- Be familiar with California laws governing public agencies.
- Be available to attend the District's regular Commission meetings on the second Thursday of each month.
- Be able to provide timely and practical legal advice to the Harbormaster, staff, and Commission.
- Maintain professional liability insurance appropriate for the services provided.

The District particularly values experience with California Special District law, public works, construction contracts, coastal permitting, harbor or marina operations, and grant-funded infrastructure projects.

4. EXPECTED LEVEL OF SERVICE

The District anticipates approximately 2-5 hours per month of legal services under normal circumstances. This is an estimate for budgeting purposes and is not a guaranteed minimum or maximum.

The selected counsel will work primarily with the Harbormaster, who will coordinate legal requests from District staff. Counsel will communicate directly with the District Commission when appropriate.

The selected counsel will be expected to attend regular Commission meetings and be reasonably available to address time-sensitive legal matters as they arise.

5. STATEMENT OF QUALIFICATIONS

Interested attorneys or firms should submit a concise Statement of Qualifications containing:

1. Firm/Attorney Information

Name, address, telephone number, email address, State Bar number, and name of the attorney who would serve as the District's primary counsel.

2. Qualifications and Relevant Experience

A brief description of experience representing public agencies, special districts, and/or other governmental entities. Applicants should identify experience relevant to harbor operations, construction contracts, public works, coastal issues, real property, and public agency law.

3. References

Provide at least three professional references for comparable legal services.

4. Availability

Describe availability for monthly Commission meetings and ongoing legal questions from the Harbormaster and staff.

5. Conflicts of Interest

Identify any existing or potential conflicts that could affect representation of the District.

6. Compensation

Provide proposed hourly rates and/or a monthly retainer. Identify any additional charges for meeting attendance, travel, or other reimbursable expenses.

6. SELECTION CRITERIA

The District will consider the following factors when evaluating qualifications:

- Experience representing public agencies and special districts (5 Points);
- Experience with construction, public works, and contracts (10 Points);
- Experience with harbor, marina, coastal, or maritime matters (5 Points);
- Knowledge of California public agency law (10 points);
- Availability and responsiveness(10 points);
- References and demonstrated ability to provide practical legal advice (10 points); and
- Proposed compensation (5 points).

The District may request interviews or additional information from selected respondents before making a final determination.

7. SUBMITTAL AND SELECTION

Statements of Qualifications should be submitted electronically in PDF format to:

Noyo Harbor District

Attn: Harbormaster

Email: harbormaster@noyoharbordistrict.org

Deadline: Date and Time]

Questions regarding this RFQ should be directed to:

Anna Neumann

Harbormaster, Noyo Harbor District

707-964-4719, harbormaster@noyoharbordistrict.org

The District reserves the right to reject any or all submissions, request additional information, waive minor irregularities, negotiate with qualified respondents, or cancel this RFQ if it is determined to be in the best interest of the District.

The selected attorney or firm will be subject to approval by the Noyo Harbor District Commission and will be required to enter into a legal services agreement with the District.

Anna Neumann
Harbormaster
9/28/2026



Noyo Harbor District Agenda Item Summary

Meeting Date: 10/8/2026
Item Number: 3
Title: RFQ engineering firm
Recommended Action: Approval or Direction

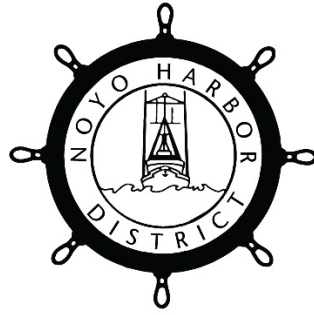
Analysis

The Harbor District hired SHN in September of 2021 and should release a new RFQ for an on call engineering and planning firm to ensure they stay competitive and remain relevant.

The attached RFQ details the desired qualifications from the Harbormaster standpoint.

The Harbormaster is proposing the following schedule to have a firm under contract by January of 2027.

Item	Date
Release RFQ	10/9/2026
RFQ Due Date	11/2/2026
Commission Reviews Applications	11/2/2026-11/12/2026
Potential Interviews	11/13/2026-11/30/2026
Selection of firm	12/10/2026
Approval of firms contract	1/14/2027



Page Left Blank

NOYO HARBOR DISTRICT

REQUEST FOR QUALIFICATIONS

ON-CALL ENGINEERING, PLANNING & PERMITTING SERVICES

Issue Date: [Insert Date]

Submission Deadline: [Insert Date and Time]

1. PURPOSE

The Noyo Harbor District (“District”) is seeking Statements of Qualifications from qualified engineering, planning, and environmental firms to provide on-call professional services to help the District advance projects identified in its Community Sustainability Plan and other capital improvement and infrastructure priorities.

The selected firm will provide technical assistance as projects move from concept, grant development and planning through engineering, permitting, procurement, and construction. The District anticipates using the selected firm on an as-needed basis, with individual assignments authorized by the District.

The District is particularly interested in firms with experience working in coastal and marine environments, including projects involving working waterfronts, harbors, marinas, and marine infrastructure.

2. SCOPE OF SERVICES

Services may include, but are not limited to:

Engineering and Project Development

- Preliminary engineering, feasibility studies, site assessments, and project planning.
- Preparation of conceptual plans, technical studies, cost estimates, and project schedules.
- Preparation or oversight of plans, specifications, and engineering documents for construction projects.
- Engineering support during construction, including construction administration and inspection.
- Evaluation of existing harbor infrastructure and recommendations for repair, replacement, or improvement.

Planning, Environmental Review & Permitting

- Assistance with federal, state, and local permitting.
- Coastal permitting and regulatory coordination.
- Environmental review and documentation.
- Coordination with agencies including the California Coastal Commission, U.S. Army Corps of Engineers, California Department of Fish and Wildlife, Regional Water Quality Control Board, and other applicable agencies.

- Assistance with permitting strategies for projects involving marine environments, waterways, wetlands, dredging, docks, piers, roads, utilities, and other waterfront infrastructure.

Grant Development and Administration

- Identification of state and federal grant opportunities.
- Assistance with grant applications, project development, budgets, benefit-cost information, and supporting documentation.
- Assistance with grant compliance and reporting.
- Coordination of engineering and permitting requirements with grant deadlines and funding requirements.
- Assistance with implementation of grant-funded projects.

Procurement and Contracting

- Assistance with procurement of construction, and professional services.
- Development of procurement documents, bid specifications, scopes of work, and cost estimates.
- Experience with federal contractor procurement requirements, including applicable requirements associated with federally funded projects.
- Assistance with contractor selection, contract administration, and compliance monitoring.

FEMA Claims and Disaster Recovery

- Assisting the District in documenting damage, project scope, costs, and eligibility.
- Coordinating with FEMA, Cal OES, and other applicable agencies.
- Assisting with Requests for Information (RFIs), project worksheets, appeals, and related correspondence.
- Providing technical and engineering documentation necessary to support FEMA claims.
- Assisting with the development of cost estimates and supporting documentation;
- Advising the District regarding FEMA eligibility requirements and applicable codes, standards, and mitigation opportunities.
- Supporting the District through claim review, appeal, obligation, project closeout, and other disaster recovery processes as needed.

Experience with FEMA Public Assistance, disaster recovery, infrastructure damage assessments, and FEMA appeals is highly desirable.

3. DESIRED QUALIFICATIONS

The District is seeking a firm with demonstrated experience in the following areas:

- Engineering and planning for public infrastructure projects;
- State and federal grant programs;

- Federal procurement and contractor requirements;
- State and federal environmental and regulatory permitting;
- California Coastal Act and coastal development requirements;
- Marine and waterfront construction;
- Harbor, port, marina, or working waterfront projects;
- Construction projects in tidal, coastal, or marine environments;
- Public agency project management; and
- Coordination with state and federal regulatory agencies.

Experience successfully taking projects from concept through design, permitting, funding, and construction is strongly preferred.

5. ON-CALL SERVICES

The District anticipates establishing an on-call professional services agreement with the selected firm. Individual assignments will be authorized by the District as projects and funding become available.

The District does not guarantee a minimum number of hours or assignments. The selected firm should demonstrate the ability to respond efficiently to both small technical requests and larger project assignments. The District anticipates that workload may vary significantly depending on grant awards, permitting schedules, construction projects, and other District priorities.

6. STATEMENT OF QUALIFICATIONS

Interested firms should submit a concise Statement of Qualifications containing:

1. Firm Information

Name, address, telephone number, email address, and primary point of contact.

2. Qualifications, Experience, and Scope of Work

Describe the firm's experience providing engineering, planning, permitting, and project management services to public agencies. Describe the firm's understanding of the Noyo Harbor District and Community Sustainability Plan.

3. Relevant Project Experience

Provide examples of up to five relevant projects, preferably demonstrating experience with marine, coastal, harbor, marina, or waterfront construction. Include the project scope, client, services provided, and project status or completion date.

4. Grant and Procurement Experience

Describe experience with state and federal grant programs and federally funded projects, including compliance with federal procurement and contractor requirements.

5. Permitting Experience

Describe experience obtaining state and federal permits for coastal and marine projects and coordinating with regulatory agencies.

6. Project Team

Identify the individuals who would be assigned to the District and provide brief qualifications for key personnel.

7. References

Provide at least three references for comparable public agency or infrastructure projects.

8. Availability

Describe the firm's availability and anticipated response time for on-call assignments.

9. Compensation

Provide hourly rates for key personnel and identify any other anticipated charges or reimbursable expenses.

8. SUBMITTAL AND SELECTION

Statements of Qualifications should be submitted electronically in PDF format to:

Noyo Harbor District

Attn: Harbormaster

Email: harbormaster@noyoharbordistrict.org

Submission Deadline: [Insert Date and Time]

Questions regarding this RFQ should be directed to:

Anna Neumann

Harbormaster, Noyo Harbor District

harbormaster@noyoharbordistrict.org | (707)-964-4719

9. SCORING RUBIC

1. Understanding of Scope of Work (10 points)

Applicant demonstrate that they understand the scope of work and the nature of work in the maritime industry and environment.

2. Availability and Compensation (15 points)

Applicant's availability matches the Harbor District's requirements and compensation is within range of the District.

3. Past Experiences and Current Project Team (10 points)

Applicant's past experiences and current project team are qualified to meet the needs of the Noyo Harbor District.

The District reserves the right to reject any or all submissions, request additional information, waive minor irregularities, negotiate with qualified respondents, or cancel this RFQ if it is determined to be in the best interest of the District.

Selection of a firm does not guarantee any specific number of assignments or amount of compensation. Individual projects and assignments will be subject to District authorization and available funding.

9. ANTICIPATED TERM

The District anticipates an initial agreement for five years with the potential for renewal by mutual agreement and subject to District approval.

NOYO HARBOR DISTRICT

Anna Neumann

Harbormaster

9/28/2026



Noyo Harbor District Agenda Item Summary

Meeting Date: 10/8/2026
Item Number: 4
Title: Sediment Containment Cell Project
Recommended Action: Approval or Direction

Analysis

The District's second appeal for the sediment containment cell has been approved and is currently waiting for final obligation from FEMA. The District requested \$4.1 million to repair the cell, and FEMA approved \$2.9 million with a 6.5% match.

The project was approved in two phases: an "A&E" phase and a "Construction" phase. The A&E phase will allow the District to use the approved funds to develop a version of the project that they believe will be permissible under State and Federal agency requirements. The uncertainty is whether FEMA will ultimately agree to fund the construction of the project that is developed during the A&E phase. There is a concern that the District's preferred design could go beyond what FEMA considers its responsibility to fund.

If FEMA determines that the final design is outside the scope of its approved funding, the District could be left with two options: find additional matching funds to construct the preferred design, or modify the project to meet FEMA's funding requirements. This creates some uncertainty around how much of the overall project FEMA will ultimately fund and how much additional funding the District may need to secure.

In the approval letter, FEMA recognizes its responsibility to repair a portion of the front wall of the cell. The District, however, sees the necessary repair as a complete rebuild of the front wall farther up the beach. This difference in scope is the primary source of uncertainty regarding the final FEMA funding.

This project also comes at an interesting time with the U.S. Army Corps of Engineers CAP 204 funding opportunity. Through this funding avenue, the District had hoped to rebuild the sediment cell farther up the beach and construct a dune in front of the cell to protect it from wave energy and erosion.

The District also has an application with the Economic Development Administration for funding to support the planning and engineering of the cell redesign.

The cell is critical infrastructure for the dredging process, and having multiple funding opportunities in play will hopefully benefit the District. The CSP Ad Hoc group will continue to work through the various funding opportunities and determine which route would be the best fit for the District. All of

the funding opportunities have their pros and cons, so the District will need to weigh the options carefully as the projects develop.



Noyo Harbor District Agenda Item Summary

Meeting Date: 10/8/2026
Item Number: 5
Title: Backyard Buoy Project
Recommended Action: Approval or Direction

Analysis

Backyard Buoys is a community-focused ocean observing program designed to make nearshore wave and ocean-condition data more accessible in places where traditional observation infrastructure may be limited. Through the Northern California effort, CeNCOOS, UC Davis/Bodega Marine Laboratory, local partners, and community members are working together to deploy relatively low-cost SOFAR Spotter buoys and connect their real-time observations with the people who can use them.

The Noyo buoy currently provides real-time wave and surface temperature information, with the data available through the SOFAR platform and Backyard Buoys app. Beyond the technology itself, an important goal of the program is to build ocean observing around locally identified needs and knowledge. This allows communities to help determine where observations are collected, how the information is shared, and what additional measurements may be useful over time.

CeNCOOS hosted a roundtable last week that identified continued local interest in the observations while also highlighting some practical questions around seasonal deployment, routine cleaning and servicing, winterization, equipment replacement, boat and diver access, costs, technical support, and responsibility for coordinating these activities. UC Davis and CeNCOOS can continue to provide technical knowledge and support as the program develops, while local partners may be better positioned to assist with on-the-water operations and coordination.

The Harbormaster suggested that the District take the lead on the buoy project for the foreseeable future. Under this arrangement, the District would be responsible for cleaning the buoy twice a year and communicating with CeNCOOS staff regarding any maintenance or other issues. The Harbormaster feels that the buoy's location in Noyo Bay is particularly helpful to vessel owners and transient boaters preparing to cross the Noyo River bar.

The Harbormaster is hopeful that District staff and commissioners could incorporate the twice-yearly cleaning into regular fishing trips or outings, with approximately 30 minutes needed to scrub the solar panels. This would allow the District to support the project at very little to no additional cost. If the buoy breaks or requires more significant maintenance, the Harbormaster would

communicate with CeNCOOS staff to determine the best way to address the issue. CeNCOOS could then look for additional funding to repair or replace the buoy if needed.

At this point, the partnership is informal and does not commit the District to any strict maintenance standards or significant financial obligations. The goal is to continue providing a useful source of real-time ocean information while working out a practical long-term approach to maintaining the buoy.



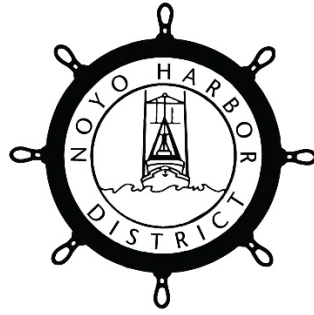
Noyo Harbor District Agenda Item Summary

Meeting Date:	10/8/2026
Item Number:	6
Title:	Fiscal Sponsorship
Recommended Action:	Approval or Direction

Analysis

The Louderback Foundation was inspired to give \$7,500 to the Noyo Harbor District for the vessel abatement project. However, they wished their donation to be tax deductible, and due to the fact that the Harbor District is not a 501(c) 3, the Harbormaster reached out to the Noyo Center for Marine Science to be the fiscal sponsor of the funds.

The initial hope was that this was going to be a simple transaction, however, the desire the correctly and legally track the funds benefits both parties. The Noyo Center for Marine Science is requesting that the Harbor District enter into the attached agreement.



Page Left Blank

FISCAL SPONSORSHIP AGREEMENT and Grant Terms

Noyo Center for Marine Science and the Noyo Harbor District

This Fiscal Sponsorship Agreement (the "Agreement") is entered into as of _____, 20____ ("Effective Date"), by and between:

Grantor: The Louderback Family Foundation (the "Grantor")

Grant Recipient and Fiscal Sponsor: Noyo Center for Marine Science, a California nonprofit public benefit corporation, exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code (the "Sponsor"), and

Sponsored Project/Grantee: Noyo Harbor District, a special public district and political subdivision of the State of California, organized under Section 6200 et seq. of the California Harbors and Navigation Code (the "Grantee").

Grant Purpose: Noyo Harbor District for the Vessel Demo and Removal Fund (the "Project")

Grant Amount: \$7,550.

RECITALS

WHEREAS, the Sponsor's tax-exempt purpose is the conservation and restoration of marine and coastal natural resources and the provision and promotion of scientific research and public education in the sciences relating to marine and coastal resources;

WHEREAS, the Grantee has established and operates the project known as the Vessel Demo and Removal Fund (the "Project").

WHEREAS, the Sponsor's Board of Directors has reviewed the Project's mission and determined that it furthers the Sponsor's tax-exempt purposes, and has pre-approved the Project for fiscal sponsorship as a Model C grant relationship;

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, the parties agree as follows:

1. Sponsorship Model and Grant Relationship

This Agreement establishes a Model C (Pre-Approved Grant) fiscal sponsorship relationship. A Model C fiscal sponsorship is an indirect arrangement where an established 501(c)(3) nonprofit (the sponsor) receives tax-deductible donations or grants on behalf of an independent project or separate legal entity (the Sponsored

Project/Grantee) and re-grants the funds to them for specific charitable work. The Grantee is an independent legal entity and is not a program or department of the Sponsor. The Sponsor agrees to receive tax-deductible contributions on behalf of the Project and, subject to its ultimate control and discretion, distribute those funds to the Grantee as a series of restrictive grants.

2. Control and Discretion (Variance Power)

The Sponsor shall retain full control, discretion, and ultimate authority over the use and disposition of all funds, contributions, and property received on behalf of the Project. In accordance with Treasury Regulations Section 1.501(c)(3)-1(b)(4), the Sponsor possesses variance power to reallocate funds if the Project becomes impossible, impractical, or inconsistent with the Sponsor's tax-exempt purpose.

3. Contribution Processing

Contributions intended for the Project must be made payable directly to the Sponsor and earmarked strictly for the Project. The Sponsor will provide formal tax-acknowledgment letters to donors as required by law.

4. Administrative Fee and Account Maintenance

The Sponsor will establish a restricted fund on its books to track revenue and expenses for the Project. As consideration for administrative infrastructure and oversight services, the Sponsor will deduct an administrative fee of \$50 from all gross revenue received for the Project.

5. Grant Disbursements and Reporting

Funds will be disbursed to the Grantee upon execution of this Agreement. The Grantee agrees to submit a final report to the Sponsor at the end of the project, detailing project milestones achieved and verifying that all funds were used exclusively for the approved tax-exempt purposes of the Project.

6. Separate Entities and Employment Liability

Personnel working on the Project are employees, contractors, or volunteers of the Grantee, not the Sponsor. The Grantee retains sole responsibility for payroll taxes, workers' compensation insurance, compliance with employment laws, and general operations liability. The Sponsor is not liable for debts or obligations incurred by the Grantee.

8. Termination and Asset Disposition

Either party may terminate this Agreement upon 30 days' written notice to the other

party. Upon termination, any remaining restricted funds held by the Sponsor for the Project shall be transferred to a successor fiscal sponsor or 501(c)(3) tax-exempt organization with similar charitable purposes, subject to the final approval and discretion of the Sponsor's Board of Directors.

IN WITNESS WHEREOF, the parties hereto have executed this Fiscal Sponsorship Agreement as of the Effective Date written above.

FISCAL SPONSOR: Noyo Center for Marine Science

By: _____

Printed Name: _____

Title: _____

GRANTEE: Noyo Harbor District

By: _____

Printed Name: _____

Title: _____

Staff Reports

Geotechnical Boring was completed on 9/30/2026 and will be used to inform the depths to which we can drive the piles for our marina redevelopment project. Overall the work went off with no issues and we should expect the report of findings before the new years.

Harbor Festival was a success again this year. We had 5 local restaurants participate in the Taco Competition and 13 additional vendors in the park.

Cal OES had reached out in early September asking for project close out for two projects associated with the March 2011 tsunami. The Harbormaster worked to get the required documents and close out the final project. The Harbormaster is still unsure how much (if any) funds will be reimbursed to the District. Overall an additional \$364,000 in reimbursements was submitted to Cal OES and we are waiting to see what the state responds with.