



**AGENDA
REGULAR MEETING
OF THE BOARD OF HARBOR COMMISSIONERS
August 25, 2021
MOSS LANDING HARBOR DISTRICT
7881 Sandholdt Road, Moss Landing, CA 95039**

Moss Landing Harbor District is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/81902538966>

Meeting ID: 819 0253 8966

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A. CLOSED SESSION

A Closed Session will be held immediately prior to the public open meeting, and will begin at **6:00 p.m.** to consider the following items. The public open meeting will begin at **7:00 p.m., or as soon thereafter as the Closed Session is concluded**, and any action taken during the Closed Session will be reported out at that time.

1. Meet and confer with legal counsel pursuant to Government Code 54956.9(d)(4) deciding whether to initiate litigation.
2. Confer with real property negotiators (District Counsel and GM) pursuant to Government Code 54956.8 regarding the proposed lease of storage lot adjacent to the Santa Cruz Cannery Building located at 7532 Sandholdt Rd.
3. Meet and confer with legal counsel pursuant to Government Code Section 54956.9(d)(2) – significant exposure to litigation.

B. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE – ROLL CALL

Russ Jeffries – President

Tony Leonardini – Vice President

Vince Ferrante – Secretary

James Goulart – Commissioner

Liz Soto - Commissioner

Tommy Razzeca – General Manager

Mike Rodriguez – District Counsel

Shay Shaw – Administrative Assistant

C. PRESIDENT'S REMARKS

The President will use this opportunity to inform the public of issues affecting the District and other items of a general nature not otherwise provided for on this agenda.

D. PUBLIC COMMENTS

Members of the general public may address the Board of Harbor Commissioners regarding any item that is not on the Agenda. The President may limit the total amount of time of testimony.

E. CONSENT CALENDAR

1. Approval of the July 28, 2021, Regular Meeting Minutes.

F. FINANCIAL REPORT

2. Financial reports months ending July, 2021.

G. MANAGERS' REPORTS

The General Manager will make oral or written reports. The Board may take action as deemed necessary. The Managers may present additional reports but the Board may not take action on any item not on this Agenda.

3. Projects Status/Update
4. Summary of Permits Issued
5. Meeting Announcements
6. Liveaboard Report
7. Slip Income Report
8. Incident Report

H. COMMITTEE REPORTS

9. Finance Committee – Ferrante/Leonardini
10. Elkhorn Slough Advisory Committee – Leonardini
11. Special Districts – Jeffries/Ferrante
12. Budget Committee – Goulart/Soto
13. Liveaboard Committee – Goulart/Soto
14. Harbor Improvement Committee – Goulart/Soto
15. Real Property Committee I – Jeffries/Leonardini
16. Real Property Committee II – Ferrante/Goulart
17. Meetings attended by Commissioners at District expense since the last regular meeting of the Board (AB 1234 requirements). Such reports may be oral or written.

I. NEW BUSINESS

K. COMMISSIONERS COMMENTS AND CONCERNS

Commissioners may address items of concern at this time and may request that items be placed on future agendas in accordance with the By-laws of the Board.

L. ADJORNMENT

The next Meeting of the Board of Harbor Commissioners is scheduled for September 22, 2021 at 7:00 PM at the Moss Landing Harbor District, 7881 Sandholdt Road, Moss Landing, CA. Individuals requiring special accommodations should contact Administrative Assistant, Shay Shaw at Shaw@mosslandingharbor.dst.ca.us or at 831.633.2461 no less than 72 hours prior to the meeting or if a Special Meeting, as soon as possible after the Agenda is posted. Copies of the agenda will be available 72 hours prior to Regular Meetings and 24 hours prior to Special Meetings and/or by contacting the District at 831.633.5417 or Shaw@mosslandingharbor.dst.ca.us or on the District's website at www.mosslandingharbor.dst.ca.us. All meetings are noticed and conducted in accordance with the Ralph M. Brown Act.



**MINUTES
REGULAR MEETING
OF THE BOARD OF HARBOR COMMISSIONERS
JULY 28, 2021
MOSS LANDING HARBOR DISTRICT
7881 Sandholdt Road, Moss Landing, CA 95039**

Moss Landing Harbor District is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/82802564648?pwd=ZENYMDZOQTFIVWhlYmY4L2ZXTUw4dz09>

Meeting ID: 828 0256 4648

Passcode: 620375

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+1 301 715 8592 US (Washington DC)

Meeting ID: 828 0256 4648

Passcode: 620375

Find your local number: <https://us02web.zoom.us/j/kk3ND9v5K>

A. CLOSED SESSION

A closed session was held immediately prior to the public open meeting to consider the following items:

1. Meet and confer with legal counsel pursuant to Government Code 54956.9(d)(4) deciding whether to initiate litigation.
2. Confer with real property negotiators (District Counsel and GM) pursuant to Government Code 54956.8 regarding the proposed lease of storage lot adjacent to the Santa Cruz Cannery Building located at 7532 Sandholdt Rd.
3. Meet and confer with legal counsel pursuant to Government Code Section 54956.9(d)(2) – significant exposure to litigation.
4. Meet and confer with legal counsel pursuant to Government Code Section 54956.9(d)(1)-People v. Coleman.

B. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE – ROLL CALL

The open session was called to order at 7:09pm, after the Pledge of Allegiance Roll was called.

Commissioners Present:

Russ Jeffries – President

Tony Leonardini – Vice President – Absent

Vince Ferrante – Secretary

James Goulart – Commissioner

Liz Soto – Commissioner – Via Zoom

Staff Present:

Tommy Razzeca – General Manager – Via Zoom

Mike Rodriguez – District Counsel

Shay Shaw – Administrative Assistant

C. PRESIDENT'S REMARKS

The President announced that the Board met in Closed Session and no decisions were made; direction was given to the General Manager and District Counsel.

D. PUBLIC COMMENTS

None.

E. CONSENT CALENDAR

1. Approval of the June 30, 2021, Regular Meeting Minutes. A motion was made by Commissioner Goulart, seconded by Commissioner Soto, to approve the June 30, 2021 Regular Meeting Minutes. The motion passed unanimously on a roll-call vote. Commissioner Leonardini was absent.

F. FINANCIAL REPORT

2. Financial reports months ending June, 2021. GM Razzeca gave the highlights. A motion was made by Commissioner Ferrante, seconded by Commissioner Goulart to accept the financial report. The motion passed unanimously on a roll-call vote. Commissioner Leonardini was absent.

G. MANAGERS' REPORTS

The General Manager will make oral or written reports. The Board may take action as deemed necessary. The Managers may present additional reports but the Board may not take action on any item not on this Agenda.

3. Projects Status/Update – written report/no questions
4. Summary of Permits Issued – written report/no questions
5. Meeting Announcements – written report/no questions
6. Liveboard Report – written report/no questions
7. Slip Income Report – written report/no questions
8. Incident Report – written report/no questions

H. COMMITTEE REPORTS

9. Finance Committee – Ferrante/Leonardini – Nothing to report
10. Elkhorn Slough Advisory Committee – Leonardini – Nothing to report
11. Special Districts – Jeffries/Ferrante – Commissioner Ferrante and President Jeffries attended a Special District meeting and gave a report on the events that took place.
12. Budget Committee – Goulart/Soto – Nothing to report
13. Liveboard Committee – Goulart/Soto – Nothing to report
14. Harbor Improvement Committee – Goulart/Soto – Nothing to report
15. Real Property Committee I – Jeffries/Leonardini – Nothing to report
16. Real Property Committee II – Ferrante/Goulart – Nothing to report
17. Meetings attended by Commissioners at District expense since the last regular meeting of the Board (AB 1234 requirements).

I. NEW BUSINESS

18. ITEM- Consider Suspension Of The Districts Passenger Vessel Fee Through The End of 2021.
 - a. Staff Report – GM Razzeca gave the report
 - b. Public Comment – None
 - c. Board Discussion – None
 - d. Board Action – A motion was made by Commissioner Ferrante, seconded by Commissioner Goulart to suspend the Districts Passenger Vessel Fee through the end of 2021. The motion passed 4-0-1 Commissioner Leonardini was absent.
19. ITEM- Consider Special Activity Use Permit Application ARB Inc.
 - a. Staff report – GM Razzeca gave the report
 - b. Public Comment - None
 - c. Board Discussion – President Jeffries requested that special conditions be made to the permit requiring a security deposit equivalent to 1 month's rent up to 5,000 that will be refunded after the project is completed and we have inspected our property and no traffic should be obstructed during construction.
 - d. Board Action – A motion was made by Commissioner Goulart, seconded by Commissioner Ferrante to approve the Special Activity Use Permit Application for ARB Inc. The motion passed 4-0-1 Commissioner Leonardini was absent.

K. COMMISSIONERS COMMENTS AND CONCERNS

President Russ Jeffries asked the Board if they would agree to postpone the August 21st meeting and reschedule a future date at the August 25th Board meeting. Commissioner Goulart, Commissioner Soto and GM Razzeca will be having a Liveboard meeting on August 9th 2021 at 7:00pm in the Harbor District Conference Room.

L. ADJORNMENT

The meeting adjourned at 7:40pm

Respectfully submitted,

Vince Ferrante, Secretary
Board of Harbor Commissioners

ATTEST:

Tommy Razzeca, Deputy Secretary
Board of Harbor Commissioners

Moss Landing Harbor District
Balance Sheet
As of July 31, 2021

	<u>Jul 31, 21</u>	<u>Jul 31, 20</u>	<u>\$ Change</u>	<u>% Change</u>
ASSETS				
Current Assets				
Checking/Savings				
1002 · Petty Cash	500	500		
1009 · Union - Operating	2,783,712	2,656,928	126,784	5%
1010 · Union - M.M.		8,362	-8,362	-100%
1011 · Union - Payroll		31,995	-31,995	-100%
1015 · 1st Capital Bank	1,557,592	1,554,488	3,104	0%
1018 · Union Bank- Trust Account	2,307,300	880,071	1,427,229	162%
1020 · Umpqua - Restricted	1,017,043	1,016,569	474	0%
Total Checking/Savings	7,666,147	6,148,913	1,517,234	25%
Accounts Receivable				
11290 · Leases				
1282 · NNN Receivable	45,487	79,364	-33,877	-43%
1291 · Monterey Bay Kayak	1,713		1,713	100%
Total 11290 · Leases	47,200	79,364	-32,164	-41%
1200 · Marina Receivables	134,384	121,049	13,335	11%
1201 · Marina - Allow for Bad Debt	-43,130	-29,826	-13,304	-45%
Total Accounts Receivable	138,454	170,587	-32,133	-19%
Other Current Assets				
1271 · Prepaid Expenses				
1270 · Insurance	223,418	70,637	152,781	216%
Total 1271 · Prepaid Expenses	223,418	70,637	152,781	216%
Total Other Current Assets	223,418	70,637	152,781	216%
Total Current Assets	8,028,019	6,390,137	1,637,882	26%
Fixed Assets				
1650 · Construction in Progress	4,861,140	4,861,140		
1670 · Equipment	463,119	463,119		
1700 · Improvements				
1710 · NH Buildings & Improvements	6,880,629	6,880,629		
1720 · NH Floating Docks	524,675	524,675		
1725 · NH Offsite Improvements	632,218	632,218		
1730 · SH Buildings & Improvements	8,160,807	8,160,807		
1740 · SH Floating Docks	9,457,184	9,457,184		
Total 1700 · Improvements	25,655,513	25,655,513		
1800 · Less - Depreciation				
1805 · Equipment	-444,041	-423,640	-20,401	-5%
1810 · NH Buildings & Improvements	-3,729,047	-3,414,002	-315,045	-9%
1820 · NH Floating Docks	-537,714	-525,677	-12,037	-2%
1825 · NH Offsite Improvements	-520,326	-490,943	-29,383	-6%
1830 · SH Buildings & Improvements	-6,380,222	-6,171,444	-208,778	-3%
1840 · SH Floating Docks	-6,844,274	-6,429,874	-414,400	-6%
Total 1800 · Less - Depreciation	-18,455,624	-17,455,580	-1,000,044	-6%
1900 · Land	1,642,860	1,642,860		
Total Fixed Assets	14,167,008	15,167,052	-1,000,044	-7%

Moss Landing Harbor District
Balance Sheet
As of July 31, 2021

	<u>Jul 31, 21</u>	<u>Jul 31, 20</u>	<u>\$ Change</u>	<u>% Change</u>
Other Assets				
1320 · Workers Comp Deposit	200	200		
1530 · Principal Financial CS	7,389	7,389		
Total Other Assets	<u>7,589</u>	<u>7,589</u>		
TOTAL ASSETS	<u>22,202,616</u>	<u>21,564,778</u>	<u>637,838</u>	<u>3%</u>

Moss Landing Harbor District
Balance Sheet
As of July 31, 2021

	Jul 31, 21	Jul 31, 20	\$ Change	% Change
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
2010 · Accounts Payable	-399,675	-443,982	44,307	10%
Total Accounts Payable	-399,675	-443,982	44,307	10%
Other Current Liabilities				
2020 · Accrued Salaries Payable	15,386	15,004	382	3%
2021 · Accrued Vacation	22,412	22,412		
2023 · Accrued Payroll Taxes	1,148	1,148		
2030 · Customer Deposits	351,218	330,370	20,848	6%
2050 · Employee 457 Payable		-270	270	100%
2051 · Note Interest Payable				
2062 · Umpqua Accrued interest	40,087	40,976	-889	-2%
Total 2051 · Note Interest Payable	40,087	40,976	-889	-2%
2080 · Prepaid Berth Fees	241,106	179,911	61,195	34%
2011 · Lusamerica Reimb. Acct.	15,000		15,000	100%
2082 · MLCP Cost Reimb. Deposit	73,761	79,447	-5,686	-7%
2086 · Prepaid Leases				
20861 · Vistra	48,440	46,289	2,151	5%
20862 · MBARI	21,786	21,681	105	0%
Total 2086 · Prepaid Leases	70,226	67,970	2,256	3%
2087 · Lease Deposits	19,501	19,501		
Total Other Current Liabilities	849,845	756,469	93,376	12%
Total Current Liabilities	450,170	312,487	137,683	44%
Long Term Liabilities				
2605 · Umpqua Loan	2,508,701	2,908,808	-400,107	-14%
Total Long Term Liabilities	2,508,701	2,908,808	-400,107	-14%
Total Liabilities	2,958,871	3,221,295	-262,424	-8%
Equity				
3020 · Retained Net Assets	6,456,231	6,456,231		
3050 · Prior Year Earnings	12,716,631	11,796,504	920,127	8%
Net Income	70,883	90,748	-19,865	-22%
Total Equity	19,243,745	18,343,483	900,262	5%
TOTAL LIABILITIES & EQUITY	22,202,616	21,564,778	637,838	3%

Moss Landing Harbor District
Statement of Cash Flows
July 2021

	Jul 21
OPERATING ACTIVITIES	
Net Income	70,883
Adjustments to reconcile Net Income	
to net cash provided by operations:	
1200 · Marina Receivables	3,941
1201 · Marina - Allow for Bad Debt	2,125
11290 · Leases:1282 · NNN Receivable	-2,500
1271 · Prepaid Expenses:1270 · Insurance	-182,595
1800 · Less - Depreciation:1805 · Equipment	1,700
1800 · Less - Depreciation:1810 · NH Buildings & Improvements	26,254
1800 · Less - Depreciation:1820 · NH Floating Docks	1,003
1800 · Less - Depreciation:1825 · NH Offsite Improvements	2,449
1800 · Less - Depreciation:1830 · SH Buildings & Improvements	17,398
1800 · Less - Depreciation:1840 · SH Floating Docks	34,533
2010 · Accounts Payable	-185,726
2030 · Customer Deposits	2,346
2080 · Prepaid Berth Fees	8,588
2086 · Prepaid Leases	-7,551
2086 · Prepaid Leases:20861 · Vistra	-6,123
2086 · Prepaid Leases:20862 · MBARI	-2,453
2051 · Note Interest Payable:2062 · Umpqua Accrued Interest	5,549
Net cash provided by Operating Activities	-210,179
Net cash increase for period	-210,179
Cash at beginning of period	7,876,326
Cash at end of period	7,666,147

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
 July 2021

Ordinary Income/Expense	Jul 21	Budget	\$ Over Budget	% of Budget
Income				
4000 · MARINA REVENUES				
4100 · Berthing Income				
4110 · Assigned Berthing	148,246	150,959	-2,713	98%
4112 · Qtrly/Annual Discount	-140	-242	102	58%
4113 · Commercial Vessel Dscnt	-976	-1,000	24	98%
4114 · Away (1 mnth) Dscnt		-50	50	
4115 · Temporary Berthing	23,999	26,475	-2,476	91%
4120 · Liveaboard Fees	11,350	11,083	267	102%
4130 · Transient Berthing	2,016	6,267	-4,251	32%
4220 · Wait List	875	542	333	161%
4260 · Towing - Intra Harbor		50	-50	
4280 · Late Fees	3,390	2,917	473	116%
4282 · Recovered Lien Costs				
Total 4100 · Berthing Income	<u>188,760</u>	<u>197,001</u>	<u>-8,241</u>	<u>96%</u>
4200 · Other Income - Operations				
4225 · Merchandise		20	-20	
4230 · SH Parking	17,296	8,280	9,016	209%
4285 · Dog Fee	70	50	20	140%
4290 · Misc	472	250	222	189%
Total 4200 · Other Income - Operations	<u>17,838</u>	<u>8,600</u>	<u>9,238</u>	<u>207%</u>
Total 4000 · MARINA REVENUES	<u>206,598</u>	<u>205,601</u>	<u>997</u>	<u>100%</u>

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
July 2021

Expense	Jul 21	Budget	\$ Over Budget	% of Budget
5200 · General & Administrative				
5100 · Advertising	1,387	542	845	256%
5210 · Dues & Subscriptions	3,139	951	2,188	330%
5220 · Office Supplies				
5223 · Administration	521	724	-203	72%
5225 · Operations	521	1,118	-597	47%
Total 5220 · Office Supplies	<u>1,042</u>	<u>1,842</u>	<u>-800</u>	<u>57%</u>
5230 · Postage & Equip Lease				
5232 · Meter Lease		58	-58	
5235 · Postage		93	-93	
Total 5230 · Postage & Equip Lease		<u>151</u>	<u>-151</u>	
5240 · Copier Lease & Supplies				
5242 · Copier Lease	839	245	594	342%
Total 5240 · Copier Lease & Supplies	<u>839</u>	<u>245</u>	<u>594</u>	<u>342%</u>
5250 · Telephone & Communications				
5253 · Administration	1,286	1,085	201	119%
5255 · Operations	57	40	17	143%
Total 5250 · Telephone & Communications	<u>1,343</u>	<u>1,125</u>	<u>218</u>	<u>119%</u>
5260 · Professional Services				
5262 · Accounting	2,465	3,000	-535	82%
5265 · Legal	1,200	8,333	-7,133	14%
5268 · Computer Consulting	170	156	14	109%
5269 · Payroll Processing	309	301	8	103%
Total 5260 · Professional Services	<u>4,144</u>	<u>11,790</u>	<u>-7,646</u>	<u>35%</u>
5290 · Credit Card Fees	-69	941	-1,010	-7%
5921 · Internet Billing Service	137	120	17	114%
Total 5200 · General & Administrative	<u>11,962</u>	<u>17,707</u>	<u>-5,745</u>	<u>68%</u>
5300 · Personnel				
5310 · Salaries				
5313 · Administration	23,187	22,676	511	102%
5315 · Operations	13,273	17,076	-3,803	78%
5318 · Maintenance	12,647	12,901	-254	98%
Total 5310 · Salaries	<u>49,107</u>	<u>52,653</u>	<u>-3,546</u>	<u>93%</u>
5330 · Payroll Taxes				
5333 · Administration	1,771	1,735	36	102%
5335 · Operations	1,015	1,306	-291	78%
5338 · Maintenance	968	987	-19	98%
Total 5330 · Payroll Taxes	<u>3,754</u>	<u>4,028</u>	<u>-274</u>	<u>93%</u>
5340 · Employee Benefits				
5342 · Vehicle Allowance		350	-350	
5343 · Administration	6,521	3,724	2,797	175%
5345 · Operations	357			
5348 · Maintenance	7,243	4,935	2,308	147%
Total 5340 · Employee Benefits	<u>14,121</u>	<u>9,009</u>	<u>5,112</u>	<u>157%</u>

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
July 2021

	<u>Jul 21</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
5350 · Workers Compensation				
5353 · Administration	300	89	211	337%
5355 · Operations	587	1,017	-430	58%
5358 · Maintenance	667	552	115	121%
Total 5350 · Workers Compensation	<u>1,554</u>	<u>1,658</u>	<u>-104</u>	<u>94%</u>
5360 · Education & Training				
5363 · Administration		167	-167	
5365 · Operations		167	-167	
Total 5360 · Education & Training		<u>334</u>	<u>-334</u>	
Total 5300 · Personnel	<u>68,536</u>	<u>67,682</u>	<u>854</u>	<u>101%</u>
5400 · Insurance				
5410 · Liability Insurance	13,817	13,817	0	100%
Total 5400 · Insurance	<u>13,817</u>	<u>13,817</u>	<u>0</u>	<u>100%</u>
5500 · Utilities				
5510 · Garbage	8,578	9,583	-1,005	90%
5520 · Gas and Electric	25,000	25,000		100%
5530 · Water	3,191	3,333	-142	96%
5540 · Sewer		3,583	-3,583	
Total 5500 · Utilities	<u>36,769</u>	<u>41,499</u>	<u>-4,730</u>	<u>89%</u>
5600 · Operating Supplies				
5610 · Vehicles	350	907	-557	39%
5620 · Vessels	476	133	343	358%
5625 · Operations	1,506	1,627	-121	93%
Total 5600 · Operating Supplies	<u>2,332</u>	<u>2,667</u>	<u>-335</u>	<u>87%</u>
5700 · Depreciation	<u>41,669</u>	<u>41,667</u>	<u>2</u>	<u>100%</u>
5800 · Repairs & Maintenance				
5810 · Vehicles		80	-80	
5830 · Equip Rental	202	475	-273	43%
5850 · Repair Materials	3,107	5,695	-2,588	55%
5860 · Outside Service Contracts	4,188	6,250	-2,062	67%
Total 5800 · Repairs & Maintenance	<u>7,497</u>	<u>12,500</u>	<u>-5,003</u>	<u>60%</u>
5900 · Financial Expenses				
5920 · Bank Service Charges	779	417	362	187%
5990 · Bad Debt	2,125	2,083	42	102%
Total 5900 · Financial Expenses	<u>2,904</u>	<u>2,500</u>	<u>404</u>	<u>116%</u>
Total · MARINA EXPENSES	<u>185,486</u>	<u>200,039</u>	<u>-14,553</u>	<u>93%</u>
Net Ordinary Income - Marina Operations	<u>21,113</u>	<u>5,563</u>	<u>15,550</u>	<u>380%</u>

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
July 2021

	Jul 21	Budget	\$ Over Budget	% of Budget
4400 · LEASE AND OTHER INCOME				
4050 · Trust Lands Lease Revenue				
4051 · Vistra	6,123	6,123	0	100%
4053 · MBARI	2,453	2,511	-58	98%
Total 4050 · Trust Lands Lease Revenue	8,576	8,634	-58	99%
4500 · Leases				
4501 · K-Pier Lease	2,327	1,129	1,198	206%
4502 · Cannery Building				
4517 · Suite 2	2,926	2,926	0	100%
4504 · Suite 3	8,091	8,091	0	100%
4511 · Suite 1 & 10	3,301	1,650	1,651	200%
4515 · Suite 4	7,825	7,825	0	100%
4518 · Suite 5	2,287	2,287	0	100%
4510 · Suite 6	1,193	1,193	0	100%
4512 · Suite 7	1,251	1,251	0	100%
4503 · Suite 8	820	796	24	103%
4520 · Suite 9		749	-749	
4523 · Canery NNN	2,500	3,333	-833	75%
Total 4502 · Cannery Building	30,194	30,101	93	100%
4530 · RV Lot	2,941	3,015	-74	98%
4560 · North Harbor				
4562 · Sea Harvest	3,085	3,100	-15	100%
4568 · Monterey Bay Kayaks	1,713	3,750	-2,037	46%
Total 4560 · North Harbor	4,798	6,850	-2,052	70%
Total 4500 · Leases	40,260	41,095	-835	98%
4600 · District Property Taxes				
4700 · Other Revenues & Concessions				
4125 · Amenity Fee	29,519	29,583	-64	100%
4126 · Passenger Vessel Fees		2,500	-2,500	
4710 · Vending Activities				
4711 · Washer/Dryer	1,210	680	530	178%
4712 · Soda	115	28	87	411%
Total 4710 · Vending Activities	1,325	708	617	187%
4720 · Dry Storage	5,040	5,250	-210	96%
4725 · North Harbor Use Fee	24,630	12,958	11,672	190%
4727 · Key Sales	600	412	188	146%
4730 · NH Washdown	200	200		100%
4735 · Camp/RV	559	208	351	269%
4751 · Permits	250	375	-125	67%
4765 · Faxes, Copies & Postage		5	-5	
Total 4700 · Other Revenues & Concessions	62,123	52,199	9,924	119%

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
July 2021

	<u>Jul 21</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
4800 · Interest				
4841 · Union Bank Interest	25	25	0	100%
4843 · First Capital Bank	256	258	-2	99%
4846 · Umpqua Interest	9	46	-37	20%
Total 4800 · Interest	<u>290</u>	<u>329</u>	<u>-39</u>	<u>88%</u>
Total 4400 · LEASE AND OTHER INCOME	<u>111,249</u>	<u>102,257</u>	<u>8,992</u>	<u>109%</u>
7000 · LEASE AND OTHER EXPENSES				
7100 · Interest Expense				
7134 · Umpqua Accrued Interest	5,549	5,549		100%
Total 7100 · Interest Expense	<u>5,549</u>	<u>5,549</u>		<u>100%</u>
7200 · Other Financial Expenses				
7230 · LAFO Administrative Charges		7,000	-7,000	
Total 7200 · Other Financial Expenses		<u>7,000</u>	<u>-7,000</u>	
5700 · Depreciation	41,669	41,667	2	100%
7300 · Commissioner Expenses				
7320 · Monthly Stipend	1,750	1,833	-83	95%
7321 · Employer Payroll Taxes	134	150	-16	89%
7330 · Incurred Expenses	186	100	86	186%
Total 7300 · Commissioner Expenses	<u>2,070</u>	<u>2,083</u>	<u>-13</u>	<u>99%</u>
Total 7000 · LEASE AND OTHER EXPENSES	<u>49,288</u>	<u>56,299</u>	<u>-7,011</u>	<u>88%</u>
Net Ordinary Income - Lease & Other Operations	<u>61,962</u>	<u>45,959</u>	<u>16,003</u>	<u>135%</u>
Net Ordinary Income - Combined Operations	<u>83,074</u>	<u>51,521</u>	<u>31,553</u>	<u>161%</u>
Other Income/Expense				
Other Income				
8001 · Cost Reimbursements				
8101 · Revenue from reimbursements		-16,667	16,667	
8201 · Reimbursable expenses		16,667	-16,667	
Total 8001 · Cost Reimbursements				
Total Other Income				
Other Expense				
9000 · CAPITAL PROJECT EXPENSES				
9250 · Security Camera	9,616	10,000	-384	96%
9565 · Miscellaneous Capital Projects	2,575	5,000	-2,425	52%
Total 9000 · CAPITAL PROJECT EXPENSES	<u>12,191</u>	<u>15,000</u>	<u>-2,809</u>	<u>81%</u>
Total Other Expense	<u>12,191</u>	<u>15,000</u>	<u>-2,809</u>	<u>81%</u>
Net Other Income	<u>-12,191</u>	<u>-15,000</u>	<u>2,809</u>	<u>81%</u>
Net Income	<u>70,883</u>	<u>36,521</u>	<u>34,362</u>	<u>194%</u>

Moss Landing Harbor District
Profit & Loss YTD Comparison
 July 2021

	<u>Jul 21</u>	<u>Jul 20</u>	<u>\$ Change</u>	<u>% Change</u>
Ordinary Income/Expense				
Income				
4000 · MARINA REVENUES				
4100 · Berthing Income				
4110 · Assigned Berthing	148,246	142,249	5,997	4%
4112 · Qtrly/Annual Discount	-140	-352	212	60%
4113 · Commercial Vessel Dscnt	-976	-1,082	106	10%
4115 · Temporary Berthing	23,999	28,792	-4,793	-17%
4120 · Liveaboard Fees	11,350	11,115	235	2%
4130 · Transient Berthing	2,016	3,065	-1,049	-34%
4220 · Wait List	875	525	350	67%
4260 · Towing - Intra Harbor		150	-150	-100%
4280 · Late Fees	3,390		3,390	100%
Total 4100 · Berthing Income	<u>188,760</u>	<u>184,462</u>	<u>4,298</u>	<u>2%</u>
4200 · Other Income - Operations				
4230 · SH Parking	17,296	6,072	11,224	185%
4285 · Dog Fee	70	95	-25	-26%
4290 · Misc	472	252	220	87%
Total 4200 · Other Income - Operations	<u>17,838</u>	<u>6,419</u>	<u>11,419</u>	<u>178%</u>
Total 4000 · MARINA REVENUES	<u>206,598</u>	<u>190,881</u>	<u>15,717</u>	<u>8%</u>

Moss Landing Harbor District
Profit & Loss YTD Comparison
July 2021

Expense	Jul 21	Jul 20	\$ Change	% Change
5200 · General & Administrative				
5100 · Advertising	1,387	362	1,025	283%
5210 · Dues & Subscriptions	3,139	7,065	-3,926	-56%
5220 · Office Supplies				
5223 · Administration	521	534	-13	-2%
5225 · Operations	521	501	20	4%
Total 5220 · Office Supplies	1,042	1,035	7	1%
5230 · Postage & Equip Lease				
5235 · Postage		639	-639	-100%
Total 5230 · Postage & Equip Lease		639	-639	-100%
5240 · Copier Lease & Supplies				
5242 · Copier Lease	839	400	439	110%
Total 5240 · Copier Lease & Supplies	839	400	439	110%
5250 · Telephone & Communications				
5253 · Administration	1,286	1,021	265	26%
5255 · Operations	57	59	-2	-3%
Total 5250 · Telephone & Communications	1,343	1,080	263	24%
5260 · Professional Services				
5262 · Accounting	2,465	3,132	-667	-21%
5265 · Legal	1,200	5,500	-4,300	-78%
5268 · Computer Consulting	170		170	100%
5269 · Payroll Processing	309	370	-61	-16%
Total 5260 · Professional Services	4,144	9,002	-4,858	-54%
5290 · Credit Card Fees	-69	1,817	-1,886	-104%
5921 · Internet Billing Service	137	137		
Total 5200 · General & Administrative	11,962	21,537	-9,575	-44%
5300 · Personnel				
5310 · Salaries				
5313 · Administration	23,187	15,054	8,133	54%
5315 · Operations	13,273	14,697	-1,424	-10%
5318 · Maintenance	12,647	12,297	350	3%
Total 5310 · Salaries	49,107	42,048	7,059	17%
5330 · Payroll Taxes				
5333 · Administration	1,771	1,152	619	54%
5335 · Operations	1,015	1,124	-109	-10%
5338 · Maintenance	968	941	27	3%
Total 5330 · Payroll Taxes	3,754	3,217	537	17%
5340 · Employee Benefits				
5343 · Administration	6,521	3,789	2,732	72%
5345 · Operations	357		357	100%
5348 · Maintenance	7,243	4,633	2,610	56%
Total 5340 · Employee Benefits	14,121	8,422	5,699	68%

Moss Landing Harbor District
Profit & Loss YTD Comparison
July 2021

	Jul 21	Jul 20	\$ Change	% Change
5350 · Workers Compensation				
5353 · Administration	300	300		
5355 · Operations	587	587		
5358 · Maintenance	667	667		
Total 5350 · Workers Compensation	1,554	1,554		
5360 · Education & Training				
5363 · Administration		64	-64	-100%
Total 5360 · Education & Training		64	-64	-100%
Total 5300 · Personnel	68,536	55,305	13,231	24%
5400 · Insurance				
5410 · Liability Insurance	13,817	13,082	735	6%
Total 5400 · Insurance	13,817	13,082	735	6%
5500 · Utilities				
5510 · Garbage	8,578	8,671	-93	-1%
5520 · Gas and Electric	25,000		25,000	100%
5530 · Water	3,191	3,516	-325	-9%
5540 · Sewer		3,384	-3,384	-100%
Total 5500 · Utilities	36,769	15,571	21,198	136%
5600 · Operating Supplies				
5610 · Vehicles	350	419	-69	-16%
5620 · Vessels	476		476	100%
5625 · Operations	1,506	2,071	-565	-27%
Total 5600 · Operating Supplies	2,332	2,490	-158	-6%
5700 · Depreciation	41,669	41,669		
5800 · Repairs & Maintenance				
5830 · Equip Rental	202	202		
5850 · Repair Materials	3,107	4,916	-1,809	-37%
5860 · Outside Service Contracts	4,188	2,767	1,421	51%
5870 · Derelict Disposal		5	-5	-100%
Total 5800 · Repairs & Maintenance	7,497	7,890	-393	-5%
5900 · Financial Expenses				
5920 · Bank Service Charges	779	1,033	-254	-25%
5990 · Bad Debt	2,125	2,125		
Total 5900 · Financial Expenses	2,904	3,158	-254	-8%
Total · MARINA EXPENSES	185,486	160,702	24,784	15%
Net Ordinary Income - Marina Operations	21,113	30,180	-9,067	-30%

Moss Landing Harbor District
Profit & Loss YTD Comparison
July 2021

	Jul 21	Jul 20	\$ Change	% Change
4400 · LEASE AND OTHER INCOME				
4050 · Trust Lands Lease Revenue				
4051 · Vistra	6,123	5,816	307	5%
4053 · MBARI	2,453	2,453		
Total 4050 · Trust Lands Lease Revenue	8,576	8,269	307	4%
4500 · Leases				
4501 · K-Pier Lease	2,327	1,008	1,319	131%
4502 · Cannery Building				
4517 · Sulte 2	2,926	2,869	57	2%
4504 · Suite 3	8,091	15,390	-7,299	-47%
4511 · Suite 1 & 10	3,301	1,566	1,735	111%
4515 · Sulte 4	7,825	7,671	154	2%
4518 · Suite 5	2,287	2,243	44	2%
4510 · Sulte 6	1,193	2,274	-1,081	-48%
4512 · Sulte 7	1,251	1,226	25	2%
4503 · Suite 8	820	796	24	3%
4520 · Sulte 9		-712	712	100%
4523 · Canery NNN	2,500	3,134	-634	-20%
Total 4502 · Cannery Building	30,194	36,457	-6,263	-17%
4530 · RV Lot	2,941	2,941		
4560 · North Harbor				
4562 · Sea Harvest	3,085	3,024	61	2%
4568 · Monterey Bay Kayaks	1,713	1,713		
Total 4560 · North Harbor	4,798	4,737	61	1%
Total 4500 · Leases	40,260	45,143	-4,883	-11%
4700 · Other Revenues & Concessions				
4125 · Amenlty Fee	29,519	27,885	1,634	6%
4126 · Passenger Vessel Fees				
4710 · Vending Activities				
4711 · Washer/Dryer	1,210	864	346	40%
4712 · Soda	115	54	61	113%
Total 4710 · Vending Activities	1,325	918	407	44%
4720 · Dry Storage	5,040	5,480	-440	-8%
4725 · North Harbor Use Fee	24,630	26,325	-1,695	-6%
4727 · Key Sales	600	510	90	18%
4730 · NH Washdown	200	132	68	52%
4735 · Camp/RV	559		559	100%
4751 · Permits	250	564	-314	-56%
4765 · Faxes, Copies & Postage		13	-13	-100%
Total 4700 · Other Revenues & Concessions	62,123	61,827	296	0%

Moss Landing Harbor District
Profit & Loss YTD Comparison
July 2021

	Jul 21	Jul 20	\$ Change	% Change
4800 · Interest				
4841 · Union Bank Interest	25	25	0	0%
4843 · First Capital Bank	256	264	-8	-3%
4846 · Umpqua Interest	9	43	-34	-79%
Total 4800 · Interest	290	332	-42	-13%
Total 4400 · LEASE AND OTHER INCOME	111,249	115,571	-4,322	-4%
7000 · LEASE AND OTHER EXPENSES				
7100 · Interest Expense				
7134 · Umpqua Accrued Interest	5,549	6,433	-884	-14%
Total 7100 · Interest Expense	5,549	6,433	-884	-14%
7200 · Other Financial Expenses				
7230 · LAFO Administrative Charges		5,425	-5,425	-100%
Total 7200 · Other Financial Expenses		5,425	-5,425	-100%
5700 · Depreciation	41,669	41,669		
7300 · Commissioner Expenses				
7320 · Monthly Stipend	1,750	875	875	100%
7321 · Employer Payroll Taxes	134	67	67	100%
7330 · Incurred Expenses	186	15	171	1,140%
Total 7300 · Commissioner Expenses	2,070	957	1,113	116%
Total 7000 · LEASE AND OTHER EXPENSES	49,288	54,484	-5,196	-10%
Net Ordinary Income - Lease & Other Operations	61,962	61,088	874	1%
Net Ordinary Income - Combined Operations	83,074	91,267	-8,193	-9%
Other Income/Expense				
Other Income				
8001 · Cost Reimbursements				
8201 · Reimbursable expenses		-516	516	100%
Total 8001 · Cost Reimbursements		-516	516	100%
Total Other Income		-516	516	100%
Other Expense				
9000 · CAPITAL PROJECT EXPENSES				
9053 · Dock Maintenance				
9250 · Security Camera	9,616		9,616	100%
9565 · Miscellaneous Capital Projects	2,575		2,575	100%
Total 9000 · CAPITAL PROJECT EXPENSES	12,191		12,191	100%
Total Other Expense	12,191		12,191	100%
Net Other Income	-12,191	-516	-11,675	-2,263%
Net Income	70,883	90,751	-19,868	-22%

Moss Landing Harbor District
A/P Aging Summary
As of July 31, 2021

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
Allied Administrators for Delta Dental	0.00	-402.14	0.00	0.00	0.00	-402.14
AT&T	95.70	0.00	0.00	0.00	0.00	95.70
Big Creek Lumber	866.35	0.00	0.00	0.00	0.00	866.35
Blue Shield of California	0.00	-357.20	0.00	0.00	0.00	-357.20
CalPERS	0.00	-5,725.00	-5,725.00	0.00	0.00	-11,450.00
Castroville "ACE" Hardware	0.00	54.28	0.00	0.00	0.00	54.28
Central Coast Systems, Inc.	105.00	0.00	0.00	0.00	0.00	105.00
Chris Carlquist	0.00	250.00	0.00	0.00	0.00	250.00
Cintas	454.18	0.00	0.00	0.00	0.00	454.18
Hodges Consulting Services	0.00	170.00	417.18	0.00	0.00	587.18
JD's Plumbing, Inc.	695.00	0.00	0.00	0.00	0.00	695.00
Jean Paul Bottega	154.90	0.00	0.00	0.00	0.00	154.90
Johnson Electronics, Inc.	0.00	0.00	120.00	0.00	0.00	120.00
Julla Glasser	497.00	0.00	0.00	0.00	0.00	497.00
Marc J. Del Piero	1,200.00	0.00	0.00	0.00	0.00	1,200.00
MBS Business Systems	220.44	0.00	0.00	0.00	0.00	220.44
Mechanics Bank	1,157.68	0.00	0.00	0.00	0.00	1,157.68
Michael Hamer	575.00	0.00	0.00	0.00	0.00	575.00
Monterey Sanitary Supply	1,009.40	269.79	0.00	0.00	0.00	1,279.19
Pajaro/Sunny Mesa C.S.D.	3,191.00	0.00	0.00	0.00	0.00	3,191.00
PG&E	0.00	-25,000.00	0.00	0.00	0.00	-25,000.00
Razzolink, Inc.	0.00	-136.85	0.00	0.00	0.00	-136.85
Steven Goebel	0.00	640.00	0.00	0.00	0.00	640.00
U.S. Bank	3,120.01	0.00	0.00	0.00	0.00	3,120.01
Umpqua Bank	0.00	-380,620.70	0.00	0.00	0.00	-380,620.70
Unified Building Maintenance	1,350.00	0.00	0.00	0.00	0.00	1,350.00
VALIC	1,708.64	0.00	0.00	0.00	0.00	1,708.64
Verizon Wireless	113.25	0.00	0.00	0.00	0.00	113.25
Vision Sevice Plan	0.00	-142.95	0.00	0.00	0.00	-142.95
TOTAL	<u><u>18,513.55</u></u>	<u><u>-411,000.77</u></u>	<u><u>-5,187.82</u></u>	<u><u>0.00</u></u>	<u><u>0.00</u></u>	<u><u>-399,675.04</u></u>

Moss Landing Harbor District

Warrant Listing

As of July 31, 2021

Type	Date	Num	Name	Amount
1009 - Union - Operating				
Check	07/07/2021		NPC Merchant Pymt Proc	-2,054.71
Check	07/08/2021		Payroll Partners	-174.02
Check	07/09/2021	3042	Ferrante, Vincent	-218.06
Check	07/09/2021	3043	Goulart, James	-218.06
Check	07/09/2021	3044	Jeffries, Russell	-452.67
Check	07/09/2021	3045	Tony Leonardini	-455.75
Check	07/09/2021	3046	Neal Norris	-782.19
Check	07/09/2021	3047	RJ Collier	-669.15
Check	07/09/2021	3048	Dennis Dixon	-51.68
Bill Pmt -Check	07/12/2021	18857	Alexander Smith	-480.00
Bill Pmt -Check	07/12/2021	18858	Allied Administrators for Delta Der.tal	-402.14
Bill Pmt -Check	07/12/2021	18859	AT&T	-618.43
Bill Pmt -Check	07/12/2021	18860	Blue Shield of California	-357.20
Bill Pmt -Check	07/12/2021	18861	Byte Technology	-100.50
Bill Pmt -Check	07/12/2021	18862	CalPERS	-5,725.00
Bill Pmt -Check	07/12/2021	18863	Carmel Marina Corporation	-1,289.56
Bill Pmt -Check	07/12/2021	18864	Castroville "ACE" Hardware	-31.02
Bill Pmt -Check	07/12/2021	18865	Cintas	-566.80
Bill Pmt -Check	07/12/2021	18866	Corralitos Electric	-5,693.10
Bill Pmt -Check	07/12/2021	18867	Jarvis, Fay, & Gibson, LLP	-6,900.00
Bill Pmt -Check	07/12/2021	18868	M3 Environmental	-2,575.00
Bill Pmt -Check	07/12/2021	18869	Marc J. Del Piero	-2,250.00
Bill Pmt -Check	07/12/2021	18870	MBS Business Systems	-398.04
Bill Pmt -Check	07/12/2021	18871	Mechanics Bank	-307.84
Bill Pmt -Check	07/12/2021	18872	Monterey Sanitary Supply	-2,134.14
Bill Pmt -Check	07/12/2021	18873	Pajaro/Sunny Mesa C.S.D.	-3,822.22
Bill Pmt -Check	07/12/2021	18874	PG&E	-25,000.00
Bill Pmt -Check	07/12/2021	18875	Pitney Bowes Global Financial S /> LLC	-151.21
Bill Pmt -Check	07/12/2021	18876	Razzolink, Inc.	-136.85
Bill Pmt -Check	07/12/2021	18877	Santa Cruz Compost Company, r.c.	-176.69
Bill Pmt -Check	07/12/2021	18878	Sunrise Express	-60.66
Bill Pmt -Check	07/12/2021	18879	TK Elevator	-673.52
Bill Pmt -Check	07/12/2021	18880	Tommy Razzeca	-350.00
Bill Pmt -Check	07/12/2021	18881	Umpqua Bank	-380,620.70
Bill Pmt -Check	07/12/2021	18882	United Site Services of Calif., Inc.	-502.08
Bill Pmt -Check	07/12/2021	18883	VALIC	-1,615.39
Bill Pmt -Check	07/12/2021	18884	Verizon Wireless	-113.42
Bill Pmt -Check	07/12/2021	18885	Vision Sevice Plan	-142.95
Bill Pmt -Check	07/12/2021	18886	AT&T	-96.40
Bill Pmt -Check	07/12/2021	18887	Carmel Marina Corporation	-5,292.60
Bill Pmt -Check	07/12/2021	18888	Mechanics Bank	-529.06
Bill Pmt -Check	07/12/2021	18889	AT&T	-418.94
Bill Pmt -Check	07/12/2021	18890	Carmel Marina Corporation	-1,995.40
Bill Pmt -Check	07/12/2021	18891	Mechanics Bank	-307.84

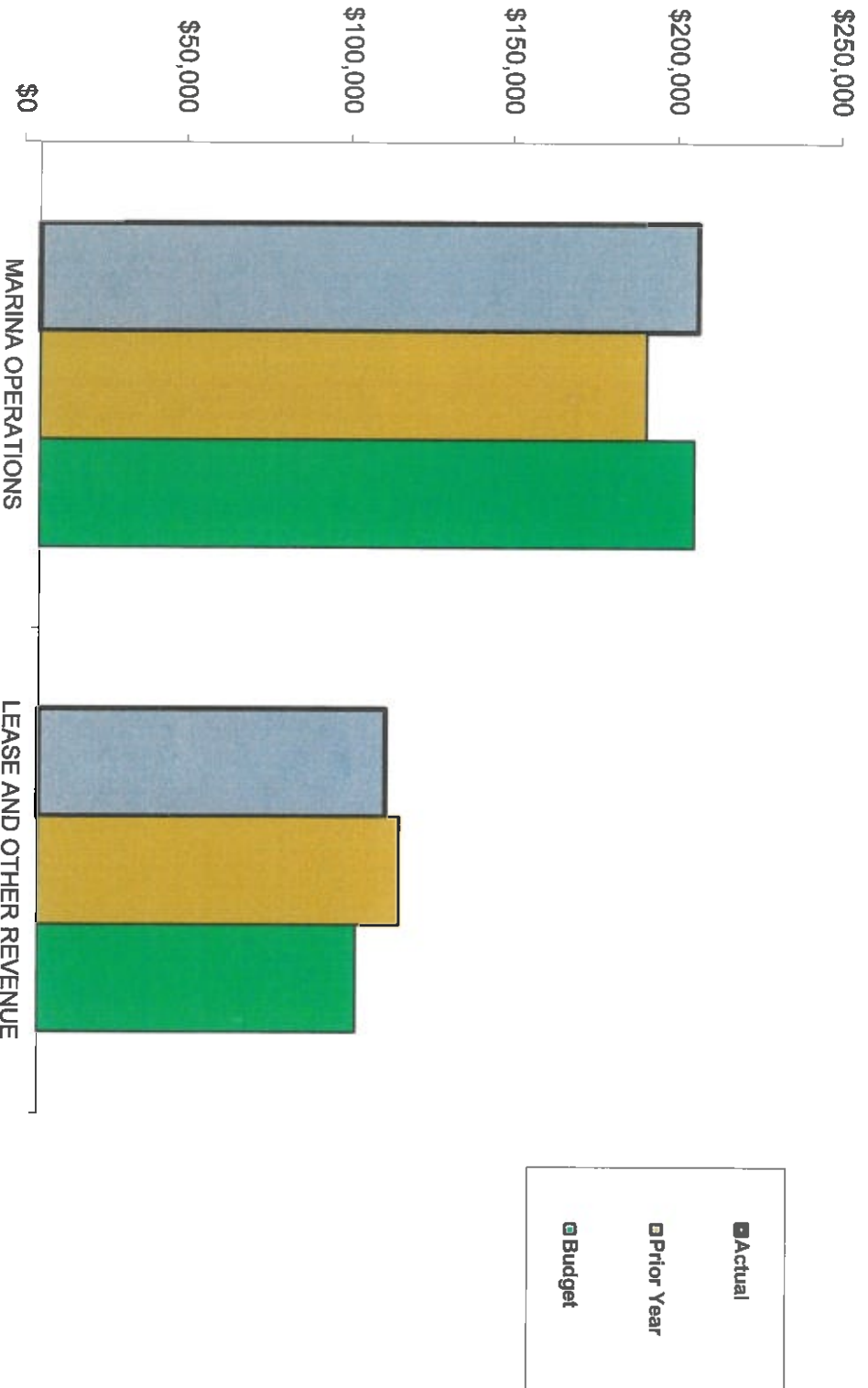
Moss Landing Harbor District

Warrant Listing

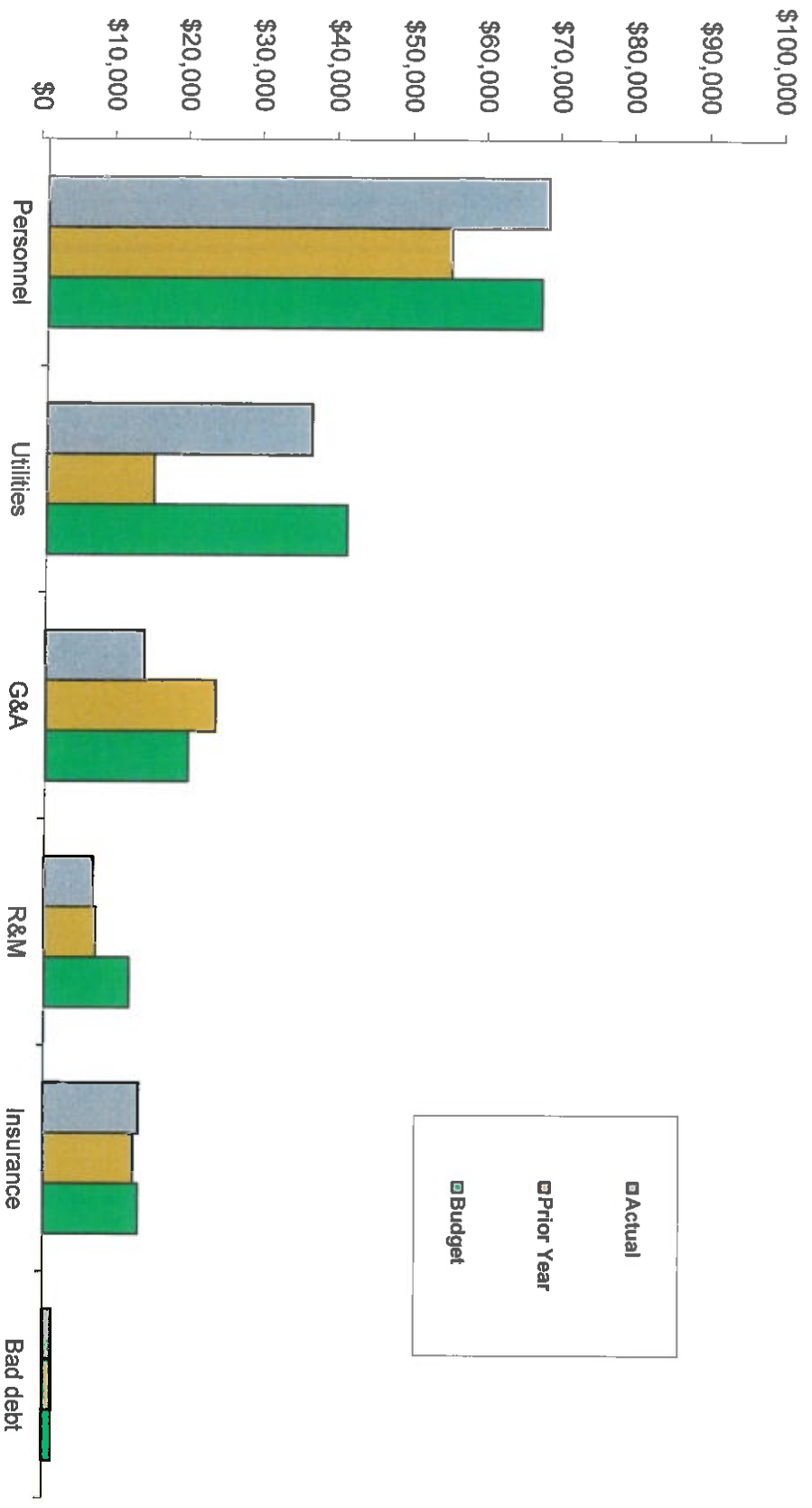
As of July 31, 2021

Type	Date	Num	Name	Amount
Bill Pmt -Check	07/13/2021	18892	Freedom Tune Up	-118.73
Bill Pmt -Check	07/13/2021	18893	Valero Marketing and Supply Company	-389.31
Bill Pmt -Check	07/14/2021	18894	Evan Derovin	-550.00
Bill Pmt -Check	07/14/2021	18895	Rick Steinberg	-500.00
Check	07/22/2021		Payroll Partners	-135.46
Check	07/23/2021	3049	Neal Norris	-809.48
Check	07/23/2021	3050	Craig Bramhall	-1,024.13
Check	07/23/2021	3051	RJ Collier	-679.93
Check	07/23/2021	3052	Dennis Dixon	-103.36
Bill Pmt -Check	07/26/2021	18896	A.L. Lease	-30.90
Bill Pmt -Check	07/26/2021	18897	Central Coast Systems, Inc.	-287.38
Bill Pmt -Check	07/26/2021	18898	Gary Falling	-823.00
Bill Pmt -Check	07/26/2021	18899	Home Depot	-1,928.05
Bill Pmt -Check	07/26/2021	18900	MBS Business Systems	-220.44
Bill Pmt -Check	07/26/2021	18901	Nautical Software Solution	-1,470.00
Bill Pmt -Check	07/26/2021	18902	Pitney Bowes Global Financial Svc LLC	-151.21
Bill Pmt -Check	07/26/2021	18903	Purchase Power	-550.98
Bill Pmt -Check	07/26/2021	18904	Tom's Septic Construction	-575.00
Bill Pmt -Check	07/26/2021	18905	United Site Services of Calif., Inc.	-870.07
Bill Pmt -Check	07/26/2021	18906	Wald, Ruhnke & Dost Architects, LP	-250.00
Bill Pmt -Check	07/26/2021	18907	WASH	-202.08
Bill Pmt -Check	07/26/2021	18908	Wendy L. Cumming, CPA	-2,465.00
Check	07/26/2021		Union Bank	-778.58
Bill Pmt -Check	07/27/2021	18909	Communication Service Co	-9,616.58
Total 1009 - Union - Operating				-481,440.66
TOTAL				-481,440.66

**Marina, Lease and Other Revenue
Year to Date Actual vs. Budget and Prior Year
July 31, 2021**

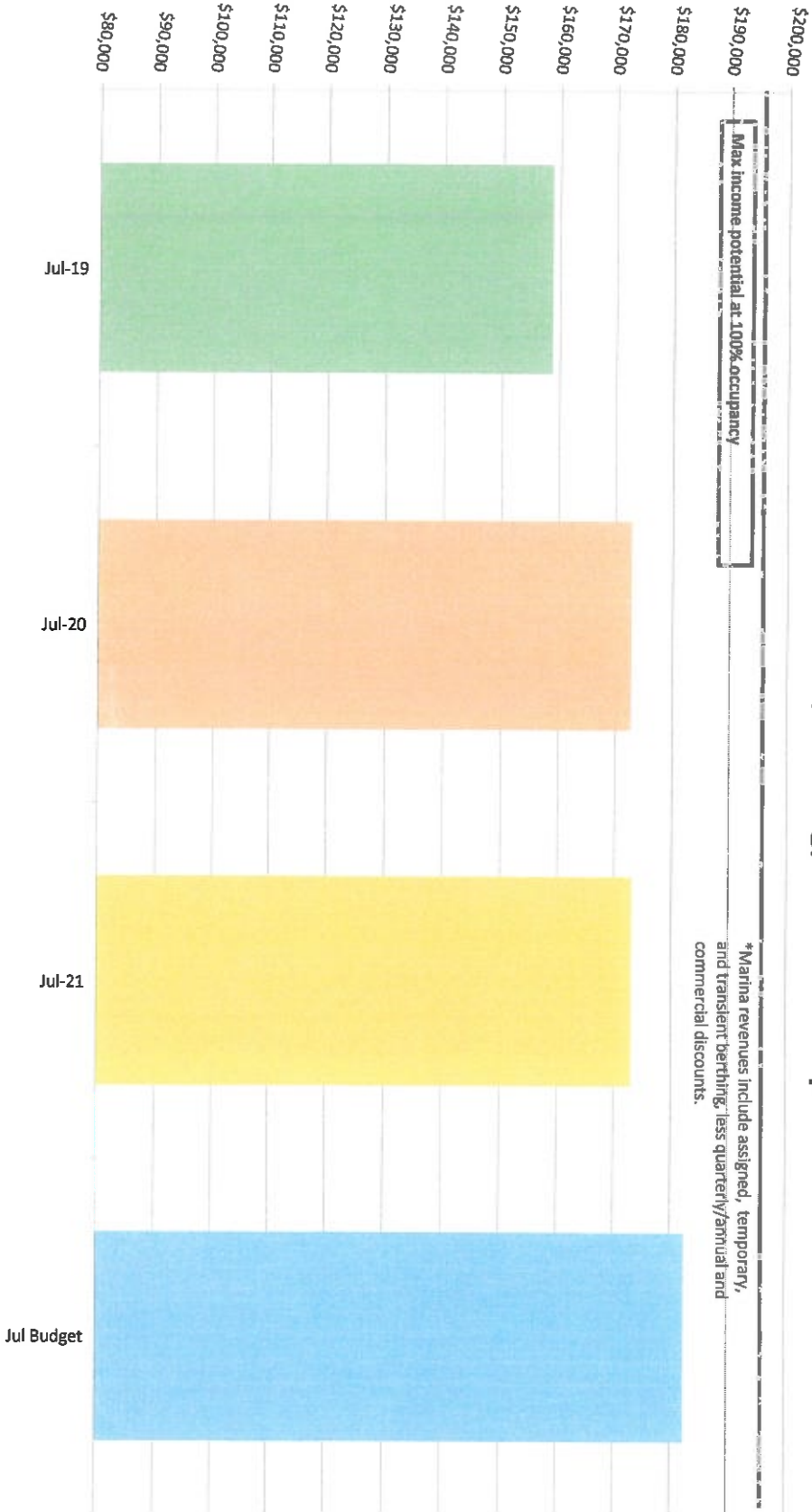


**Operating Expenses
Year to Date Actuals vs. Budget and Prior Year
July 31, 2021**



****Expenses Exclude Dredging, Depreciation and Interest Expenses****

Moss Landing Harbor District Marina Revenue* (Berthing) - 3 Year Comparison





BOARD OF HARBOR COMMISSIONERS

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**GENERAL MANAGER
HARBOR MASTER**

Tom Razzeca

STAFF REPORT

ITEM NUMBER 03 – PROJECT STATUS
BOARD MEETING AUGUST 25, 2021

- 1. North Harbor Building Listing:** As of December 28, 2020, Mahoney & Associates was given notice that the contract they had with the Harbor District for the listing of the North Harbor Building was expired and that their services were no longer required. As of now, the Harbor District has no listing agent for the building and the General Manager has been working with interested parties in the hopes of securing tenants at the building. The Board of Harbor Commissioners may choose to explore the options related to the representation of the new building listing by a real estate professional and if so the General Manager will take appropriate action once given direction from the Board.
- 2. North Harbor Inn Project:** The Real Property Committee has met with 1 potential developer who may be interested in development of the 30 room inn and has also met with another business owner who may be interested in development of the property should the District choose not move forward with the Inn project. We currently await additional information from both parties and the Board will be updated once new information is available.
- 3. Cannery Building HVAC and Penthouse Mechanical Room:** 3 HVAC units at the Cannery Building are in need of replacement. The units are, and have been, quickly deteriorating due to the salt air environment here in Moss Landing. In an effort to prevent future units from deteriorating so quickly, staff is proposing a penthouse mechanical room be built to house the new units protecting them from the environment. This will reduce maintenance costs and extend the overall life of the new units. Staff hired Wald Ruhnke & Dost Architects (WRD) to render plans for the penthouse mechanical suite which will be used for permitting and the notice inviting bids for the project. The project plans were completed by WRD and have since been submitted to the Monterey County Planning Department for review. Staff is hopeful that the project will be completed prior to November 2021.
- 4. Demolition of Pot Stop Building:** The former Pot Stop building located in the Moss Landing North Harbor has been vacant for a number of years due to its dilapidated condition. As previously discussed with the Board of Harbor Commissioners, staff plans to have the building demolished later in the year, sometime prior to Winter 2021. Plans for the project have been completed and been sent to the Monterey County Planning Department for review. At this time, staff awaits Coastal Commission approval to move forward with the Demo and once all permits and approvals are received staff intends to put the project out to public bid with the intention of completing the project as soon as possible.
- 5. Resurfacing of the North Harbor Parking Lot:** The North Harbor Parking lot is in need of resurfacing and striping which hasn't been completed in almost 20 years. Staff completed plans and bid documents and the project bid opening took place on August 20, 2021. No Bids were received during the opening so staff will now be seeking proposals from 3 different contractors for the project with the intention of having the project completed by the lowest cost proposal received sometime prior to October 31st.

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947



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STAFF REPORT

**ITEM NUMBER 04 – SUMMARY OF PERMITS ISSUED
 BOARD MEETING OF AUGUST 25, 2021**

Permittee	Issue Date	Status	Permit Type	Exp. Date
Elkhorn Slough Research Foundation	01/01/2021	Current	Facilities Use	01/01/22
Blue Ocean Whale Watch	2/18/2021	Current	Facilities Use	2/18/2022
Whisper Charters	2/28/2021	Current	Facilities Use	2/28/2022
Fast Raft	3/26/2021	Current	Facilities Use	3/26/2022
MBARI-Otter Studies	4/1/2021	Current	Facilities Use	4/1/2022
Monterey Eco Tours	4/16/2021	Current	Facilities Use	4/16/2022
Kahuna Sportfishing	6/12/2021	Current	Facilities Use	6/12/2022
Venture Quest Kayaking	6/12/2021	Current	Facilities Use	6/12/2022
Monterey Bay Hydrobikes	6/12/2021	Current	Facilities Use	6/12/2022
Kayak Connection	6/30/2021	Current	Facilities Use	6/30/2022
Sanctuary Cruises	6/30/2021	Current	Facilities Use	6/30/2022
Sea Goddess Whale Watching-Tours	6/30/2021	Current	Facilities Use	6/30/2022
Sea Goddess Whale Watching-Souvenirs	6/30/2021	Current	Peddlers	6/30/2022
MBARI-Slough Test Moorings	6/30/2021	Current	Facilities Use	6/30/2022
Slater Moore Photography	07/07/2021	Current	Facilities Use	07/07/2022
Elkhorn Slough Safari - Tours	10/19/2020	Current	Facilities Use	10/19/2021
Blue Water Ventures	10/30/2020	Current	Facilities Use	10/30/2021
Wild Fish-Vicki Crow	11/20/2020	Current	Peddlers	11/20/2021



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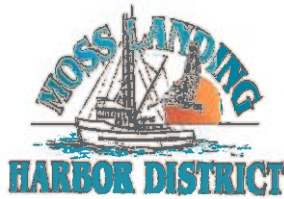
ITEM NUMBER 05 – MEETING ANNOUNCEMENTS
BOARD MEETING OF AUGUST 25, 2021

Monterey County Fish and Game Advisory Commission – Meetings are on the 2nd Tuesday of even months. <http://www.co.monterey.ca.us/bcandc/fishgame.html>

Moss Landing Chamber of Commerce Meetings – Due to COVID-19 and in compliance with the Shelter - in - Place order all meetings are done by E-mail until further notice and will resume regular schedule of every second Wednesday of each month, Moss Landing Harbor District Board Room, 4 p.m.

Monterey Bay Sanctuary Advisory Council Meetings – 2021 - <https://montereybay.noaa.gov>
October 15, 2021

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947



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**GENERAL MANAGER
HARBOR MASTER**

Tom Razzeca

STAFF REPORT

**ITEM NUMBER 06 - LIVEABOARD REPORT
BOARD MEETING OF AUGUST 25, 2021**

Pursuant to Ordinance Code §6.110 D) 1), attached is the report containing the names of all permitted live aboard vessels and all persons living aboard. The permits for these live boards have automatically renewed through the last day of this month. As of this writing, there are no (0) revocation actions pending.

<u>Name</u>	<u>Vessel</u>
1. Pending	
2. Jones, L	Intrepid CF 0292 VE
3. Bohigan, D.	Breezing Up, ON 559013
4. Burns, P.	Trafamadore, CF 9430 GL
5. Byrnes, K.	Grand Slam, CF 4540 FE
6. Doyle, M	Billikon, CF 3946 TM
7. Cayuela, R.	Rachel Angelet, CF 6969 UB
8. Michael, McVay	Gaviota, CF 4863 FP
9. Hughes, S	Sojourn, on 1067078
10 Cloer, J./Ajuria M.	Laurie, CF 2688 EX
11. Chambers, B.	Pyxis, ON 984193
12. Chaney, Don	Windswept, ON 1094268
13. Clark D.	Seaside Escape CF 4356 HW
14. Degnan, P.	No Name, CF 8344 GT
15. Jimmy Page	Lanitra, CF 7346 SH
16. Elwell, G.	Pearl, ON 557575
17. Faneuf, C.	Ghost Ryder ON 1048498
18. Pending	
19. Potter, D.	Danu CF 4085 GC
20. Pending	
21. Glovin, D	Aint to Shabby CF 7434 SL
22. Laoretti, P/ Laoretti, S	Shaka, ON 699611
23 Jerred, D.	Westwind, CF8564 GM

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947

24. Groom D
25. Jones, H.
26. Jones, T.
27. Kennedy C.
28. Ayres, Lloyd
29. Knudson L/Knudson A.
30. Malone, RJ
31. Marsee, E, Lynch, C
32. Burnett, Gary
33. Maris, T.
34. Robinson, D/ Robinson, L
35. Nieman J
36. Niswonger, R.
37. Nunes, D.
38. Otis, T.
39. Paul, J
40. Schlegelmilch, William
41. Velaquez F
42. Raaphorst, D.
43. Reins, D.
44. Rotger, M.
45. Dyer, B
46. Piro, Daniel
47. Schmidt, L
48. Sopota, M
49. Silveira, P
50. Salisbury, J.
51. Thomas, B.
52. Tufts, M.
53. Sumner, Aaron
54. Wolinski, Peter
55. Morgan, J
56. Samuelson, T.
57. Andrews, R
58. Riberal, Y
59. Schwontes, N/ Mosolov, A
60. Bowler, J

Phoenix, CF 5084 GJ
 Laetare, CF 5495 YB
 Sanity, CF 5249 SC
 Aztlan, ON 281903
 Gaviota, CF 4656 GG
 Spellbound, ON 082155
 Francis W, CF 2017 UZ
 Tolly Craft CF 9521 HT
 Zinful CF5419 JG
 Nimble, CF 3730 KB
 Damn Baby CF 9442 EX
 Inia, ON 1074183
 Illusion, CF 0836 TA
 Auoroa, ON 676686
 Blue Moon, CF 1886 GT
 La Wanda CF 5014 FR
 Bull Dog ON 1219673
 Lorraine CF 0533 JL
 Spirit, ON 664971
 Second Paradise, ON 912484
 Raven, ON 241650
 Star of Light ON 1056334
 Gulf Star CF 6082 GL
 Lady Monroe CF5007 UM
 Mischief Maker, CF 9666 JK
 Quiet times, CF 2067 GC
 Oceanid, CF 4210 GA
 Coho, CF 9974 KK
 Enchantress, CF 0878 SX
 Bellisima CF 4668 FV
 Muffin, ON 1148169
 Ripple, ON 1037076
 Moonstone CF 5122 GX
 Sea Free ON 613387
 Boss Lady, ON 556296
 Luna Sea, ON 1138367
 Myrtle Mae, CF 3187 FN

Total Number Vessels: 57
 Total Number Persons: 63
 Pending Applications -3-



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STAFF REPORT

ITEM NUMBER 7 - SLIP INCOME REPORT
BOARD MEETING OF August 25, 2021

Slip Rates 2021/2022 per linear foot:

Assigned: \$8.55/ft./month
Temporary: \$12.75/ft./month
Transient: \$1.25/ft./day

INCOME

<u>July 2021</u>	<u>July 2020</u>	<u>July 2021 Budget</u>
\$173,144	\$172,821	\$182,409

For the month, slip income is below budget by \$9k, due to lower than anticipated assigned, temporary and transient berthing revenues. Slip income is higher than prior year by \$500, due to higher assigned berthing revenue, offset by lower temporary and transient berthing revenue.



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ITEM NUMBER 08 – INCIDENT REPORT
BOARD MEETING OF AUGUST 25, 2021

08/02/2021 Night Staff received a notification that a vessel in A-66 had sunk. Staff arrived and found that the vessel had sunk and was completely submerged. Night staff called the Operations Supervisor who came down and met the General Manager at the dock. Staff contacted the owner who contracted a diving crew to refloat the vessel that same night. The following morning the owner had the vessel towed to the boatyard where it was removed from the water.

08/07/2021 Staff received a call about an altercation on B dock between a man and a woman arguing. Staff arrived and talked to both parties regarding the disagreement over a claim of stolen property. Staff recommended that a report be filed with the Monterey County Sheriff to follow up.

08/07/2021 Staff noticed a transient man near B dock throwing trash into the water. Staff approached the man and asked him to stop. The man began to yell and threaten staff; MCSO was called but the man left the Harbor prior to the deputy's arrival and has not been seen since.

08/15/2021 Staff received a report of a theft on B dock. According to the reporting party the suspect was a crew member on a visiting vessel who had left the Harbor after the theft. Staff asked the reporting party to file a report with the Monterey County Sheriff's office.

No further incidents to report as of July 25, 2021