



MINUTES  
SPECIAL MEETING  
OF THE BOARD OF HARBOR COMMISSIONERS  
MOSS LANDING HARBOR DISTRICT  
7881 Sandholdt Road, Moss Landing, CA 95039

January 31, 2024

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

Join Zoom Meeting

<https://us06web.zoom.us/j/88675999625?pwd=grgNe4zcDiNdBSIo76qISHqMVaD2Rc.1>

Meeting ID: 886 7599 9625

Passcode: 087127

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## A. CLOSED SESSION

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A Closed Session will be held immediately prior to the public open meeting to consider the following items:

1. Confer with real property negotiators pursuant to Government Code §54956.8 regarding Moss Landing Commercial Park. Negotiating parties: General Manager and District Counsel.
2. Confer with real property negotiators (District Counsel and GM) pursuant to Government Code §54956.8 regarding: Development Bid received for the District new 9500'sf building in North Harbor.
3. Consider personnel matters pursuant to Government Code Section 54957(b)(1)- Employment General Manager

## B. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE

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The meeting was called to order at 7:00 PM. Roll was called, followed by the Pledge of Allegiance.

**Commissioners Present:**

Russ Jeffries – President  
Vince Ferrante- Vice President  
James Goulart – Secretary  
Liz Soto - Commissioner  
Albert Lomeli – Commissioner

**Staff Present:**

Tommy Razzeca – General Manager  
Mike Rodriguez – District Counsel (via Zoom)  
Shay Shaw – Administrative Assistant

## C. PRESIDENT'S REMARKS

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President Jeffries 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

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Marilyn Vierra, Chief of Staff, Office of Supervisor Glenn Church introduced herself to the BOHC and said her purpose for attending the meeting was to listen and if advised she would take our concerns to the Supervisor Church. Crista Jones and Cindy Ellis made a presentation to the Board about the potential of leasing the building in the North Harbor for their Sea Otter Canning business. They feel the NH Building fits their needs as is and requested that the Board give them more time to find financing. President Jeffries said that they just received their proposal prior to the meeting have not had time to complete a review.

## **E. ELECTION OF OFFICERS**

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1. ITEM – Nominations and election of the 2024 Officers for the Board of Harbor Commissioners.

President: A motion was made by Commissioner Ferrante, Seconded by Commissioner Goulart, to nominate Commissioner Jeffries as President. A motion was made by Commissioner Ferrante, seconded by Commissioner Goulart to close the nominations. The motion to close the nominations passed unanimously on a roll-call vote. The motion to elect Commissioner Jeffries as President passed unanimously on a roll-call vote.

Vice President: A motion was made by Commissioner Jeffries, seconded by Commissioner Goulart, to nominate Commissioner Ferrante as Vice President. A motion was made by Commissioner Jeffries, seconded by Commissioner Goulart to close the nominations. The motion to close the nominations passed unanimously on a roll-call vote. The motion to elect Commissioner Ferrante as Vice President passed unanimously on a roll-call vote.

Secretary: A motion was made Commissioner Soto, seconded by Commissioner Lomeli to nominate Commissioner James Goulart as Secretary. A motion was made by Commissioner Soto, seconded by Commissioner Lomeli to close the nominations. The motion to close the nominations passed unanimously on a roll-call vote. The motion to elect Commissioner Goulart as Secretary passed unanimously on a roll-call vote.

## **F. 2024 COMMITTEE APPOINTMENTS**

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2. ITEM -President Jeffries appointed Commissioners to various Harbor District committees:

- a. Elkhorn Slough Advisory Committee – Lomeli
- b. Liveaboard Committee – Soto/Lomeli
- c. Harbor Improvement Committee – Soto/Lomeli
- d. Real Property Committee I – Jeffries/Ferrante/Leonardini (appointed Public Representative)
- e. Real Property Committee II – Goulart/Soto
- f. Special Districts/LAFCO – Jeffries/Ferrante
- g. Personnel Committee – Jeffries/Goulart
- h. Finance Committee – Ferrante/Goulart
- i. Ad Hoc Budget Committee – Goulart/Soto

## **G. CONSENT CALENDAR**

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3. Approval of December 13, 2023 Meeting Minutes. A motion was made by Commissioner Goulart, seconded by Commissioner Ferrante to approve the December 2023 Meeting Minutes. The motion passed on a roll call vote. Commissioner Soto and Commissioner Lomeli abstained.

## **H. FINANCIAL REPORT**

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4. Financial report month ending December 31, 2023 GM Razzeca gave the report. A motion was made by Commissioner Ferrante, seconded by Commissioner Soto to accept the financial report. The motion passed unanimously on a roll-call vote.

## **I. MANAGER'S REPORTS**

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The General Manager will make oral or written presentations on the below subjects. The Board may take such action as deemed necessary.

5. Projects Status/Update – nothing to report
6. Summary of Permits Issued – nothing to report
7. Meeting Announcements – nothing to report
8. Assigned Liveaboard Report – nothing to report
9. Slip Income Report – nothing to report
10. Incident Report – nothing to report

## **J. COMMITTEE REPORTS**

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11. Finance Committee – Ferrante/Goulart – written report/no questions
12. Elkhorn Slough Advisory Committee – Lomeli – written report/no questions
13. Special Districts – Jeffries/Ferrante – Commissioner Ferrante reported out on the events that took place and provided detail.
14. Liveaboard Committee – Soto/Lomeli– written report/no questions
15. Harbor Improvement Committee – Soto/Lomeli– written report/no questions

- 16. Real Property Committee I – Jeffries/Ferrante/Leonardini(Appointed Public Representative) – written report/no questions
- 17. Real Property Committee II – Goulart/Soto– written report/no questions
- 18. Personnel Committee – Jeffries/Goulart – written report/no questions
- 19. Ad Hoc Budget Committee – Goulart/Soto– written report/no questions
- 20. 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.

**K. NEW BUSINESS**

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- 21. Consider awarding North Harbor Building contract, Resolution 24-01.
  - 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 Soto to approve Resolution 24-01 awarding the North Harbor Building Contract. The motion passed unanimously on a roll-call vote.
  
- 22. Consider Executing Cal Oes Form 130 authorizing the General Manager to act as the MLHD agent regarding all matters pertaining to State Disaster Assistance.
  - 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 Soto, seconded by Commissioner Lomeli authorizing the General Manager to act as the MLHD agent regarding all matters pertaining to Stage Disaster Assistance.

**L. INFORMATIONAL ITEM**

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The General Manager will provide the Board an update regarding Ordinance No. 212

GM Razzeca notified the Board that Ordinance No. 212 suspending late fees related to Commercial Fisherman in the Harbor affected by the closure of fishing seasons remains in effect and that monthly updates will continue moving forward as necessary

**M. COMMISSIONERS COMMENTS AND CONCERNS**

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President Jeffries requested that the General Manager and District Counsel write a letter to LAAFCO stating that the MLHD Board of Commissioners do not support their appeal process due to the legal fees that may be associated and could be costly to various special Districts including Moss Landing.

**N. ADJOURNMENT**

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President Jeffries adjourned the meeting at 8:34 pm.

ATTEST:



Tommy Razzeca, Deputy Secretary  
Board of Harbor Commissioners

Respectfully submitted,  
  
 James Goulart, Secretary  
 Board of Harbor Commissioners