



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

July 31, 2024 – 7:00 P.M.

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

Join Zoom Meeting

<https://us06web.zoom.us/j/85695020452?pwd=RsTaHAmCNXrv2IDcdAFq7knAC76qNV.1>

Meeting ID: 856 9502 0452

Passcode: 653672

One tap mobile

+16694449171,,85695020452#,,,,*653672# US

+16699006833,,85695020452#,,,,*653672# US (San Jose)

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. Confer with real property negotiators (District Counsel and GM) pursuant to Government Code §54956.8 regarding consideration of lease assignment from Monterey Fish Company to Cal Marine Fish Company.
2. Confer with real property negotiators pursuant to Government Code §54956.8 regarding Moss Landing Commercial Park- licenses and easements. Negotiating parties: General Manager and District Counsel.
3. Confer with real property negotiators (District Counsel and GM) pursuant to Government Code §54956.8 regarding the current ground leases of 2 storage buildings located at 7881 Sandholdt Rd, currently operated by Moss Landing Marine Storage.
4. Confer with real property negotiators (District Counsel and GM) pursuant to Government Code §54956.8 regarding a proposed Boundary Line agreement with Gregg Marine for property located adjacent the Moss Fuel Dock and Woodward Marine Market located at 10932 Clam Way in Moss Landing.

B. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE

Roll Call

Russ Jeffries – President

Vince Ferrante- Vice President

Tommy Razzeca – General Manager

Mike Rodriquez – District Counsel

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James Goulart – Secretary

Shay Shaw – Administrative Assistant

Liz Soto - Commissioner

Albert Lomeli – Commissioner

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 on particular issues and for each individual speaker.

E. CONSENT CALENDAR

1. Approval of June 26, 2024 Meeting Minutes

F. FINANCIAL REPORT

2. Financial report month ending June 30, 2024

G. MANAGER’S REPORTS

The General Manager will make oral or written presentations on the below subjects. The Board may take such action as deemed necessary. The Manager may present additional reports; however, the Board may not take action on any such item not on this Agenda.

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

H. COMMITTEE REPORTS

9. Finance Committee – Ferrante/Goulart
10. Elkhorn Slough Advisory Committee – Lomeli
11. Special Districts – Jeffries/Ferrante
12. Liveaboard Committee – Soto/Lomeli
13. Harbor Improvement Committee – Soto/Lomeli
14. Real Property Committee I – Jeffries/Ferrante/Leonardini(Appointed Public Representative)
15. Real Property Committee II – Goulart/Soto
16. Personnel Committee – Jeffries/Goulart
17. Ad Hoc Budget Committee – Goulart/Soto
18. 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

J. INFORMATIONAL ITEM

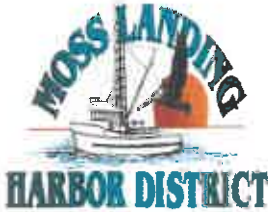
The General Manager will provide the Board an update regarding Ordinance No. 212

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. ADJOURNMENT

The next Meeting of the Board of Harbor Commissioners is scheduled August 28, 2024 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 Razzeca@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
MOSS LANDING HARBOR DISTRICT
7881 Sandholdt Road, Moss Landing, CA 95039

7:00 P.M.

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

Join Zoom Meeting

<https://us06web.zoom.us/j/87413139689?pwd=FlqQDZ2BvhnRuBfeEpBZAiiHDeZaII.1>

Meeting ID: 874 1313 9689

Passcode: 436129

One tap mobile

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A. CLOSED SESSION

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1. Confer with real property negotiators (District Counsel and GM) pursuant to Government Code §54956.8 regarding consideration of lease assignment from Monterey Fish Company to Cal Marine Fish Company.
2. Confer with real property negotiators pursuant to Government Code §54956.8 regarding Moss Landing Commercial Park- licenses and easements. Negotiating parties: General Manager and District Counsel.
3. Confer with real property negotiators (District Counsel and GM) pursuant to Government Code §54956.8 regarding the current ground leases of 2 storage buildings located at 7881 Sandholdt Rd, currently operated by Moss Landing Marine Storage.
4. Consider personnel matters pursuant to Government Code Section 54957(b)(1)- General Manager Employment review.

B. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE

The meeting was called to order at 7:07 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
Shay Shaw – Administrative Assistant

C. PRESIDENT'S REMARKS

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

Kelli Hutten – addressed the Board about a safety concern with the ML Community Park where the drop off is she requested that area to be boarded off for children's safety. Ms. Hutten also suggested that the Harbor consider putting more 20 Minute parking spaces on the backside by the park area so that those that plan to stay less than an hour will not have to pay for parking if there are no other designated places to park. She also said that although the Harbor cannot control what the visitors do when walking to and from the Harbor on the public street the bushes by the KOA Should be cut back to allow for a better street view for cars and pedestrians.. Marilyn Vierra said that Monterey County District 2 is working on an application for a Eucalyptus pilot concept. This pilot is specific to North Monterey County for dangerous eucalyptus tree removal only. The county will subsidize 50% of the removal and the other half the homeowners etc. are expected to pay. To get more information they can access the County website. Marilyn also stated that VISTRA now has 24/7 private security and cameras due to base jumpers and thrill seekers. Mark Tuffs addressed the board about a potential tripping hazard where the new docks were placed at the end of B-dock due to new electrical.

E. CONSENT CALENDAR

1. Approval of May 29, 2024 Meeting Minutes A motion was made by Commissioner Soto, seconded by Commissioner Goulart to approve the May 2024 Meeting Minutes. The motion passed unanimously on a roll-call vote.

F. FINANCIAL REPORT

2. Financial report month ending May 31, 2024 Razzeca gave the report. A motion was made by Commissioner Goulart, seconded by Commissioner Lomeli to accept the financial report. The motion passed unanimously on a roll-call vote.

G. MANAGER'S REPORTS

The General Manager will make oral or written presentations on the below subjects. The Board may take such action as deemed necessary. The Manager may present additional reports; however, the Board may not take action on any such item not on this Agenda.

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

H. COMMITTEE REPORTS

9. Finance Committee – Ferrante/Goulart – written report/no questions
10. Elkhorn Slough Advisory Committee – Lomeli – written report/no questions
11. Special Districts – Jeffries/Ferrante – written report/no questions
12. Liveboard Committee – Soto/Lomeli – written report/no questions
13. Harbor Improvement Committee – Soto/Lomeli – written report/no questions

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

19. CONSIDER ASSIGNMENT OF MONTEREY FISH COMPANY LEASE TO CAL MARINE FISH COMPANY

- a. Staff report – GM Razzeca gave the report
- b. Public comment - None
- c. Board discussion – Assignment approved subject to security deposit.
- d. Board action - A motion was made by Commissioner Ferrante, seconded by Commissioner Soto to approve assignment of the Lease to CAL MARINE FISH COMPANY subject to a security deposit or surety bond on file with the Harbor District. The motion passed unanimously on a roll-call vote.

20. CONSIDER AWARD OF FISCAL YEAR 2023/2024 BONUS TO TOMMY RAZZECA PURSUANT TO THE TERMS OF HIS AT-WILL EMPLOYMENT AGREEMENT AS GENERAL MANAGER/HARBORMASTER

- a. Staff report – District Counsel Mike Rodriquez gave the report
- b. Public comment - None
- c. Board discussion – Commissioner Ferrante said Tommy has done a commendable job these last 5 years and with the improvements that have been made he was able to change the culture of the Harbor District. President Jeffries added that Tommy has grown in the job of General Manager and they speak multiple times within the week so that he is always updated and that he follows the direction of the Board. Commissioner Ferrante and President Jeffries both agreed and recommend to the board that Tommy should receive his Bonus.
- d. Board action - A motion was made by President Jeffries seconded by Commissioner Lomeli to award the Fiscal year 2023/2024 Bonus to Tommy Razzeca pursuant to the terms of his At-Will employment agreement as General Manager/ Harbor Master. The motion passed unanimously on a roll-call vote.

J. INFORMATIONAL ITEM

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.

K. COMMISSIONERS COMMENTS AND CONCERNS

The July Board meeting will be moved to the last Wednesday of the month July 31st.

L. ADJOURNMENT

President Jeffries adjourned the meeting at 8:00pm

Respectfully submitted,

ATTEST:

James Goulart, Secretary
Board of Harbor Commissioners

Tommy Razzeca, Deputy Secretary
Board of Harbor Commissioners

Moss Landing Harbor District
Balance Sheet
As of June 30, 2024

	<u>Jun 30, 24</u>	<u>Jun 30, 23</u>	<u>\$ Change</u>	<u>% Change</u>
ASSETS				
Current Assets				
Checking/Savings				
1002 · Petty Cash	500	500		
1022 · 1st Capital Trust Account	3,999,210	4,889,828	-890,618	-18%
1001 · 1st Capital Operating Account	4,086,921	3,062,196	1,024,725	33%
1015 · 1st Capital Bank	1,908,985	1,899,492	9,493	1%
1020 · Umpqua - Restricted	1,017,331	1,017,238	93	
Total Checking/Savings	<u>11,012,947</u>	<u>10,869,254</u>	<u>143,693</u>	<u>1%</u>
Accounts Receivable				
1250 · Lease Receivable	4,238,827	4,761,716	-522,889	-11%
1120 · Leases				
1282 · NNN Receivable	115,293	112,502	2,791	2%
1291 · Monterey Bay Kayak % Rent	31,873	16,264	15,609	96%
1230 · Sea Harvest		4,792	-4,792	-100%
1120 · Leases - Other	7,761	5,306	2,455	46%
Total 1120 · Leases	<u>154,927</u>	<u>138,864</u>	<u>16,063</u>	<u>12%</u>
1200 · Marina Receivables	178,804	122,767	56,037	46%
1201 · Marina - Allow for Bad Debt	-57,000	-25,000	-32,000	-128%
Total Accounts Receivable	<u>4,515,558</u>	<u>4,998,347</u>	<u>-482,789</u>	<u>-10%</u>
Other Current Assets				
1271 · Prepaid Expenses		293,667	-293,667	-100%
Total Other Current Assets		<u>293,667</u>	<u>-293,667</u>	<u>-100%</u>
Total Current Assets	<u>15,528,505</u>	<u>16,161,268</u>	<u>-632,763</u>	<u>-4%</u>
Fixed Assets				
1650 · Construction in Progress	5,035,449	5,035,449		
1670 · Equipment	555,676	555,676		
1700 · Improvements				
1710 · NH Buildings & Improvements	7,016,717	7,016,717		
1720 · NH Floating Docks	524,675	524,675		
1725 · NH Offsite Improvements	632,218	632,218		
1730 · SH Buildings & Improvements	8,525,224	8,525,224		
1740 · SH Floating Docks	9,489,310	9,583,746	-94,436	-1%
Total 1700 · Improvements	<u>26,188,144</u>	<u>26,282,580</u>	<u>-94,436</u>	<u>-0%</u>

Moss Landing Harbor District
Balance Sheet
As of June 30, 2024

	<u>Jun 30, 24</u>	<u>Jun 30, 23</u>	<u>\$ Change</u>	<u>% Change</u>
1800 · Less - Depreciation				
1805 · Equipment	-503,219	-484,019	-19,200	-4%
1810 · NH Buildings & Improvements	-5,050,989	-4,080,189	-970,800	-24%
1820 · NH Floating Docks	-524,674	-524,674		
1825 · NH Offsite Improvements	-562,864	-544,864	-18,000	-3%
1830 · SH Buildings & Improvements	-6,597,576	-6,489,576	-108,000	-2%
1840 · SH Floating Docks	-7,834,612	-7,545,048	-289,564	-4%
Total 1800 · Less - Depreciation	<u>-21,073,934</u>	<u>-19,668,370</u>	<u>-1,405,564</u>	<u>-7%</u>
1900 · Land	1,642,860	1,642,860		
Total Fixed Assets	<u>12,348,195</u>	<u>13,848,195</u>	<u>-1,500,000</u>	<u>-11%</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><u>27,884,289</u></u>	<u><u>30,017,052</u></u>	<u><u>-2,132,763</u></u>	<u><u>-7%</u></u>

Moss Landing Harbor District
Balance Sheet
As of June 30, 2024

	<u>Jun 30, 24</u>	<u>Jun 30, 23</u>	<u>\$ Change</u>	<u>% Change</u>
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
2010 · Accounts Payable	-14,589	39,511	-54,100	-137%
Total Accounts Payable	<u>-14,589</u>	<u>39,511</u>	<u>-54,100</u>	<u>-137%</u>
Other Current Liabilities				
2020 · Accrued Salaries Payable	28,685	21,607	7,078	33%
2021 · Accrued Vacation	32,165	32,165		
2023 · Accrued Payroll Taxes	9,097	1,645	7,452	453%
2030 · Customer Deposits	364,285	369,678	-5,393	-1%
2050 · Employee 457 Payable	-332		-332	-100%
2051 · Note Interest Payable				
2062 · Umpqua Accrued Interest	22,857	22,056	801	4%
Total 2051 · Note Interest Payable	<u>22,857</u>	<u>22,056</u>	<u>801</u>	<u>4%</u>
2080 · Prepaid Berth Fees	186,443	219,060	-32,617	-15%
2011 · Lusamerica Reimb. Acct.	15,000	15,000		
2087 · Lease Deposits	19,625	19,625		
Total Other Current Liabilities	<u>677,825</u>	<u>700,836</u>	<u>-23,011</u>	<u>-3%</u>
Total Current Liabilities	<u>663,236</u>	<u>740,347</u>	<u>-77,111</u>	<u>-10%</u>
Long Term Liabilities				
2200 · Deferred RTU Lease Revenue	4,193,440	4,763,725	-570,285	-12%
2605 · Umpqua Loan	1,614,535	1,857,376	-242,841	-13%
Total Long Term Liabilities	<u>5,807,975</u>	<u>6,621,101</u>	<u>-813,126</u>	<u>-12%</u>
Total Liabilities	<u>6,471,211</u>	<u>7,361,448</u>	<u>-890,237</u>	<u>-12%</u>
Equity				
3020 · Retained Net Assets	6,456,231	6,456,231		
3050 · Prior Year Earnings	16,199,373	14,904,941	1,294,432	9%
Net Income	-1,242,526	1,294,432	-2,536,958	-196%
Total Equity	<u>21,413,078</u>	<u>22,655,604</u>	<u>-1,242,526</u>	<u>-5%</u>
TOTAL LIABILITIES & EQUITY	<u><u>27,884,289</u></u>	<u><u>30,017,052</u></u>	<u><u>-2,132,763</u></u>	<u><u>-7%</u></u>

Moss Landing Harbor District
Statement of Cash Flows
July 2023 through June 2024

Jul '23 - Jun 24

OPERATING ACTIVITIES

Net Income	-1,242,526
Adjustments to reconcile Net Income	
to net cash provided by operations:	
1120 · Leases	-2,455
1120 · Leases:1291 · Monterey Bay Kayak % Rent	-15,609
1120 · Leases:1230 · Sea Harvest	4,792
1200 · Marina Receivables	-56,037
1201 · Marina - Allow for Bad Debt	32,000
1250 · Lease Receivable	522,890
1120 · Leases:1282 · NNN Receivable	-2,791
1271 · Prepaid Expenses	293,667
1800 · Less - Depreciation:1805 · Equipment	19,200
1800 · Less - Depreciation:1810 · NH Buildings & Improvements	970,800
1800 · Less - Depreciation:1825 · NH Offsite Improvements	18,000
1800 · Less - Depreciation:1830 · SH Buildings & Improvements	108,000
1800 · Less - Depreciation:1840 · SH Floating Docks	289,564
2010 · Accounts Payable	-54,100
2020 · Accrued Salaries Payable	7,079
2023 · Accrued Payroll Taxes	7,452
2030 · Customer Deposits	-5,393
2050 · Employee 457 Payable	-332
2080 · Prepaid Berth Fees	-32,617
2051 · Note Interest Payable:2062 · Umpqua Accrued Interest	800

Net cash provided by Operating Activities 862,384

INVESTING ACTIVITIES

1700 · Improvements:1740 · SH Floating Docks	94,436
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Net cash provided by Investing Activities 94,436

FINANCING ACTIVITIES

2200 · Deferred RTU Lease Revenue	-570,285
2605 · Umpqua Loan	-242,841

Net cash provided by Financing Activities -813,126

Net cash increase for period 143,694

Cash at beginning of period 10,869,254

Cash at end of period 11,012,948

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
July 2023 through June 2024

Ordinary Income/Expense	<u>Jul '23 - Jun 24</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
4000 · MARINA REVENUES				
4100 · Berthing Income				
4110 · Assigned Berthing	1,968,725	1,962,570	6,155	100%
4112 · Qtrly/Annual Discount	-3,750	-2,500	-1,250	150%
4113 · Commercial Vessel Dscnt	-12,512	-12,750	238	98%
4114 · Away (1 mnth) Dscnt	-320	-500	180	64%
4115 · Temporary Berthing	161,454	275,000	-113,546	59%
4120 · Liveaboard Fees	152,170	150,000	2,170	101%
4130 · Transient Berthing	28,121	15,000	13,121	187%
4220 · Wait List	4,228	7,500	-3,272	56%
4260 · Towing - Intra Harbor	1,811	600	1,211	302%
4270 · Pumpouts	2,270	1,000	1,270	227%
4280 · Late Fees	39,671	38,000	1,671	104%
4282 · Recovered Lien Costs	1,000	1,000		100%
Total 4100 · Berthing Income	<u>2,342,868</u>	<u>2,434,920</u>	<u>-92,052</u>	<u>96%</u>
4200 · Other Income - Operations				
4230 · SH Parking	124,860	132,000	-7,140	95%
4285 · Dog Fee	1,047	720	327	145%
4290 · Misc	2,185	1,780	405	123%
Total 4200 · Other Income - Operations	<u>128,092</u>	<u>134,500</u>	<u>-6,408</u>	<u>95%</u>
Total 4000 · MARINA REVENUES	<u>2,470,960</u>	<u>2,569,420</u>	<u>-98,460</u>	<u>96%</u>

Moss Landing Harbor District A/P Aging Summary

As of June 30, 2024

	<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		-253.42				-253.42
Auto Care LifeSaver Towing			1,620.00			1,620.00
CalPERS		-7,824.83				-7,824.83
Castroville "ACE" Hardware	411.49					411.49
Cintas	644.00					644.00
Despard Marine Services	375.00					375.00
Employ America	1,177.78					1,177.78
Lockton Insurance Brokers, LLC		-44,036.10				-44,036.10
Mechanics Bank	2,410.57					2,410.57
Monterey County Auditor-Controller		-6,332.46				-6,332.46
MP Express	612.38					612.38
Nautical Software Solution		-1,695.00				-1,695.00
Pajaro/Sunny Mesa C.S.D.	3,023.01					3,023.01
PG&E		-30,000.00				-30,000.00
Power Engineering Construction	76,344.77					76,344.77
Razzolink, Inc.		-136.85				-136.85
ReadyRefresh	79.95					79.95
ROI Safety Services, LLC		4,500.00				4,500.00
Royal Wholesale Electric	475.50	24,872.08				25,347.58
SDRMA		-42,464.98				-42,464.98
Stan Franklin	526.00					526.00
Terry Eckhardt	360.20					360.20
Tommy Razzeca		-350.00				-350.00
U.S. Bank	1,341.33					1,341.33
U.S. Bank - Office Equipment Finance Svc		-271.21				-271.21
VALIC	2,988.00					2,988.00
Ventek International		-2,550.00				-2,550.00
Vision Sevice Plan		-85.96				-85.96
West Marine Pro					-350.48	-350.48
TOTAL	<u>90,769.98</u>	<u>-106,628.73</u>	<u>1,620.00</u>	<u> </u>	<u>-350.48</u>	<u>-14,589.23</u>

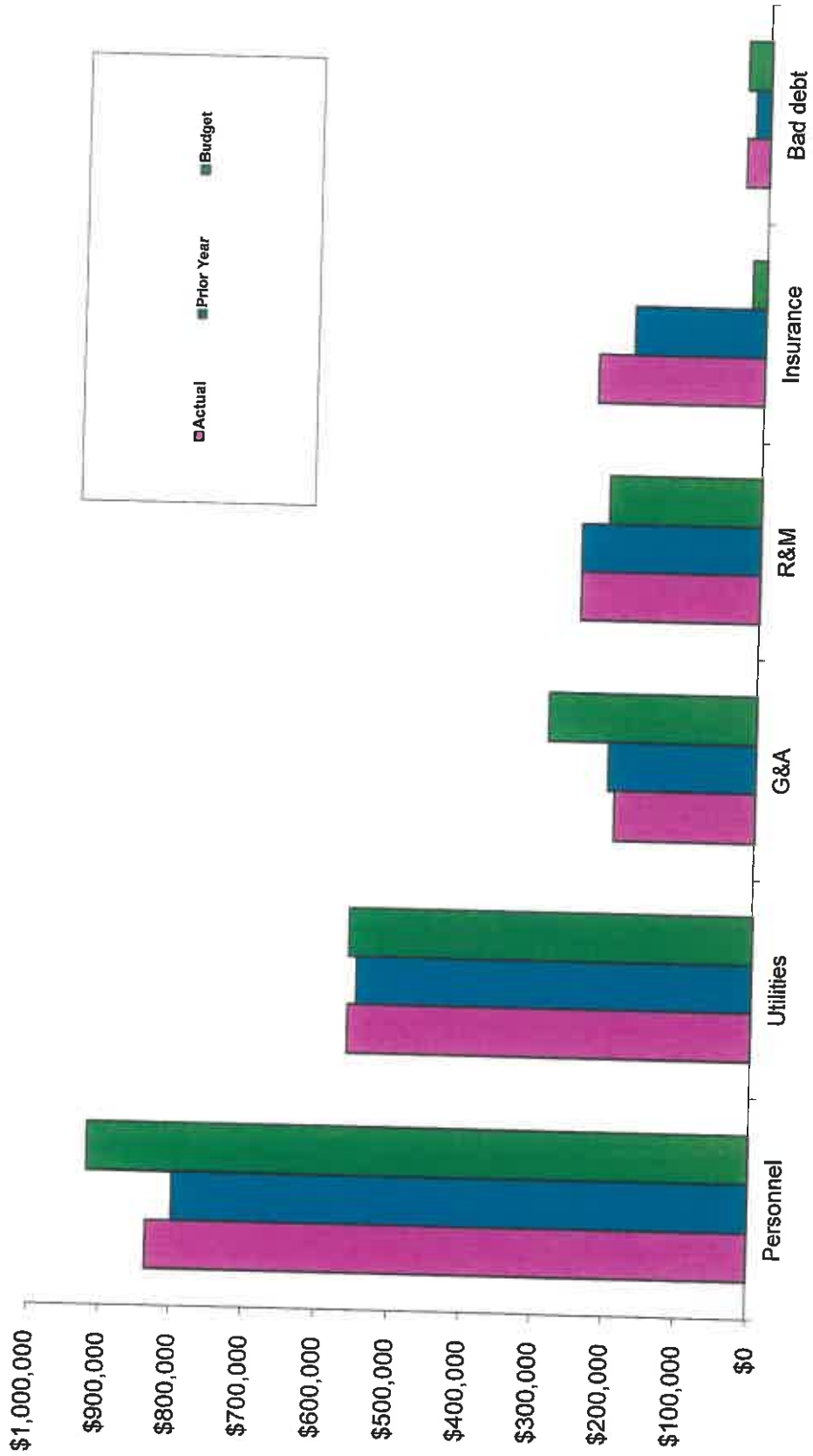
**Moss Landing Harbor District
Warrant Listing
As of June 30, 2024**

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>
1001 - 1st Capital Operating Account				
Check	06/05/2024		NPC Merchant Pymt Proc	-3,146.97
Check	06/06/2024		Payroll Partners	-164.95
Bill Pmt -Check	06/12/2024	20787	A.L. Lease	-1,298.81
Bill Pmt -Check	06/12/2024	20788	Ace High Designs, Inc.	-299.35
Bill Pmt -Check	06/12/2024	20789	Allied Administrators for Delta Dental	-253.42
Bill Pmt -Check	06/12/2024	20790	Andreas Kesting	-500.00
Bill Pmt -Check	06/12/2024	20791	Auto Care LifeSaver Towing	-641.25
Bill Pmt -Check	06/12/2024	20792	Big Creek Lumber	-633.84
Bill Pmt -Check	06/12/2024	20793	Carmel Marina Corporation	-1,958.56
Bill Pmt -Check	06/12/2024	20794	Castroville "ACE" Hardware	-173.24
Bill Pmt -Check	06/12/2024	20795	Cintas	-642.84
Bill Pmt -Check	06/12/2024	20796	Corralitos Electric	-1,574.00
Bill Pmt -Check	06/12/2024	20797	Daniel Piro	-500.00
Bill Pmt -Check	06/12/2024	20798	Dilbeck & Sons, Inc.	-462,183.10
Bill Pmt -Check	06/12/2024	20799	Don Chapin	-15,904.80
Bill Pmt -Check	06/12/2024	20800	Employ America	-1,369.78
Bill Pmt -Check	06/12/2024	20801	Ferrante, Vincent	-722.35
Bill Pmt -Check	06/12/2024	20802	Green Valley Supply	-50.94
Bill Pmt -Check	06/12/2024	20803	Haley & Aldrich, Inc.	-75,583.78
Bill Pmt -Check	06/12/2024	20804	Hodges Consulting Services	-340.00
Bill Pmt -Check	06/12/2024	20805	Home Depot	-585.00
Bill Pmt -Check	06/12/2024	20806	Johnson Electronics, Inc.	-120.00
Bill Pmt -Check	06/12/2024	20807	Kie-Con, Inc.	-18,825.00
Bill Pmt -Check	06/12/2024	20808	Mechanics Bank	-337.01
Bill Pmt -Check	06/12/2024	20809	Michael Burke	-360.75
Bill Pmt -Check	06/12/2024	20810	Monterey County Auditor-Controller	-6,332.46
Bill Pmt -Check	06/12/2024	20811	Monterey County Environmental Health	-1,999.00
Bill Pmt -Check	06/12/2024	20812	Monterey One Water	-2,910.22
Bill Pmt -Check	06/12/2024	20813	Monterey Regional Waste Management Dist.	-6,082.19
Bill Pmt -Check	06/12/2024	20814	Monterey Sanitary Supply	-1,592.70
Bill Pmt -Check	06/12/2024	20815	Moss Landing Boat Works	-9,685.54
Bill Pmt -Check	06/12/2024	20816	Nautical Software Solution	-1,695.00
Bill Pmt -Check	06/12/2024	20817	Pajaro Valley Lock Shop	-162.15
Bill Pmt -Check	06/12/2024	20818	Pajaro/Sunny Mesa C.S.D.	-2,843.56
Bill Pmt -Check	06/12/2024	20819	PG&E	-30,000.00
Bill Pmt -Check	06/12/2024	20820	Razzolink, Inc.	-136.85
Bill Pmt -Check	06/12/2024	20821	Revel Enviornmental Manufacturing , Inc.	-877.80
Bill Pmt -Check	06/12/2024	20822	Sanctuary Stainless	-2,930.64
Bill Pmt -Check	06/12/2024	20823	SBB Construction	-1,298.00
Bill Pmt -Check	06/12/2024	20824	SDRMA	-42,464.98
Bill Pmt -Check	06/12/2024	20825	Sea Engineering, Inc.	-3,990.00
Bill Pmt -Check	06/12/2024	20826	Shayna Kristen	-500.00

**Moss Landing Harbor District
Warrant Listing
As of June 30, 2024**

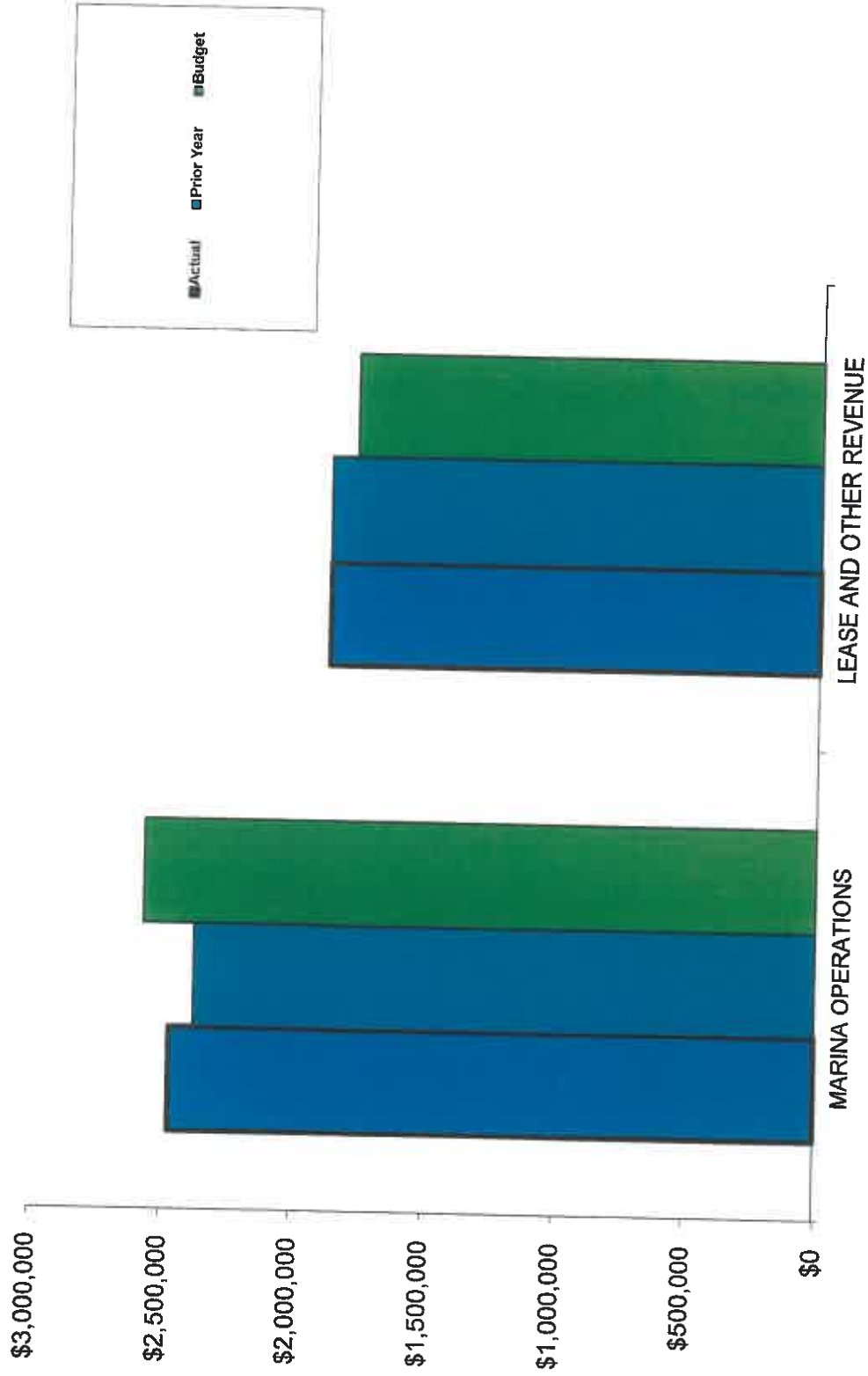
<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>
Bill Pmt -Check	06/12/2024	20827	Streamline	-200.00
Bill Pmt -Check	06/12/2024	20828	Tommy Razzeca	-350.00
Bill Pmt -Check	06/12/2024	20829	U.S. Bank	-2,663.89
Bill Pmt -Check	06/12/2024	20830	U.S. Bank - Office Equipment Finance Svc	-271.21
Bill Pmt -Check	06/12/2024	20831	United Site Services of Calif., Inc.	-400.25
Bill Pmt -Check	06/12/2024	20832	Valero Marketing and Supply Company	-750.00
Bill Pmt -Check	06/12/2024	20833	VALIC	-1,992.00
Bill Pmt -Check	06/12/2024	20834	Ventek International	-2,550.00
Bill Pmt -Check	06/12/2024	20835	Verizon Wireless	-112.52
Bill Pmt -Check	06/12/2024	20836	Vision Sevice Plan	-85.96
Bill Pmt -Check	06/12/2024	20837	West Marine Pro	-142.00
Bill Pmt -Check	06/12/2024	20838	Lockton Insurance Brokers, LLC	-44,036.10
Bill Pmt -Check	06/12/2024	20839	Carmel Marina Corporation	-248.35
Bill Pmt -Check	06/12/2024	20840	Mechanics Bank	-365.70
Bill Pmt -Check	06/12/2024	20841	Monterey One Water	-6,631.10
Bill Pmt -Check	06/12/2024	20842	Carmel Marina Corporation	-2,285.84
Bill Pmt -Check	06/12/2024	20843	Mechanics Bank	-292.56
Bill Pmt -Check	06/12/2024	20844	Carmel Marina Corporation	-8,756.18
Bill Pmt -Check	06/12/2024	20845	Mechanics Bank	-314.25
Check	06/20/2024	1004	Custom Marine Covers	-323.10
Check	06/20/2024		Payroll Partners	-150.54
Check	06/21/2024	4186	Neal Norris	-1,080.34
Bill Pmt -Check	06/28/2024	20846	Brian Renfro	-500.00
Bill Pmt -Check	06/28/2024	20847	CalPERS	-7,824.83
Bill Pmt -Check	06/28/2024	20848	Home Depot	-680.48
Bill Pmt -Check	06/28/2024	20849	Jarvis Fay, LLP	-1,420.00
Bill Pmt -Check	06/28/2024	20850	JD's Plumbing, Inc.	-510.00
Bill Pmt -Check	06/28/2024	20851	MCS Inc.	-1,600.00
Bill Pmt -Check	06/28/2024	20852	Monterey Sanitary Supply	-815.31
Bill Pmt -Check	06/28/2024	20853	MP Express	-164.72
Bill Pmt -Check	06/28/2024	20854	Pitney Bowes Global Financial Svc LLC	-151.21
Bill Pmt -Check	06/28/2024	20855	ReadyRefresh	-84.24
Bill Pmt -Check	06/28/2024	20856	Sea Engineering, Inc.	-5,510.00
Bill Pmt -Check	06/28/2024	20857	Wald, Ruhnke & Dost Architects, LP	-12,821.50
Bill Pmt -Check	06/28/2024	20858	WASH	-227.52
Bill Pmt -Check	06/28/2024	20859	Wendy L. Cumming, CPA	-3,258.75
Bill Pmt -Check	06/28/2024	20860	Discount Ramp.com LLC	-3,749.45
Total 1001 - 1st Capital Operating Account				-816,990.73
TOTAL				-816,990.73

**Operating Expenses
Year to Date Actuals vs. Budget and Prior Year
June 30, 2024**

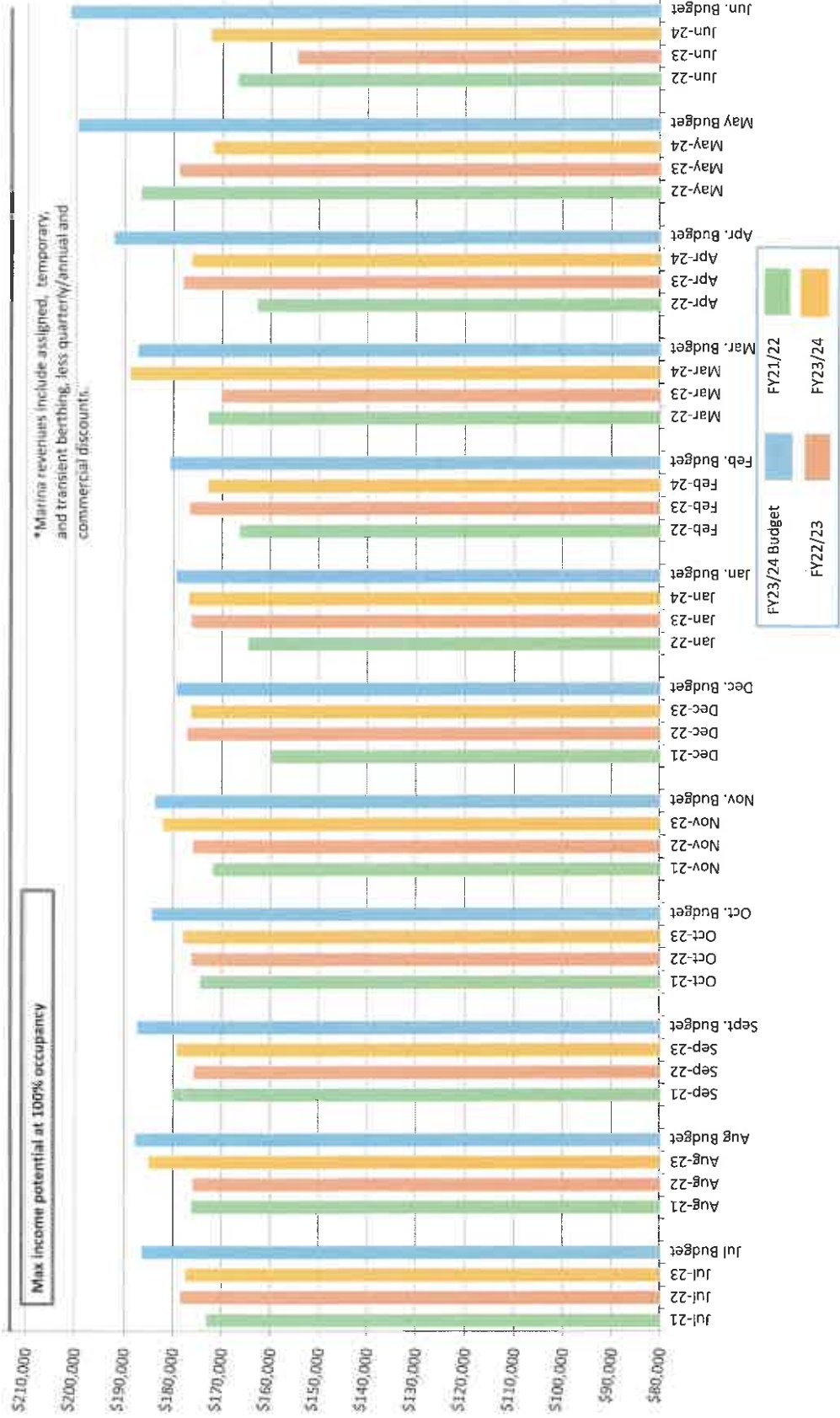


**** Expenses Exclude Dredging, Depreciation and Interest Expenses****

**Marina, Lease and Other Revenue
Year to Date Actual vs. Budget and Prior Year
June 30, 2024**



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





BOARD OF HARBOR COMMISSIONERS

Russell Jeffries
Vincent Ferrante
James Goulart
Liz Soto
Albert Lomeli

7881 SANDHOLDT ROAD
MOSS LANDING, CA 95039

TELEPHONE – 831.633.5417
FACSIMILE – 831.633.4537



**GENERAL MANAGER
HARBOR MASTER**

Tom Razzeca

STAFF REPORT

ITEM NUMBER 03 – PROJECT STATUS
BOARD MEETING JULY 31, 2024

1. North Harbor Building: The project was awarded to Dilbeck & Sons Inc. and the project has been underway for the last 4 months. Unfortunately, we experienced a few weeks of delay waiting on Monterey County to approve the added drains to the potential kitchen area that were not included in the original plan. The concrete pad of the building was completed earlier this month. Currently our contractor is working on framing of the staircase and elevator pit and is also in the process of completing plumbing work for the downstairs restrooms. Staff anticipates that the project will be completed in late September or October of 2024. As construction proceeds the General Manager will provide monthly updates to the Board via this staff report.

2. North Harbor Inn Project: This project remains on hold while the District explores options with the property.

3. Harbor Infrastructure Improvement Project: Resulting from the tsunami that took place on January 15, 2022, staff discovered that the District has sustained damage to piles, docks, shoreline and navigation channels in the Harbor. The District's consultant, Sea Engineering, is currently working with the multiple permitting agencies to obtain the required permits which we expect to be issued in August 2024. Once permits have been issued staff will put the project out to public bid, secure a contractor, and begin the infrastructure improvement project. The Staff goal is to have the project completed before the end of 2024.

4. Harbor Maintenance Dredging and FEMA Project: Staff received word from the Army Corps of Engineers that they were unable to secure the required permits to complete dredging of the Federal Channel this year and that the project will now take place in 2025. Unfortunately the Harbor District Maintenance Dredging Project will also be delayed until 2025 so that it can be completed in conjunction with the dredging of the Federal Channel.

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947



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7881 SANDHOLDT ROAD
 MOSS LANDING, CA 95039

TELEPHONE – 831.633.5417
 FACSIMILE – 831.633.4537

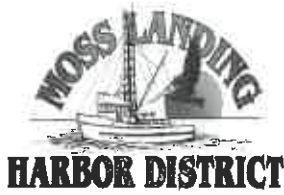


GENERAL MANAGER
 HARBORMASTER
 Tommy Razzeca

STAFF REPORT

ITEM NUMBER 04 – SUMMARY OF PERMITS ISSUED BOARD MEETING OF JULY 31, 2024

Permittee	Issue Date	Status	Permit Type	Exp. Date
Elkhorn Slough Research Foundation	01/01/2024	Current	Facilities Use	01/01/2025
Blue Ocean Whale Watch	2/18/2024	Current	Facilities Use	2/18/2025
Whisper Charters	2/28/2024	Current	Facilities Use	2/28/2025
Fast Raft	3/28/2024	Current	Facilities Use	3/28/2025
Monterey Eco Tours	4/16/2024	Current	Facilities Use	4/16/2025
Oceanic Expeditions	4/21/2024	Current	Facilities Use	4/21/2025
Venture Quest Kayaking	6/12/2024	Current	Facilities Use	6/12/2025
Monterey Bay Hydrobikes	6/12/2024	Current	Facilities Use	6/12/2025
Reel Nasty Sportfishing	6/12/2024	Current	Facilities Use	6/12/2025
Last Meal Sportfishing	6/12/2024	Current	Facilities Use	6/12/2025
Kayak Connection	6/30/2024	Current	Facilities Use	6/30/2025
Sanctuary Cruises	6/30/2024	Current	Facilities Use	6/30/2025
Sea Goddess Whale Watching-Tours	6/30/2024	Current	Facilities Use	6/30/2025
MBARI-Slough Test Moorings	6/30/2024	Current	Facilities Use	6/30/2025
Slater Moore Photography	07/07/2024	Current	Facilities Use	07/07/2025
Elkhorn Slough Safari - Tours	10/19/2023	Current	Facilities Use	10/19/2024
Blue Water Ventures	10/31/2023	Current	Facilities Use	10/31/2024
Wild Fish-Vicki Crow	11/30/2023	Current	Peddlers	11/30/2024



7881 SANDHOLDT ROAD
MOSS LANDING, CA 95039

TELEPHONE – 831.633.5417
FACSIMILE – 831.633.4537



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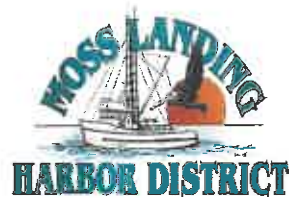
STAFF REPORT

ITEM NUMBER 05 – MEETING ANNOUNCEMENTS
BOARD MEETING OF JULY 31, 2024

Moss Landing Chamber of Commerce Meetings – All meetings are done by E-mail until further notice but will eventually resume on the 2nd Thursday of each month in Moss Landing Harbor District Board Room, 4 p.m.

Monterey Bay Sanctuary Advisory Council Meetings – 2023 - <https://montereybay.noaa.gov>

August 16th– *Hybrid (Virtual & In-Person) Meeting*
TBD, Santa Cruz



BOARD OF COMMISSIONERS

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7881 SANDHOLDT ROAD
MOSS LANDING, CA 95039

TELEPHONE – 831.633.5417
FACSIMILE – 831.633.4537



**GENERAL MANAGER
HARBOR MASTER**

Tom Razzeca

STAFF REPORT

**ITEM NUMBER 06 - LIVEBOARD REPORT
BOARD MEETING OF JULY 31, 2024**

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. Hartman, Guenter	Taku, CF 7913 KL
2. Jones, L	Intrepid CF 0292 VE
3. Matsunaga, F	Mon Rochelle CF 8424 FB
4. Burns, P.	Tralfamadore, CF 9430 GL
5. Byrnes, K.	Grand Slam, CF 4540 FE
6. Doyle, M	Billikon, CF 3946 TM
7. Danh, S	Isle Of View ON 997142
8. Michael, McVay	Gaviota, CF 4863 FP
9. Hughes, S	Sojourn, on 1067078
10. Milazzo, O	Odeyseas. CF 8763 FF
11. Chambers, B.	Pyxis, ON 984193
12. Pending	
13. Clark D.	Seaside Escape CF 4356 HW
14. Degnan, P.	No Name, CF 8344 GT
15. Garmon, S	Celine Rose, ON 1110276
16. Elwell, G.	Pearl, ON 557575
17. Faneuf, C.	Ghost Ryder ON 1048498
18. Buford, C	No Name, CF 9215 EF
19. Potter, D.	Danu CF 4085 GC
20. Listle, A	Tekin ON 616325
21. Glovin, D	Aint to Shabby CF 7434 SL
22. Laoretti, P/ Laoretti, S	Shaka, ON 699611
23. Johnston, Bill	Heart Of Gold, CF 7590 EP
24. Groom D	Phoenix, CF 5084 GJ

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25. Jones, H.
26. Jones, T.
27. Kennedy C.
28. Ayres, Lloyd
29. Varier, G
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. Cain, C
38. Otis, T.
39. Paul, J
40. Schlegelmilch, William
41. Bartley, H
42. Raaphorst, D.
43. Reins, D.
44. Rotger, M.
45. Dyer, B
46. Piro, Daniel
47. Schmidt, L
48. **Pending**
49. Silveira, P
50. Salisbury, J.
51. Thomas, B.
52. Tufts, M.
53. Mc Dermont, J
54. Wolinski, Peter
55. Hudkins, Leah / Steven Hudkins
56. Samuelson, T.
57. Vinsky, J
58. Riberal, Y/ Eric Duekerson
59. Schwontes, N/ Mosolov, A
60. Chaperon, C

Laetare, CF 5495 YB
 Sanity, CF 5249 SC
 Aztlan, ON 281903
 Gaviota, CF 4656 GG
 Athena CF 1523 FF
 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
 Sails Call, CF 7291 TG
 Blue Moon, CF 1886 GT
 La Wanda CF 5014 FR
 Bull Dog ON 1219673
 Skylarke, CF 8589 TB
 Spirit, ON 664971
 Second Paradise, ON 912484
 Raven, ON 241650
 Star of Light ON 1056334
 Gulf Star CF 6082 GL
 Lady Monroe CF5007 UM

Quiet times, CF 2067 GC
 Oceanid, CF 4210 GA
 Coho, CF 9974 KK
 Enchantress, CF 0878 SX
 Ferdelance CF 7837 JF
 Muffin, ON 1148169
 Wild Goose ON589319
 Moonstone CF 5122 GX
 Rosie CF 2797 GC
 Boss Lady, ON 556296
 Luna Sea, ON 1138367
 Kali Kat CF 7790 SH

Total Number Vessels: 58
 Total Number Persons: 66
 Pending Applications -2-



BOARD OF COMMISSIONERS
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 Liz Soto
 Albert Lomeli

7881 SANDHOLDT ROAD
 MOSS LANDING, CA 95039

TELEPHONE – 831.633.2461
 FACSIMILE – 831.633.1201

GENERAL MANAGER/HARBOR MASTER
 Tom Razzeca

STAFF REPORT

ITEM NUMBER 7 - SLIP INCOME REPORT
 BOARD MEETING OF JULY 24, 2024

Slip Rates 2023/2024 per linear foot:

Assigned: \$9.44/ft./month
 Temporary: \$14.10/ft./month
 Transient: \$1.25/ft./day

INCOME

<u>June 2024</u>	<u>June 2023</u>	<u>June 2024 Budget</u>
\$176,840	\$154,677	\$201,402

For the month, slip income is lower than budget by \$25k. The lower than budget amount is attributed to primarily lower temporary and transient berthing revenue mostly associated with the closures of fishing seasons during the fiscal year. Slip income is higher than the prior year by \$22k, due to higher assigned berthing revenue in the current year.



7881 SANDHOLDT ROAD
MOSS LANDING, CA 95039

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FACSIMILE – 831.633.1201

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Tom Razzeca

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STAFF REPORT

ITEM NUMBER 08 – INCIDENT REPORT
BOARD MEETING OF JULY 31, 2024

June 23, 2024 A staff member was bitten by a dog while on duty in the North Harbor. The staff member was sent to Doctors on Duty for treatment but did not have a serious injury resulting from the bite. The incident was reported to Animal Control and dog was held in quarantine. The tenant was notified by District staff that under no circumstances is the animal allowed on Moss Landing Harbor District property in the future.

July 11, 2024 A verbal altercation occurred in the Moss Landing Community Park and MCSO deputies ultimately responded. No arrests were made, and Harbor staff is currently following up with a tenant who was involved in the dispute.

No incidents to report as of July 24, 2024.