

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

September 24, 2025 – 7:00 P.M.

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

Join Zoom Meeting

<https://us06web.zoom.us/j/85349808452?pwd=UERs1QAIKaxmyTNwhvMF7PHORnSJxa.1>

Meeting ID: 853 4980 8452

Passcode: 596968

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One tap mobile

+16694449171,,85349808452#,,,,\*596968# US

+16699006833,,85349808452#,,,,\*596968# US (San Jose)

Join instructions

[https://us06web.zoom.us/join/85349808452/invitations?signature=nFfSE-ke5EPW4-wYvMvURoAJdR\\_O82MAKJYvs2PdrQg](https://us06web.zoom.us/join/85349808452/invitations?signature=nFfSE-ke5EPW4-wYvMvURoAJdR_O82MAKJYvs2PdrQg)

## A. CLOSED SESSION

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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 pursuant to Government Code §54956.8 regarding Moss Landing Commercial Park- licenses and easements. Negotiating parties: General Manager and District Counsel.
2. Confer with real property negotiators regarding pending land use matters in reference to APN 133251009000 pursuant to Government Code Section 54956.8.
3. Confer with legal counsel regarding significant exposure to litigation against the District pursuant to Government Code Section 54956.9 (d)(2).

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

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### Roll Call

Russ Jeffries – President

Vince Ferrante- Vice President

James Goulart – Secretary

Liz Soto - Commissioner

Albert Lomeli – Commissioner

Tommy Razzeca – General Manager

Mike Rodriguez – District Counsel

Shay Shaw – Administrative Assistant

### **C. PRESIDENT'S REMARKS**

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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**

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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**

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1. Approval of June 25, 2025 Meeting Minutes
2. Approval of July 23, 2025 Meeting Minutes

### **F. FINANCIAL REPORT**

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3. Financial report month ending August 31, 2025

### **G. 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. The Manager may present additional reports; however, the Board may not take action on any such item not on this Agenda.

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

### **H. COMMITTEE REPORTS**

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10. Finance Committee – Ferrante/Goulart
11. Elkhorn Slough Advisory Committee – Lomeli
12. Special Districts – Jeffries/Ferrante
13. Liveboard Committee – Soto/Lomeli
14. Harbor Improvement Committee – Soto/Lomeli
15. Real Property Committee I – Jeffries/Ferrante/Leonardini(Appointed Public Representative)
16. Real Property Committee II – Goulart/Soto
17. Personnel Committee – Jeffries/Goulart
18. Ad Hoc Budget Committee – Goulart/Soto
19. 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**

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20. CONSIDER RESOLUTION 25-05 DECLARING AN EMERGENCY PURSUANT TO SECTION 20168 OF THE PUBLIC CONTRACT CODE AND AUTHORIZING THE EXPENDITURE OF DISTRICT FUNDS FOR EMERGENCY REPAIR WORK IN AN INITIAL AMOUNT NOT TO EXCEED \$300,000

- a. Staff report
- b. Public comment
- c. Board discussion
- d. Board Action

**SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947**

## **J. COMMISSIONERS COMMENTS AND CONCERNS**

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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.

## **K. ADJOURNMENT**

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The next Meeting of the Board of Harbor Commissioners is scheduled for October 22, 2025 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](mailto: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](mailto:Razzeca@mosslandingharbor.dst.ca.us) or on the District's website at [www.mosslandingharbor.dst.ca.us](http://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

June 25, 2025

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

Join Zoom Meeting

<https://us06web.zoom.us/j/87638880876?pwd=MSJvdlZ8YhLUMGr2sZUKUSkOGxRmYL.1>

Meeting ID: 876 3888 0876

Passcode: 798719

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One tap mobile

+16694449171,,87638880876#,,,,\*798719# US

+16699006833,,87638880876#,,,,\*798719# US (San Jose)

#### A. CLOSED SESSION

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A closed session was held at 6:04pm prior to the public open meeting to consider the following:

1. 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.
2. Confer with real property negotiators regarding pending land use matters in reference to APN 133251009000 pursuant to Government Code Section 54956.8.
3. Consider personnel matters pursuant to Government Code Section 54957(b)(1)- General Manager Employment review.

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

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President Jeffries called the meeting to order at 7:01 pm. After the Pledge of Allegiance, roll was called.

##### Commissioners Present:

Russ Jeffries – President

Liz Soto - Commissioner

Albert Lomeli – Commissioner

##### Commissioners Absent :

Vince Ferrante – Vice President

James Goulart – Secretary

##### Staff Present:

Tommy Razzeca – General Manager

Mike Rodriguez – District Counsel

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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George Varier is an employee of the Moss Landing Harbor District and he addressed the Board about his position as a maintenance worker and made a claim of not being paid the correct wage beginning in his 9<sup>th</sup> month of employment.

## **E. CONSENT CALENDAR**

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1. Approval of May 28, 2025 Meeting Minutes. A motion was made by Commissioner Jeffries, seconded by Commissioner Soto to approve the May 28, 2025 Meeting Minutes. The motion passed 3-2 Commissioner Ferrante and Commissioner Goulart were absent.

## **F. FINANCIAL REPORT**

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2. Financial report month ending May 31, 2025. GM Razzeca gave the report. A motion was made by Commissioner Lomeli, seconded by Commissioner Soto to accept the financial report. The motion passed 3-2 Commissioner Ferrante and Commissioner Goulart were absent.

## **G. 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. 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**

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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
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**

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19. CONSIDER INSURANCE RENEWAL PROPOSAL AND FINANCING OPTION.

- 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 to accept the insurance renewal proposal financing option #1. The motion passed 3-0-2 with Commissioner Ferrante and Commissioner Goulart absent.

20. CSDA 2025 BOARD OF DIRECTORS BALLOT.

- a. Staff report – GM Razzeca gave the report
- b. Public comment – None
- c. Board discussion – The Board chose to vote for Scott Duffield for the CSDA Board of directors.
- d. Board Action – A motion was made by Commissioner Jeffries, seconded by Commissioner Soto to cast a vote for Scott Duffield for the 2025 CSDA Board of Directors. The motion passed 3-0-2 with Commissioner Ferrante and Commissioner Goulart absent.

**SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947**

**21. CONSIDER AWARD OF FISCAL YEAR 24/25 BONUS TO GENERAL MANAGER/HARBOR MASTER PURSUANT TO THE TERMS OF HIS AT-WILL EMPLOYMENT CONTRACT.**

- 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 Jeffries, seconded by Commissioner Soto to award the General Manager/Harbor Master Fiscal year 24/25 Bonus pursuant to the terms of his contract. The motion passed 3-0-2 with Commissioner Ferrante and Commissioner Goulart absent.

**22. CONSIDER RESOLUTION 25-01 SHORT TERM RENTAL AGREEMENT WITH AHTNA INFRASTRUCTURE & TECHNOLOGIES FOR OFFICE SPACE AT THE SANTA CRUZ CANNERY BUILDING.**

- 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 Jeffries, seconded by Commissioner Lomeli to adopt Resolution 25-01 short term rental agreement with AHTNA Infrastructure & Technologies for office space at the Santa Cruz Cannery Building. The motion passed 3-0-2 with Commissioner Ferrante and Commissioner Goulart absent.

**J. COMMISSIONERS COMMENTS AND CONCERNS**

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Commissioner Lomeli will not be present at the July Board meeting he will be attending a training. Commissioner Soto wanted to thank GM Tommy Razzeca for all of his hard work.

**K. ADJOURNMENT**

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President Jeffries adjourned the meeting at 7:33 pm.

Respectfully submitted,

ATTEST:

\_\_\_\_\_  
James Goulart, Secretary  
Board of Harbor Commissioners

\_\_\_\_\_  
Tommy Razzeca, Deputy Secretary  
Board of Harbor Commissioners



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

July 23, 2025

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

Zoom Meeting

Time: Jul 23, 2025 07:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/82026767708?pwd=klrGDZ06Wcpb36KRNwTml64WCDv2vg.1>

Meeting ID: 820 2676 7708

Passcode: 497232

One tap mobile

+16694449171,,82026767708#,,,,\*497232# US

+16699006833,,82026767708#,,,,\*497232# US (San Jose)

## A. CLOSED SESSION

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1. 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.
2. Confer with real property negotiators regarding pending land use matters in reference to APN 133251009000 pursuant to Government Code Section 54956.8.
3. Confer with legal counsel regarding significant exposure to litigation against the District pursuant to Government Code Section 54956.9 (d)(2).

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

---

President Jeffries called the meeting to order at 7:00 pm. After the Pledge of Allegiance, roll was called.

**Commissioners Present:**

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

**Staff Present:**

Tommy Razzeca – General Manager  
Mike Rodriguez – District Counsel  
Shay Shaw – Administrative Assistant

**Absent:**

Albert Lomeli – Commissioner

## 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**

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Marilyn Vierra from the county provided the Board with an update about Kirby Park. The County has scheduled a meeting to discuss security being placed at Kirby park in the future. Aja Africa asked the Board about Closed Session Item #2 and wanted to know if the Board made a decision on the parcel because whatever the Board decides could possibly affect the business she works with. Commissioner Jeffries responded that there was nothing to report and that any action taken by the Board would be done during an open public meeting. James Brady a member of the (Elkhorn Yacht Club) wanted an update regarding the North Harbor Gangway project that has yet to begin. GM Razzeca explained that the District awaits issuance of the 1 outstanding permit from CDFW that has yet to be issued. James Brady expressed that he did not want to spend another winter using temporary dock access and wants the project completed and the main dock access reopened for the use of the North Harbor tenants. GM Razzeca said he shares the frustration, and that the project is expected to be completed as soon as the final permit has been issued, but that the District cannot proceed without all required permits.

## **E. CONSENT CALENDAR**

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1. Approval of June 25, 2025 Meeting Minutes (Moved to next meeting)

## **F. FINANCIAL REPORT**

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2. Financial report month ending June 30, 2025 GM Razzeca gave the report. A motion was made by Commissioner Soto, seconded by Commissioner Goulart to accept the financial report. The motion passed 4-0-1. Commissioner Lomeli was absent.

## **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 – Commissioner Ferrante and Commissioner Goulart attended the Special Districts meeting and reported on the events that took place.
12. Liveboard Committee – Soto/Lomeli – written report/no questions
13. Harbor Improvement Committee – Soto/Lomeli– written report/no questions
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. Commissioner Ferrante attended a CSDA 3-year planning session in Lake Tahoe and reported on the events that took place.

**I. NEW BUSINESS**

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19. CONSIDER RESOLUTION 25-02 ACCEPTING A BID TO COMPLETE THE 2025 MAINTENANCE DREDGING PROJECT AND DIRECTING THE GENERAL MANAGER TO ENTER INTO A CONTRACT FOR THE PROJECT WITH THE DUTRA GROUP.

- a. Staff report – GM Razzeca gave the report
- b. Public comment – Kevin Greg wanted to know if the Harbor District permit to dredge was with the Army Corps. GM Razzeca said no, we have separate contractor but same permit window. Army Corps. is responsible for the federal channel and the Jetty repair. The Harbor District is responsible for the slips and District navigation channels outside of the Federal Navigation Channel.
- c. Board discussion – Commissioner Soto questioned the alternate option listed in the dredging bid. GM Razzeca explained that the bid included an alternate option to reduce cost, if necessary, but that the Staff is requesting the Board to approve the full project and that a decision on the alternate option would be made based on available funding towards the end of the project. Commissioner Goulart asked how much FEMA reimbursement the District is expecting. GM Razzeca said that we expect approximately 1 million in FEMA reimbursement but that it may be more due to the higher price per cubic yard than was expected during the FEMA project estimate process completed back in 2024.
- d. Board Action – A motion was made by Commissioner Ferrante, seconded by Commissioner Soto to accept Resolution 25-02 Bid to complete the 2025 Maintenance Dredging Project and directing the General Manager to enter into a contract for the project with the Dutra group. The motion passed 4-0-1 Commissioner Lomeli was absent.

**J. COMMISSIONERS COMMENTS AND CONCERNS**

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President Jeffries asked that the Harbor Improvement Committee look at the south harbor restrooms. The Harbor Board and Staff wished President Jeffries a Happy 90<sup>th</sup> Birthday.

**K. ADJOURNMENT**

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President Jeffries adjourned the meeting at 7:54 pm.

Respectfully submitted,

\_\_\_\_\_  
James Goulart, Secretary  
Board of Harbor Commissioners

ATTEST:

\_\_\_\_\_  
Tommy Razzeca, Deputy Secretary  
Board of Harbor Commissioners

**Moss Landing Harbor District**  
**Balance Sheet**  
As of August 31, 2025

	<u>Aug 31, 25</u>	<u>Aug 31, 24</u>	<u>\$ Change</u>	<u>% Change</u>
<b>ASSETS</b>				
<b>Current Assets</b>				
<b>Checking/Savings</b>				
1002 · Petty Cash	500	500		
1022 · WCCB Trust Account	4,384,431	4,010,262	374,169	9%
1001 · WCCB Operating Account	2,634,874	3,505,797	-870,923	-25%
1015 · WCCB MM Bank	1,920,236	1,910,633	9,603	1%
1020 · Umpqua - Restricted	1,017,459	1,017,382	77	
1032 · WCCB Bank (CalMarine)	52,034		52,034	100%
<b>Total Checking/Savings</b>	<u>10,009,534</u>	<u>10,444,574</u>	<u>-435,040</u>	<u>-4%</u>
<b>Accounts Receivable</b>				
1250 · Lease Receivable	3,216,500	3,782,039	-565,539	-15%
<b>1120 · Leases</b>				
1282 · NNN Receivable	109,220	120,698	-11,478	-10%
1291 · Monterey Bay Kayak % Rent	35,965	1,873	34,092	1,820%
<b>Total 1120 · Leases</b>	<u>145,185</u>	<u>122,571</u>	<u>22,614</u>	<u>18%</u>
1200 · Marina Receivables	182,139	145,914	36,225	25%
1201 · Marina - Allow for Bad Debt	-67,333	-35,333	-32,000	-91%
<b>Total Accounts Receivable</b>	<u>3,476,491</u>	<u>4,015,191</u>	<u>-538,700</u>	<u>-13%</u>
<b>Other Current Assets</b>				
<b>1271 · Prepaid Expenses</b>				
1270 · Insurance	-5,489	69,502	-74,991	-108%
1271 · Prepaid Expenses - Other	25,956		25,956	100%
<b>Total 1271 · Prepaid Expenses</b>	<u>20,467</u>	<u>69,502</u>	<u>-49,035</u>	<u>-71%</u>
<b>Total Other Current Assets</b>	<u>20,467</u>	<u>69,502</u>	<u>-49,035</u>	<u>-71%</u>
<b>Total Current Assets</b>	<u>13,506,492</u>	<u>14,529,267</u>	<u>-1,022,775</u>	<u>-7%</u>
<b>Fixed Assets</b>				
1650 · Construction in Progress	6,633,101	6,633,101		
1670 · Equipment	567,669	567,669		
<b>1700 · Improvements</b>				
1710 · NH Buildings & Improvements	7,016,717	7,016,716		
1720 · NH Floating Docks	524,675	524,675		
1725 · NH Offsite Improvements	632,218	632,218		
1730 · SH Buildings & Improvements	8,530,155	8,530,155		
1740 · SH Floating Docks	10,034,681	10,034,681		
<b>Total 1700 · Improvements</b>	<u>26,738,446</u>	<u>26,738,445</u>		

**Moss Landing Harbor District**  
**Balance Sheet**  
As of August 31, 2025

	<u>Aug 31, 25</u>	<u>Aug 31, 24</u>	<u>\$ Change</u>	<u>% Change</u>
<b>1800 · Less - Depreciation</b>				
<b>1805 · Equipment</b>	-528,950	-509,283	-19,667	-4%
<b>1810 · NH Buildings &amp; Improvements</b>	-5,444,082	-4,477,520	-966,562	-22%
<b>1820 · NH Floating Docks</b>	-524,674	-524,674		
<b>1825 · NH Offsite Improvements</b>	-584,779	-566,654	-18,125	-3%
<b>1830 · SH Buildings &amp; Improvements</b>	-6,750,568	-6,638,855	-111,713	-2%
<b>1840 · SH Floating Docks</b>	-8,376,601	-7,992,667	-383,934	-5%
<b>Total 1800 · Less - Depreciation</b>	<u>-22,209,654</u>	<u>-20,709,653</u>	<u>-1,500,001</u>	<u>-7%</u>
<b>1900 · Land</b>	1,642,860	1,642,860		
<b>Total Fixed Assets</b>	<u>13,372,422</u>	<u>14,872,422</u>	<u>-1,500,000</u>	<u>-10%</u>
<b>Other Assets</b>				
<b>1320 · Workers Comp Deposit</b>	200	200		
<b>1530 · Principal Financial CS</b>	7,389	7,389		
<b>Total Other Assets</b>	<u>7,589</u>	<u>7,589</u>		
<b>TOTAL ASSETS</b>	<u><u>26,886,503</u></u>	<u><u>29,409,278</u></u>	<u><u>-2,522,775</u></u>	<u><u>-9%</u></u>

**Moss Landing Harbor District**  
**Balance Sheet**  
As of August 31, 2025

	<u>Aug 31, 25</u>	<u>Aug 31, 24</u>	<u>\$ Change</u>	<u>% Change</u>
<b>LIABILITIES &amp; EQUITY</b>				
<b>Liabilities</b>				
<b>Current Liabilities</b>				
<b>Accounts Payable</b>				
2010 · Accounts Payable	-27,735	125,548	-153,283	-122%
<b>Total Accounts Payable</b>	<u>-27,735</u>	<u>125,548</u>	<u>-153,283</u>	<u>-122%</u>
<b>Other Current Liabilities</b>				
2013 · Accrued Expenses	76,804	76,804		
2020 · Accrued Salaries Payable	11,088	12,233	-1,145	-9%
2021 · Accrued Vacation	35,419	35,419		
2024 · Accrued Payroll Taxes	623	474	149	31%
2030 · Customer Deposits	368,270	368,530	-260	-0%
2051 · Note Interest Payable				
2062 · Umpqua Accrued Interest	5,594	3,243	2,351	72%
<b>Total 2051 · Note Interest Payable</b>	<u>5,594</u>	<u>3,243</u>	<u>2,351</u>	<u>72%</u>
2080 · Prepaid Berth Fees	179,736	198,433	-18,697	-9%
2011 · Lusamerica Reimb. Acct.	15,000	15,000		
2087 · Lease Deposits	56,343	71,625	-15,282	-21%
<b>Total Other Current Liabilities</b>	<u>748,877</u>	<u>781,761</u>	<u>-32,884</u>	<u>-4%</u>
<b>Total Current Liabilities</b>	<u>721,142</u>	<u>907,309</u>	<u>-186,167</u>	<u>-21%</u>
<b>Long Term Liabilities</b>				
2200 · Deferred RTU Lease Revenue	3,117,195	3,702,662	-585,467	-16%
2605 · Umpqua Loan	1,109,730	1,365,359	-255,629	-19%
<b>Total Long Term Liabilities</b>	<u>4,226,925</u>	<u>5,068,021</u>	<u>-841,096</u>	<u>-17%</u>
<b>Total Liabilities</b>	<u>4,948,067</u>	<u>5,975,330</u>	<u>-1,027,263</u>	<u>-17%</u>
<b>Equity</b>				
3020 · Retained Net Assets	6,456,231	6,456,231		
3050 · Prior Year Earnings	15,538,151	17,380,227	-1,842,076	-11%
Net Income	-55,946	-402,510	346,564	86%
<b>Total Equity</b>	<u>21,938,436</u>	<u>23,433,948</u>	<u>-1,495,512</u>	<u>-6%</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>26,886,503</u></u>	<u><u>29,409,278</u></u>	<u><u>-2,522,775</u></u>	<u><u>-9%</u></u>

**Moss Landing Harbor District**  
**Statement of Cash Flows**  
July through August 2025

Jul - Aug 25

<b>OPERATING ACTIVITIES</b>	
Net Income	-55,946.21
Adjustments to reconcile Net Income to net cash provided by operations:	
1120 · Leases	824.77
1120 · Leases:1291 · Monterey Bay Kayak % Rent	4,972.57
1120 · Leases:1230 · Sea Harvest	11,074.27
1200 · Marina Receivables	2,427.77
1201 · Marina - Allow for Bad Debt	5,333.34
1250 · Lease Receivable	74,105.82
1120 · Leases:1282 · NNN Receivable	-6,666.66
1271 · Prepaid Expenses	-25,956.41
1271 · Prepaid Expenses:1270 · Insurance	5,488.78
1800 · Less - Depreciation:1805 · Equipment	3,666.66
1800 · Less - Depreciation:1810 · NH Buildings & Improvements	157,561.84
1800 · Less - Depreciation:1825 · NH Offsite Improvements	3,125.00
1800 · Less - Depreciation:1830 · SH Buildings & Improvements	21,713.16
1800 · Less - Depreciation:1840 · SH Floating Docks	63,933.34
2010 · Accounts Payable	-35,269.65
2020 · Accrued Salaries Payable	-31,706.59
2024 · Accrued Payroll Taxes	-9,036.05
2030 · Customer Deposits	-318.63
2080 · Prepaid Berth Fees	-12,276.75
2051 · Note Interest Payable:2062 · Umpqua Accrued Interest	-13,578.03
Net cash provided by Operating Activities	<u>163,472.34</u>
<b>FINANCING ACTIVITIES</b>	
2200 · Deferred RTU Lease Revenue	-100,328.14
2605 · Umpqua Loan	-255,629.00
Net cash provided by Financing Activities	<u>-355,957.14</u>
Net cash increase for period	-192,484.80
Cash at beginning of period	10,202,017.44
Cash at end of period	<u><u>10,009,532.64</u></u>

3:19 PM  
09/17/25

**Moss Landing Harbor District**  
**A/P Aging Summary**  
**As of August 31, 2025**

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>&gt; 90</u>	<u>TOTAL</u>
A.L. Lease	61.34					61.34
Allied Administrators for Delta Dental		-253.42				-253.42
Big Creek Lumber	131.22					131.22
CalPERS		-9,688.80				-9,688.80
Castroville "ACE" Hardware	104.64					104.64
Employ America	1,053.68					1,053.68
Fidelity Investments	40.22					40.22
jack Rice	550.00					550.00
Johnson Electronics, Inc.	120.00			120.00		240.00
MBS Business Systems					123.06	123.06
Mechanics Bank	1,379.44					1,379.44
Mike Higgins	550.00					550.00
Monterey Sanitary Supply		823.80				823.80
Pajaro/Sunny Mesa C.S.D.	3,421.71					3,421.71
PG&E		-32,000.00				-32,000.00
Primo Brands		299.67				299.67
Razzolink, Inc.		-136.85				-136.85
U.S. Bank	3,694.54					3,694.54
U.S. Bank - Office Equipment Finance Svc		-271.21				-271.21
Valero Marketing and Supply Company		-750.00				-750.00
VALIC	2,825.36					2,825.36
Verizon Wireless	152.44					152.44
Vision Sevice Plan		-85.96				-85.96
<b>TOTAL</b>	<b><u>14,084.59</u></b>	<b><u>-42,062.77</u></b>	<b><u>        </u></b>	<b><u>120.00</u></b>	<b><u>123.06</u></b>	<b><u>-27,735.12</u></b>

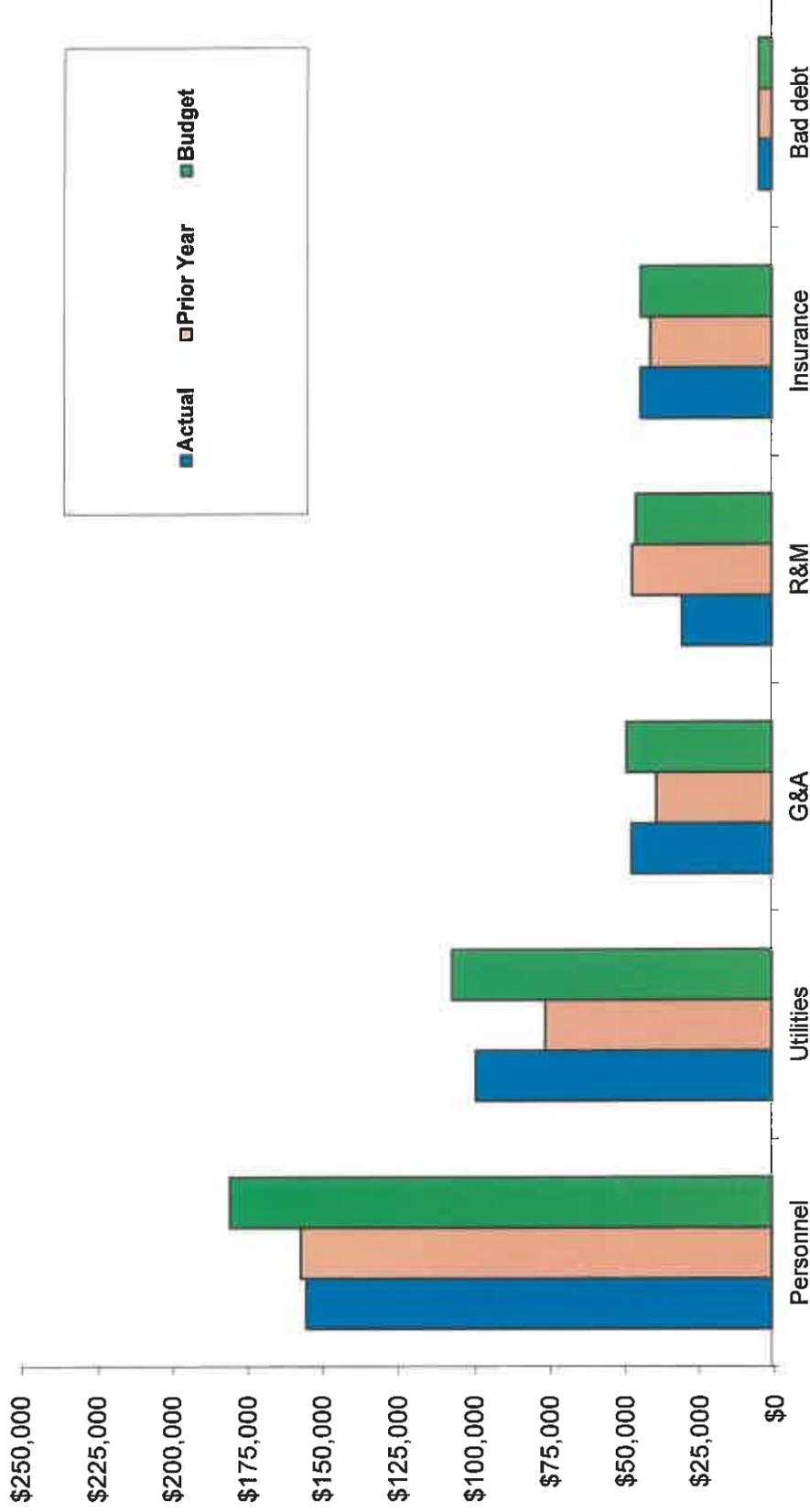
**Moss Landing Harbor District**  
**Warrant Listing**  
**As of August 31, 2025**

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>
<b>1001 - WCCB Operating Account</b>				
Check	08/01/2025	5000	Goulart, James	-227.50
Check	08/01/2025	50002	Jeffries, Russell	-227.87
Check	08/01/2025	50001	Neal Norris	-1,237.43
Check	08/01/2025	50003	Sadie O'Reagan	-1,376.30
Check	08/01/2025	50004	Ferrante, Vincent	-328.93
Check	08/01/2025	ATM	AFCO Direct	-25,956.41
Check	08/01/2025		Payroll Partners	-178.57
Check	08/05/2025		NPC Merchant Pymt Proc	-4,294.19
Bill Pmt -Check	08/13/2025	21641	Allied Administrators for Delta Dental	-253.42
Bill Pmt -Check	08/13/2025	21642	CalPERS	-9,688.80
Bill Pmt -Check	08/13/2025	21643	Carmel Marina Corporation	-1,908.99
Bill Pmt -Check	08/13/2025	21644	Castroville "ACE" Hardware	-587.41
Bill Pmt -Check	08/13/2025	21645	DMV/Lien Sale Section	-8.00
Bill Pmt -Check	08/13/2025	21646	Employ America	-1,027.34
Bill Pmt -Check	08/13/2025	21647	Employment Development Dept.	-4,954.00
Bill Pmt -Check	08/13/2025	21648	Fidelity Investments	-116.41
Bill Pmt -Check	08/13/2025	21649	Mechanics Bank	-349.18
Bill Pmt -Check	08/13/2025	21650	Monterey One Water	-6,822.60
Bill Pmt -Check	08/13/2025	21651	MP Express	-465.09
Bill Pmt -Check	08/13/2025	21652	PG&E	-32,000.00
Bill Pmt -Check	08/13/2025	21653	Primo Brands	-88.94
Bill Pmt -Check	08/13/2025	21654	Razzolink, Inc.	-136.85
Bill Pmt -Check	08/13/2025	21655	Tommy Razzeca	-350.00
Bill Pmt -Check	08/13/2025	21656	Tri County Fire Protection	-631.60
Bill Pmt -Check	08/13/2025	21657	U.S. Bank	-2,272.34
Bill Pmt -Check	08/13/2025	21658	U.S. Bank - Office Equipment Finance Svc	-271.21
Bill Pmt -Check	08/13/2025	21659	Valero Marketing and Supply Company	-750.00
Bill Pmt -Check	08/13/2025	21660	VALIC	-2,692.47
Bill Pmt -Check	08/13/2025	21661	Vision Sevice Plan	-85.96
Bill Pmt -Check	08/13/2025	21662	Donn Zuroski	-516.20
Bill Pmt -Check	08/13/2025	21663	Haley & Aldrich, Inc.	-520.00
Bill Pmt -Check	08/13/2025	21664	Monterey Sanitary Supply	-1,419.75
Bill Pmt -Check	08/13/2025	21665	ROI Safety Services, LLC	-4,500.00
Bill Pmt -Check	08/13/2025	21666	Sea Engineering, Inc.	-8,360.00
Bill Pmt -Check	08/13/2025	21667	State Steel Company	-592.41
Bill Pmt -Check	08/13/2025	21668	Streamline	-300.00
Bill Pmt -Check	08/13/2025	21669	Carmel Marina Corporation	-1,411.57
Bill Pmt -Check	08/13/2025	21670	Mechanics Bank	-333.25
Bill Pmt -Check	08/13/2025	21671	Carmel Marina Corporation	-7,101.20
Bill Pmt -Check	08/13/2025	21672	Mechanics Bank	-673.73
Bill Pmt -Check	08/13/2025	21673	Carmel Marina Corporation	-240.95
Check	08/14/2025		Payroll Partners	-166.17

**Moss Landing Harbor District**  
**Warrant Listing**  
**As of August 31, 2025**

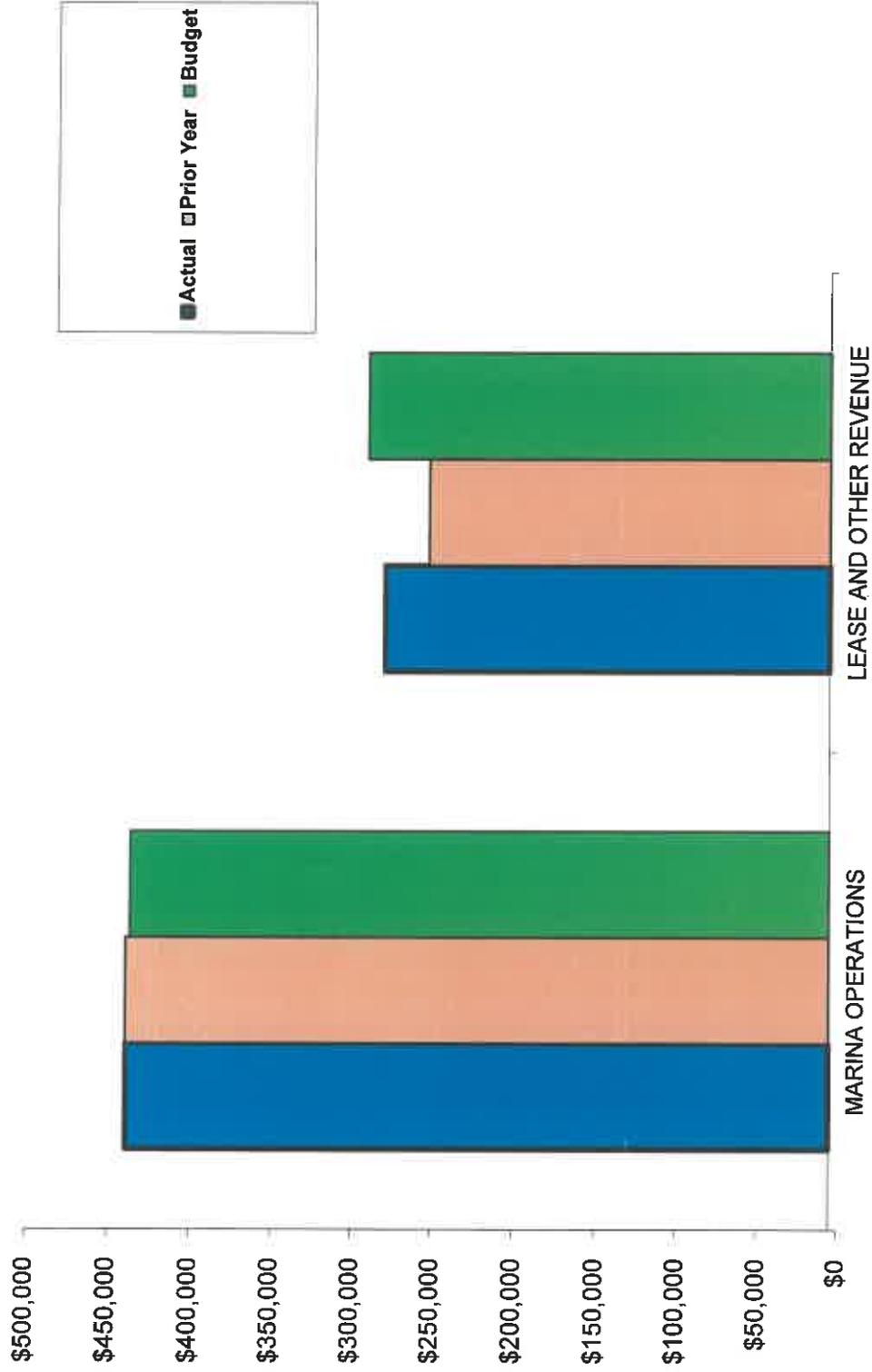
<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>
Check	08/15/2025	50005	Neal Norris	-1,237.43
Check	08/15/2025	50006	Sadie O'Reagan	-1,519.73
Check	08/15/2025		MS	-31.06
Bill Pmt -Check	08/20/2025	ATM	AT&T	-11,197.73
Check	08/22/2025		MS	-62.08
Bill Pmt -Check	08/27/2025	21674	Auto Care LifeSaver Towing	0.00
Bill Pmt -Check	08/27/2025	21675	Auto Care LifeSaver Towing	-10,884.00
Bill Pmt -Check	08/27/2025	21676	Big Creek Lumber	-129.28
Bill Pmt -Check	08/27/2025	21677	Corralitos Electric	-664.00
Bill Pmt -Check	08/27/2025	21678	Dilbeck & Sons, Inc.	-87,487.56
Bill Pmt -Check	08/27/2025	21679	Dixon & Son Tire	-25.00
Bill Pmt -Check	08/27/2025	21680	Home Depot	-476.70
Bill Pmt -Check	08/27/2025	21681	Jeff Jelten	-500.00
Bill Pmt -Check	08/27/2025	21682	Monterey Signs	-437.00
Bill Pmt -Check	08/27/2025	21683	Nautical Software Solution	-1,695.00
Bill Pmt -Check	08/27/2025	21684	Pajaro/Sunny Mesa C.S.D.	-4,126.43
Bill Pmt -Check	08/27/2025	21685	Sea Engineering, Inc.	-14,665.63
Bill Pmt -Check	08/27/2025	21686	Streamline	-400.00
Bill Pmt -Check	08/27/2025	21687	TK Elevator	-1,905.00
Bill Pmt -Check	08/27/2025	21688	Wald, Ruhnke & Dost Architects, LP	-470.00
Bill Pmt -Check	08/27/2025	21689	WASH	-234.12
Bill Pmt -Check	08/27/2025	21690	Wendy L. Cumming, CPA	-3,712.50
Bill Pmt -Check	08/27/2025	21691	Jarvis Fay, LLP	-5,540.00
Bill Pmt -Check	08/27/2025	21692	New Pig	-2,668.16
Check	08/28/2025		Payroll Partners	-162.35
Check	08/29/2025	50007	Neal Norris	-1,237.43
Check	08/29/2025	50008	Sadie O'Reagan	-1,519.74
Total 1001 - WCCB Operating Account				-278,410.97
<b>TOTAL</b>				<b>-278,410.97</b>

**Operating Expenses  
Year to Date Actuals vs. Budget and Prior Year  
For the Two Month Period Ended August 31, 2025**

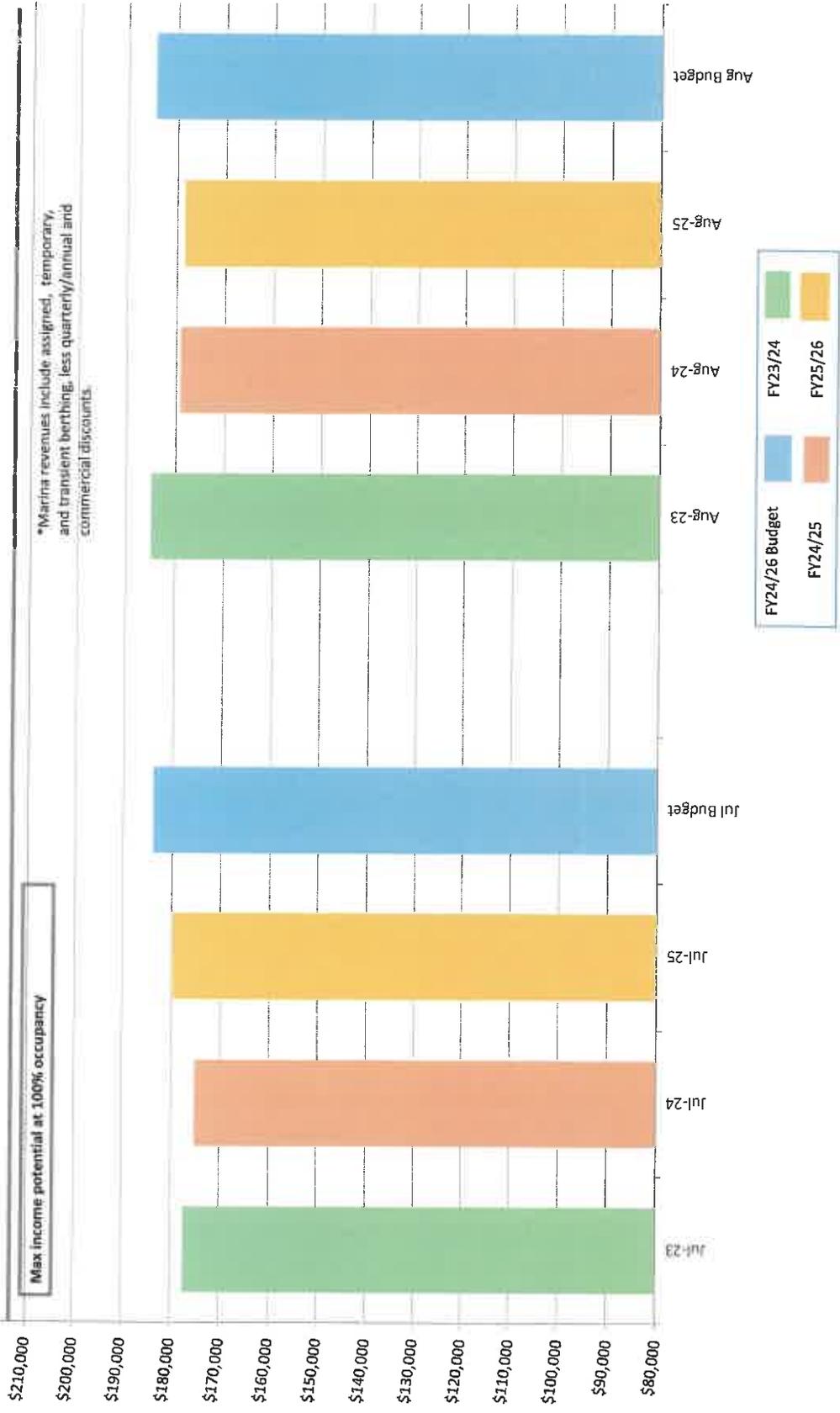


**\*\* Expenses Exclude Dredging, Depreciation and Interest Expenses\*\***

**Marina, Lease and Other Revenue  
Year to Date Actual vs. Budget and Prior Year  
For the Two Month Period Ended August 31, 2025**



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





7881 SANDHOLDT ROAD  
MOSS LANDING, CA 95039

TELEPHONE – 831.633.5417  
FACSIMILE – 831.633.4537



**BOARD OF HARBOR COMMISSIONERS**

Russell Jeffries  
Vincent Ferrante  
James Goulart  
Liz Soto  
Albert Lomeli

**GENERAL MANAGER  
HARBOR MASTER**

Tom Razzeca

**STAFF REPORT**

ITEM NUMBER 04 – PROJECT STATUS  
BOARD MEETING SEPTEMBER 24, 2025

**1. North Harbor Building:** As of the writing of this report the window replacement is currently underway and is expected to be completed during the week of this meeting. Once the window replacement is completed staff and our architect will complete a final walkthrough with the District contractor to create a punch list items, if any, that need attention prior to the projects final inspection and the closing out of the project.

The General Manager is also currently working with a landscaping contractor to begin the landscaping needed at the building site now that construction is about to be completed. Landscaping and cleanup of the area around the building will be taking place to assist in the staff efforts to find a tenant and secure a lease of the building as quickly as possible.

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

**3. Harbor Infrastructure Improvement Project:** This project is currently on hold due to budget constraints associated with the high cost of maintenance dredging in the Harbor. Staff anticipates completing this project during the Summer/fall of 2026 or 2027 depending on available funding for the project.

**4. North Harbor Bank Failure and Dock Access Repair Project:** Staff awaits issuance of the final required permit from California Department of Fish and Wildlife (CDFW). As soon as we have this permit in hand the project will proceed with the intention of completing the repair and reopening the Dock access this fall/winter. The District has been in possession of all necessary approvals/permits for the project since December 2024, except for the CDFW permit which has yet to be issued. Staff does believe tat the permit is likely to be issued on or before October 24, 2025 at which time the District plans to secure a contractor and complete the project.

A timeline of the District s permitting process has been provided by the Districts permitting consultant for this project and is listed below.

<b>MLHD NH GANGWAY ABUTMENT TIMELINE</b>	
<b>DATE</b>	<b>DESCRIPTION</b>
9/12/24	SE informed of “significant” abutment settlement by MLHD Staff

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9/14/24	SE onsite to observe settlement
9/15/24	MLHD closes off the gangway and adds temporary dock access from the old launch ramp
9/16/24	SE begins to update permit application process with USACE, CCC, RWQCB, and CDFW to include a replacement of the failed abutment (the previously included repair option for the abutment was no longer an available option requiring an updated plan to include a full replacement)
10/26/24	USACE approves replacement abutment (SPN-2016-00357)
11/1/24	RWQCB approves replacement abutment (Certification (WDID) No. 32723WQ19)
11/4/24	CDFW sends "Incomplete Notification" letter for abutment replacement (and other items included in Moss Landing Harbor Infrastructure Improvement Project)
12/12/24	CCC waives permit requirement for abutment replacement (Coastal Development Permit (CDP) Waiver 3-24-0948-W)
2/3/24	Revised notification submitted to CDFW
3/5/25	CDFW sends second "Incomplete Notification" letter
5/28/25	Second revised notification submitted to CDFW
8/26/25	CDFW sends a "Notification Complete" letter, which includes a statement that CDFW has 60 days (Until 10/24/25) to provide a draft agreement or inform MLHD that no agreement is required, and until that time, MLHD may not proceed with any work

**5. Harbor Maintenance Dredging and FEMA Project:** This project is underway, and our contractor is expected to begin mobilizing to the Moss Landing Harbor during the week of this Board meeting. Completion of the project is expected to take place between September 20, 2025, and November 30, 2025. Staff will provide monthly updates via this report as the project moves forward.



BOARD OF COMMISSIONERS  
 Russ Jeffries  
 Vince Ferrante  
 James R. Goulart  
 Liz Soto  
 Albert Lomeli

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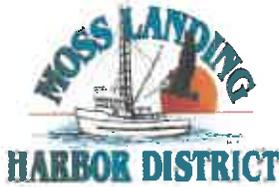


GENERAL MANAGER  
 HARBORMASTER  
 Tommy Razzeca

## STAFF REPORT

### ITEM NUMBER 05 – SUMMARY OF PERMITS ISSUED BOARD MEETING OF SEPTEMBER 24, 2025

Permittee	Issue Date	Status	Permit Type	Exp. Date
Elkhorn Slough Research Foundation	01/01/2025	Current	Facilities Use	01/01/2026
Blue Ocean Whale Watch	2/18/2025	Current	Facilities Use	2/18/2026
SRI International	2/18/2025	Current	Facilities Use	2/18/2026
Whisper Charters	2/28/2025	Current	Facilities Use	2/28/2026
Fast Raft	3/28/2025	Current	Facilities Use	3/28/2026
Monterey Eco Tours	4/16/2025	Current	Facilities Use	4/16/2026
Oceanic Expeditions	4/21/2025	Current	Facilities Use	4/21/2026
Power Engineering Construction	5/30/2025	Current	Facilities Use	10/31/2025
MBARI Research Inst./Dock Improvements	6/2/2025	Current	Facilities Use	11/30/2025
Venture Quest Kayaking	6/12/2025	Current	Facilities Use	6/12/2026
Monterey Bay Hydrobikes	6/12/2025	Current	Facilities Use	6/12/2026
Reel Nasty Sportfishing	6/12/2025	Current	Facilities Use	6/12/2026
Last Meal Sportfishing	6/12/2025	Current	Facilities Use	6/12/2026
Kayak Connection	6/30/2025	Current	Facilities Use	6/30/2026
Sanctuary Cruises	6/30/2025	Current	Facilities Use	6/30/2026
Sea Goddess Whale Watching-Tours	6/30/2025	Current	Facilities Use	6/30/2026
MBARI-Slough Test Moorings	6/30/2025	Current	Facilities Use	6/30/2026
Elkhorn Slough Safari - Tours	10/19/2024	Current	Facilities Use	10/19/2025
Blue Water Ventures	10/31/2024	Current	Facilities Use	10/31/2025
Wild Fish-Vicki Crow	11/30/2024	Current	Peddlers	11/30/2025



7881 SANDHOLDT ROAD  
MOSS LANDING, CA 95039

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**BOARD OF COMMISSIONERS**

Russell Jeffries  
Vincent Ferrante  
James Goulart  
Liz Soto  
Albert Lomeli

**GENERAL MANAGER  
HARBOR MASTER**

Tom Razzeca

**STAFF REPORT**

**ITEM NUMBER 06 - LIVEABOARD REPORT  
BOARD MEETING OF SEPTEMBER 24, 2025**

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.	Trafamadore, 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 Franks, V	Jolly Rover CF 9069 EW
11. Chambers, B.	Pyxis, ON 984193
12. Flatguard, J	Black Jack, CF 2133 JA
13. Clark D.	Seaside Escape CF 4356 HW
14. Degnan, P.	No Name, CF 8344 GT
15. Gressley, A	La Muchacha CF 7833 SC
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/ Glovin, K	Aint to Shabby CF 7434 SL
22. Laoretti, P/ Laoretti, M	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.                      | Laetare, CF 5495 YB        |
| 26. Jones, T.                      | Sanity, CF 5249 SC         |
| 27. Kennedy C.                     | Aztlan, ON 281903          |
| 28. Ayres, Lloyd                   | Gaviota, CF 4656 GG        |
| 29. Nealand, I                     | Landnsea CF327 VE          |
| 30. Sconce, P                      | Sea Gypsy OR 844 GP        |
| 31. Lynch, C                       | Tolly Craft CF 9521 HT     |
| 32. Burnett, Gary                  | Zinful CF5419 JG           |
| 33. Maris, T.                      | Nimble, CF 3730 KB         |
| 34. Robinson, D/ Robinson, L       | Damn Baby CF 9442 EX       |
| 35. Nieman J                       | Inia, ON 1074183           |
| 36. Niswonger, R.                  | Illusion, CF 0836 TA       |
| 37. Cain, C                        | Sails Call, CF 7291 TG     |
| 38. Otis, T.                       | Blue Moon, CF 1886 GT      |
| 39. Paul, J                        | La Wanda CF 5014 FR        |
| 40. Schlegelmilch, William         | Bull Dog ON 1219673        |
| 41. Bartley, H                     | Skylarke, CF 8589 TB       |
| 42. Raaphorst, D.                  | Spirit, ON 664971          |
| 43. Reins, D.                      | Second Paradise, ON 912484 |
| 44. Rotger, M.                     | Raven, ON 241650           |
| 45. Dyer, B                        | Star of Light ON 1056334   |
| 46. Piro, Daniel                   | Gulf Star CF 6082 GL       |
| 47. Barry,C/Barry,R                | Jersey Devil CF 7645 SC    |
| 48. Conrad, J.                     | Finnaly Us ON 931706       |
| 49. Silveira, P                    | Quiet times, CF 2067 GC    |
| 50. Salisbury, J.                  | Oceanid, CF 4210 GA        |
| 51. Thomas, B.                     | Coho, CF 9974 KK           |
| 52. Tufts, M.                      | Enchantress, CF 0878 SX    |
| 53. Mc Dermont, J                  | Ferdelance CF 7837 JF      |
| 54. Wolinski, Peter                | Muffin, ON 1148169         |
| 55. Hudkins, Leah / Steven Hudkins | Wild Goose ON589319        |
| 56. Samuelson, T.                  | Moonstone CF 5122 GX       |
| 57. Vinsky, J                      | Rosie CF 2797 GC           |
| 58. Riberal, Y/ Eric Duekerson     | Boss Lady, ON 556296       |
| 59. Schwontes, N/ Mosolov, A       | Luna Sea, ON 1138367       |
| 60. Chaperon, C/ J Wood            | Kali Kat CF 7790 SH        |

Total Number Vessels: 60  
Total Number Persons: 69  
Pending Applications -0-



**BOARD OF COMMISSIONERS**

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TELEPHONE – 831.633.5417  
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GENERAL MANAGER  
HARBORMASTER  
Tommy Razzeca

**STAFF REPORT**

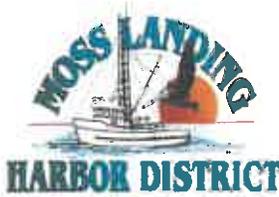
**ITEM NUMBER 07 – MEETING ANNOUNCEMENTS**  
**BOARD MEETING OF SEPTEMBER 24, 2025**

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

Monterey Bay Sanctuary Advisory Council Meetings – 2025 - <https://montereybay.noaa.gov>

**November 21st** – *Hybrid (Virtual & In-Person) Meeting*  
United Way Monterey, Marker Space Room, Salinas

*SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947*



BOARD OF COMMISSIONERS  
Russell Jeffries  
Vincent Ferrante  
James Goulart  
Liz Soto  
Albert Lomeli

7881 SANDHOLDT ROAD  
MOSS LANDING, CA 95039

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GENERAL MANAGER/HARBOR MASTER  
Tom Razzeca

## STAFF REPORT

ITEM NUMBER 08 – INCIDENT REPORT  
BOARD MEETING OF SEPTEMBER 24, 2025

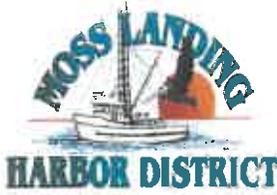
**July 18, 2025** While picking up trash in the parking lot a court worker tripped and fell resulting in a cut to his head. Staff immediately contacted the Work Alternative Program and began necessary paperwork. North County Fire and AMR arrived on scene, and he was taken to Natividad Medical Center where he was treated and released.

**July 20, 2025** Staff received a report of a fire in the dumpster near A-dock. Staff immediately called 911 to report the fire. North County Fire arrived and put the fire out. Staff investigated the incident and security footage of the area but were unable to determine the cause of the fire.

**August 24, 2025** Night staff was aggressively approached by an individual. Our staff member made his way back to the Harbor office and back to the office where he locked the door and called 911. The unknown individual made multiple attempts to enter the Harbor office unsuccessfully. Sheriffs arrived shortly after; no arrest was made and the individual left MLHD property and has not returned.

**September 15, 2025** A North Harbor tenant came into the office and reported that he had tripped over an uneven deck board on the dock. Operations staff gathered information from the tenant regarding the incident and immediately met Maintenance staff at North Harbor to complete an inspection of the area and make any necessary repairs.

No further incidents as of September 18, 2025



BOARD OF COMMISSIONERS  
 Russell Jeffries  
 Vincent Ferrante  
 James Goulart  
 Liz Soto  
 Albert Lomeli

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 MOSS LANDING, CA 95039

TELEPHONE – 831.633.2461  
 FACSIMILE – 831.633.1201

GENERAL MANAGER/HARBOR MASTER  
 Tommy Razzeca

## STAFF REPORT

ITEM NUMBER 9 - SLIP INCOME REPORT  
 BOARD MEETING OF SEPTEMBER 24, 2025

Slip Rates 2025/2026 per linear foot:

Assigned: \$9.90/ft./month  
 Temporary: \$15.15/ft./month  
 Transient: \$1.25/ft./day

### INCOME

<u>August 2025</u>	<u>August 2024</u>	<u>August 2025 Budget</u>
\$178,473	\$179,193	\$184,505

For the month, slip income is lower than budget by \$6k. The lower than budget amount is attributed to primarily higher transient berthing revenue, offset by lower assigned and temporary berthing revenue. Slip income is lower than the prior year by \$1k. Slip income is lower than prior year primarily due to lower assigned berthing revenues, offset by higher transient berthing revenue in the current year.



BOARD OF COMMISSIONERS  
Russell Jeffries  
Vincent Ferrante  
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Albert Lomeli

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GENERAL MANAGER/HARBOR MASTER  
Tommy Razzeca

## STAFF REPORT

ITEM NUMBER 20 – CONSIDER RESOLUTION 25-05 DECLARING AN EMERGENCY PURSUANT TO SECTION 20168 OF THE PUBLIC CONTRACT CODE AND AUTHORIZING THE EXPENDITURE OF DISTRICT FUNDS FOR EMERGENCY REPAIR WORK IN AN INITIAL AMOUNT NOT TO EXCEED \$300,000  
BOARD MEETING SEPTEMBER 24, 2025

In 2024, heavy storms caused a failure of the North Harbor abutment, which secures the access point to the docks from the shoreline. For safety reasons, the District closed the access point and created temporary accommodation for tenants to access the North Harbor docks. Staff began the permitting process to replace the bank abutment and add 3 support piles. At that time Staff believed that the District would be able to secure all necessary permits to complete the project during the Summer of 2025. As of now, the District has all necessary permits in hand except for the required permit from the California Department of Fish and Wildlife which is currently in a review process and is expected to complete on or about October 24, 2025 when we hope the permit will be issued.

Engineering assessments have determined that the abutment continues to settle and deteriorate, especially during periods of heavy rainfall, creating an increasing risk of total failure. The District's marine engineer, Paul Roberts, and staff have concluded that immediate repairs must take place as soon as the final permit is issued to safeguard public safety, protect dock infrastructure, and prevent further damage to Harbor facilities.

Because the situation poses a potential danger to life, health, and property, it meets the legal definition of an emergency under Public Contract Code Section 1102. Under Section 20168, the Board has the authority, by a four-fifths vote, to authorize the immediate expenditure of funds for emergency work without following normal public bidding procedures. Resolution No. 25-05 invokes this authority and authorizes staff and the General Manager to contract directly with a service provider to complete the necessary work, with costs capped at \$300,000 as soon as our final permit is issued

The resolution further requires staff to report on the status of the emergency and actions taken at each subsequent regular Board meeting until the emergency is resolved. It also directs staff to provide proper notice to outside agencies with jurisdiction and to keep the public informed.

Staff recommends that the Board review and adopt Resolution No. 25-05 to ensure that the Moss Landing Harbor District can move quickly to repair the North Harbor abutment and dock access, protecting public safety, harbor tenants, and District property while complying with state emergency contracting laws immediately once the final permit is received from the California Department of Fish and Wildlife.

**RESOLUTION NO. 25-05**

**A RESOLUTION OF THE BOARD OF HARBOR COMMISSIONERS  
OF THE MOSS LANDING HARBOR DISTRICT  
DECLARING AN EMERGENCY PURSUANT TO SECTION 20168 OF THE PUBLIC  
CONTRACT CODE AND AUTHORIZING THE EXPENDITURE OF DISTRICT  
FUNDS FOR EMERGENCY REPAIR WORK IN AN INITIAL AMOUNT  
NOT TO EXCEED \$300,000.**

\* \* \* \* \*

**WHEREAS**, during heavy rainstorms in 2024 the Districts North Harbor abutment at the dock access location failed requiring a complete replacement project. Out of necessity the District was forced to close the North Harbor Dock access point and create temporary access to the docks for our tenants until the replacement project can take place, and

**WHEREAS**, The District has been engaged in the permitting process to complete the North Harbor Abutment Replacement and Dock Access Project for over a year, having received all approvals to proceed with the project except for our final permit under review by California Department of Fish and Wildlife which is expected to be issued on or about October 24 2025, and

**WHEREAS**, the District's marine engineer, Paul Roberts, originally inspected the involved site in September of 2024 and recommended that the District close the dock access point in the interest of public safety. With permit processing having taken more than a year, the abutment continues to settle especially during heavy rains which will accelerate the District need to immediately conduct repair work; and

**WHEREAS**, Engineer Roberts has further opined, and Staff concurs, that there is a need to perform repair and remedial work on an expedited basis as soon as the final permit has been issued in order to protect the integrity of the North Harbor dock access and overall dock structure, and the utility conduits associated with the dock facilities to ensure the general health, safety and welfare of the Harbor's property and constituents that would be adversely impacted by a potential total failure of the abutment if the project isn't completed as soon as possible, and

**WHEREAS**, Staff anticipates that the final permit will be issued on or about October 24, 2025 and believes immediate action is necessary and warranted immediately following the issuance of the required CDFW permit to avoid additional damage to the District property and potential threats to public safety, and

**WHEREAS**, Staff is of the opinion that adherence to the contract bidding procedures established in the Public Contract Code will result in unacceptable delays before the District can commence correction of the unsafe conditions and repairs to the North Harbor Abutment and Dock Access, and

**WHEREAS**, Section 20168 of the Public Contract Code provides that in the case of an emergency, the District Board of Harbor Commissioners, by four-fifths vote, may pass a resolution declaring that the public interest and necessity demand the immediate expenditure of public funds to safeguard life, health and property, and that such monies may be expended without compliance with mandatory contract bidding procedures, and

**WHEREAS**, Section 1102 of the Public Contract Code defines emergency as a sudden, unexpected occurrence that poses a clear and imminent danger, requiring action to prevent or mitigate the loss or impairment of life, health or property, and the circumstances surrounding the sudden and dangerous condition of the Maintenance Dock, which has essentially been in need of emergency repair work since September of 2024, with the dangers posed by said conditions only being exacerbated by the passage of time caused by the requirement to obtain permitting from outside entities with jurisdiction over such work in the Harbor, has created the need to take immediate action to repair the same the minute all permits have been obtained, meeting this definition of emergency.

**NOW THEREFORE, BE IT HEREBY RESOLVED**, that the Board of Harbor Commissioners of Moss Landing Harbor District hereby resolves as follows:

1. Based on the recitals set forth above, which are incorporated herein by reference, the Board hereby declares that an emergency situation, as defined in Public Contract Code Section 1102, exists with respect to the need to take immediate action to repair the revetment and bank at the North Harbor Abutment and Dock Access location so as to ensure the integrity of these facilities, to protect the property and well-being of all members of the public who use and frequent said facilities, and to protect all those who traverse Harbor waters from potential hazards.
2. By this Resolution, and the authority granted by Public Contract Code Section 20168, the Board finds that the public interest and necessity demand the immediate expenditure of funds on hand to repair the North Harbor Abutment and Dock Access project without need to comply with formal bidding procedures, and approves and/or ratifies the action of Staff and the District's General Manager to enter into any contract and/or task order with appropriate service providers

and construction companies to provide the necessary analytical and remedial services, in an amount not to exceed \$300,000.

3. Staff and the Board shall review the status of the emergency and all emergency actions taken at the Board's next regularly scheduled meeting, and at every regularly scheduled meeting thereafter, to determine whether the emergency and all work commenced in response thereto can be terminated.

4. Staff is further directed and authorized to take all other actions related to this emergency, such as the provision of notice to agencies with jurisdiction over the District's construction activities and notice to the public, and to report such actions at the next regularly scheduled Board meeting.

**\*\*\*CERTIFICATION\*\*\***

Resolution No. 25-05 was duly adopted by the Board of Harbor Commissioners of the Moss Landing Harbor District at a regular meeting of the Board held on the 24th day of September 2025, a quorum present and acting throughout, by the following vote, to wit:

**\*\*\*CERTIFICATION\*\*\***

Resolution No. 25-05 was duly adopted by the Board of Harbor Commissioners of the Moss Landing Harbor District at a regular meeting of the Board held on the 24<sup>th</sup> day of September, 2025, a quorum present and acting throughout, by the following vote, to wit:

AYES:

ABSTAIN:

ABSENT:

ATTEST:

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Russ Jeffries, President  
Board of Harbor Commissioners

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Tommy Razzeca, Deputy Secretary  
Board of Harbor Commissioners