



**AGENDA
REGULAR MEETING
OF THE BOARD OF HARBOR COMMISSIONERS
MOSS LANDING HARBOR DISTRICT
7881 Sandholdt Road, Moss Landing, CA 95039
July 22, 2026
7:00 P.M.**

In person and remote attendance is available for District Board Meetings. If you wish to attend remotely, please use the information below for remote access via Zoom.

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

Join Zoom Meeting

<https://us06web.zoom.us/j/88330953556?pwd=bRZ44JCbsaTvEyJlO6YjCHGMpgP1ce.1>

Meeting chat link

<https://us06web.zoom.us/jc/88330953556>

Meeting ID: 883 3095 3556

Passcode: 625446

--- One tap mobile

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+16699006833,,88330953556#,,,*625446# 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 regarding pending land use matters in reference to APN 133251009000 pursuant to Government Code Section 54956.8.
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 legal counsel regarding pending litigation which has been initiated formally and to which the District is a party- Claim of Varier, pursuant to Government Code Section 54956.9 (a)(d)(1).

B. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE

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

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 24, 2026 Meeting Minutes

F. FINANCIAL REPORT

2. Financial report month ending June 30, 2026

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 Liveboard 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. Liveboard 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

No New Business.

J. 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.

K. ADJOURNMENT

The next Meeting of the Board of Harbor Commissioners is scheduled for August 26, 2026 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
June 24, 2026**

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Meeting chat link

<https://us06web.zoom.us/join/ic/83216263081>

Meeting ID: 832 1626 3081

Passcode: 754843

One tap mobile

+16699006833,,83216263081#,,,754843# US (San Jose)

+16694449171,,83216263081#,,,754843# US

A. CLOSED SESSION

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

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

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

Excused Absence: Military Service

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

None.

E. CONSENT CALENDAR

1. Approval of May 27, 2026 Meeting Minutes. A motion was made by Commissioner Soto, seconded by Commissioner Goulart to approve the May 2026 Regular Meeting Minutes. The motion passed 4-1.

F. FINANCIAL REPORT

2. Financial report month ending May 31, 2026. GM Razzeca gave highlights of the financial report. A motion was made by Commissioner Ferrante seconded by Commissioner Soto to accept the Financial Report. The motion passed 4-1.

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 – written report, no questions
4. Summary of Permits Issued – written report, no questions
5. Meeting Announcements – written report, no questions
6. Assigned Liveboard Report – written report, no questions
7. Slip Income Report – written report, no questions
8. Incident Report – written report, no questions

H. COMMITTEE REPORTS

9. Finance Committee – Ferrante/Goulart – Nothing to report
10. Elkhorn Slough Advisory Committee – Lomeli – Nothing to report
11. Special Districts – Jeffries/Ferrante – Nothing to report
12. Liveboard Committee – Soto/Lomeli – Nothing to report
13. Harbor Improvement Committee – Soto/Lomeli – Nothing to report
14. Real Property Committee I – Jeffries/Ferrante/Leonardini(Appointed Public Representative) – Nothing to report
15. Real Property Committee II – Goulart/Soto – Nothing to report
16. Personnel Committee – Jeffries/Goulart – Nothing to report
17. Ad Hoc Budget Committee – Goulart/Soto – Nothing to report
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. Nothing to report no meetings attended.

I. NEW BUSINESS

19. ITEM – CONSIDER INSURANCE RENEWAL PROPOSAL AND FINANCING OPTION.

- a. Staff report – GM Razzeca gave the report
- b. Public comment – None
- c. Board discussion – President Jeffries asked about policy deductibles and if it was possible to look at higher deductibles in the future to lower the annual premium costs. GM Razzeca stated that he would follow up with the broker to see what we can do in the future. Commissioner Ferrante asked if we checked in with Special Districts Risk Management Association (SDRMA). GM Razzeca stated that the District does get its Workers Compensation insurance through SDRMA.
- d. Board Action – A motion was made by President Jeffries, seconded by Commissioner Soto to approve the insurance renewal proposal and financing option. The motion passed 4-0-1 on a roll-call vote, Commissioner Lomeli was absent.

20. ITEM – CSDA 2026 BOARD OF DIRECTORS ELECTION BALLOT.

- a. Staff report – GM Razzeca gave the report
- b. Public comment – None
- c. Board discussion – Commissioner Ferrante said that he would like to run for one more term if possible.
- d. Board Action – A motion was made by President Jeffries, seconded by Commissioner Soto to nominate Commissioner Ferrante for the CSDA 2026 Board of Directors Election Ballot. The motion passed 4-9-1 on a roll-call vote, Commissioner Lomeli was absent.

21. ITEM – CONSIDER AWARD OF FISCAL YEAR 25/26 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 – President Jeffries recommended the Board award Tommy Razzeca the total 5% and that he and the Board appreciate all of GM Razzeca's hard work and dedication. GM Razzeca expressed appreciation for the acknowledgment from the Board.
- d. Board Action – A motion was made by President Jeffries, seconded by Commissioner Soto to award fiscal year 25/26 bonus to General Manager/Harbor Master pursuant to the terms of his at-will employment contract. The motion passed 4-0-1 on a roll-call vote, Commissioner Lomeli was absent.

J. COMMISSIONERS COMMENTS AND CONCERNS

Commissioner Goulart asked GM Razzeca if he had attended the Town Hall hosted by Monterey County District 2 Supervisor Glenn Church. GM Razzeca replied that he had attended, and provided information in reference to discussions during the Town Hall.

K. ADJOURNMENT

The meeting adjourned at 7:58pm

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 June 30, 2026

	<u>Jun 30, 26</u>	<u>Jun 30, 25</u>	<u>\$ Change</u>	<u>% Change</u>
ASSETS				
Current Assets				
Checking/Savings				
1002 · Petty Cash	500	500		
1022 · WCCB Trust Account	252,136	4,060,619	-3,808,483	-94%
1001 · WCCB Operating Account	3,114,975	3,119,136	-4,161	-0%
1015 · WCCB MM Bank	1,928,223	1,918,606	9,617	1%
1020 · Columbia - Restricted	1,017,543	1,017,441	102	
1032 · WCCB Bank (CalMarine)	52,056	52,030	26	0%
Total Checking/Savings	<u>6,365,433</u>	<u>10,168,332</u>	<u>-3,802,899</u>	<u>-37%</u>
Accounts Receivable				
1250 · Lease Receivable	3,227,238	3,598,235	-370,997	-10%
1120 · Leases	156,937	128,969	27,968	22%
1200 · Marina Receivables	103,746	112,567	-8,821	-8%
1201 · Marina - Allow for Bad Debt	-62,000	-30,000	-32,000	-107%
Total Accounts Receivable	<u>3,425,921</u>	<u>3,809,771</u>	<u>-383,850</u>	<u>-10%</u>
Other Current Assets				
1271 · Prepaid Expenses	65,994	63,898	2,096	3%
Total Other Current Assets	<u>65,994</u>	<u>63,898</u>	<u>2,096</u>	<u>3%</u>
Total Current Assets	<u>9,857,348</u>	<u>14,042,001</u>	<u>-4,184,653</u>	<u>-30%</u>
Fixed Assets				
1650 · Construction in Progress	8,703,795	8,703,795		
1670 · Equipment	493,911	493,911		
1700 · Improvements	25,305,907	25,305,907		
1800 · Less - Depreciation	-21,027,215	-19,527,215	-1,500,000	-8%
1900 · Land	1,642,860	1,642,860		
Total Fixed Assets	<u>15,119,258</u>	<u>16,619,258</u>	<u>-1,500,000</u>	<u>-9%</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>24,984,195</u></u>	<u><u>30,668,848</u></u>	<u><u>-5,684,653</u></u>	<u><u>-19%</u></u>

Moss Landing Harbor District
Balance Sheet
As of June 30, 2026

	<u>Jun 30, 26</u>	<u>Jun 30, 25</u>	<u>\$ Change</u>	<u>% Change</u>
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
2010 · Accounts Payable	-384,112	70,348	-454,460	-646%
Total Accounts Payable	-384,112	70,348	-454,460	-646%
Other Current Liabilities				
2013 · Accrued Expenses		179,131	-179,131	-100%
2020 · Accrued Salaries Payable	39,004	40,480	-1,476	-4%
2021 · Accrued Vacation	35,565	35,565		
2024 · Accrued Payroll Taxes	11,099	2,927	8,172	279%
2030 · Customer Deposits	364,046	368,690	-4,644	-1%
2051 · Note Interest Payable	16,214	16,214	0	
2080 · Prepaid Berth Fees	180,976	197,686	-16,710	-8%
2011 · Lusamerica Reimb. Acct.	15,000	15,000		
2087 · Lease Deposits	37,963	36,343	1,620	4%
Total Other Current Liabilities	699,867	892,036	-192,169	-22%
Total Current Liabilities	315,755	962,384	-646,629	-67%
Long Term Liabilities				
2500 · Storage Facility Loan	90,000	120,000	-30,000	-25%
2200 · Deferred RTU Lease Revenue	2,986,247	3,471,874	-485,627	-14%
2605 · Umpqua Loan	1,109,730	1,365,359	-255,629	-19%
Total Long Term Liabilities	4,185,977	4,957,233	-771,256	-16%
Total Liabilities	4,501,732	5,919,617	-1,417,885	-24%
Equity				
3020 · Retained Net Assets	6,456,231	6,456,231		
3050 · Prior Year Earnings	18,293,000	17,380,227	912,773	5%
Net Income	-4,266,769	912,773	-5,179,542	-567%
Total Equity	20,482,462	24,749,231	-4,266,769	-17%
TOTAL LIABILITIES & EQUITY	24,984,194	30,668,848	-5,684,654	-19%

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
July 2025 through June 2026

	<u>Jul '25 - Jun 26</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
4000 · MARINA REVENUES	2,540,460	2,558,854	-18,394	99%
4400 · LEASE AND OTHER INCOME	2,176,019	2,049,638	126,381	106%
Total Income	<u>4,716,479</u>	<u>4,608,492</u>	<u>107,987</u>	<u>102%</u>
Expense				
5200 · General & Administrative	227,435	259,500	-32,065	88%
5300 · Personnel	1,036,734	1,140,642	-103,908	91%
5400 · Insurance	301,577	270,000	31,577	112%
5500 · Utilities	637,750	645,000	-7,250	99%
5600 · Operating Supplies	28,580	35,000	-6,420	82%
5700 · Depreciation	750,000	750,000		100%
5800 · Repairs & Maintenance	260,482	275,000	-14,518	95%
5900 · Financial Expenses	33,228	32,000	1,228	104%
7000 · LEASE AND OTHER EXPENSES	812,752	826,370	-13,618	98%
Total Expense	<u>4,088,538</u>	<u>4,233,512</u>	<u>-144,974</u>	<u>97%</u>
Net Ordinary Income	<u>627,941</u>	<u>374,980</u>	<u>252,961</u>	<u>167%</u>
Other Income/Expense				
Other Income				
8000 · CAPITAL PROJECT REVENUE	146,235	1,000,000	-853,765	15%
Total Other Income	<u>146,235</u>	<u>1,000,000</u>	<u>-853,765</u>	<u>15%</u>
Other Expense				
9240 · SH Parking Resurfacing	44,915			
9000 · CAPITAL PROJECT EXPENSES	4,996,031	5,430,000	-433,969	92%
Total Other Expense	<u>5,040,946</u>	<u>5,430,000</u>	<u>-389,054</u>	<u>93%</u>
Net Other Income	<u>-4,894,711</u>	<u>-4,430,000</u>	<u>-464,711</u>	<u>110%</u>
Net Income	<u><u>-4,266,770</u></u>	<u><u>-4,055,020</u></u>	<u><u>-211,750</u></u>	<u><u>105%</u></u>

Moss Landing Harbor District
Profit & Loss YTD Comparison
July 2025 through June 2026

	<u>Jul '25 - Jun 26</u>	<u>Jul '24 - Jun 25</u>	<u>\$ Change</u>	<u>% Change</u>
Ordinary Income/Expense				
Income				
4000 · MARINA REVENUES	2,540,460	2,496,718	43,742	2%
4400 · LEASE AND OTHER INCOME	2,176,019	2,080,902	95,117	5%
Total Income	4,716,479	4,577,620	138,859	3%
Expense				
5200 · General & Administrative	227,435	196,517	30,918	16%
5300 · Personnel	1,036,734	1,024,201	12,533	1%
5400 · Insurance	301,577	301,419	158	0%
5500 · Utilities	637,750	667,968	-30,218	-5%
5600 · Operating Supplies	28,580	31,348	-2,768	-9%
5700 · Depreciation	750,000	814,153	-64,153	-8%
5800 · Repairs & Maintenance	260,482	298,179	-37,697	-13%
5900 · Financial Expenses	33,228	72,203	-38,975	-54%
7000 · LEASE AND OTHER EXPENSES	812,752	68,392	744,360	1,088%
Total Expense	4,088,538	3,474,380	614,158	18%
Net Ordinary Income	627,941	1,103,240	-475,299	-43%
Other Income/Expense				
Other Income				
8000 · CAPITAL PROJECT REVENUE	146,235	41,139	105,096	255%
Total Other Income	146,235	41,139	105,096	255%
Other Expense				
9240 · SH Parking Resurfacing	44,915		44,915	100%
9000 · CAPITAL PROJECT EXPENSES	4,996,031	231,605	4,764,426	2,057%
Total Other Expense	5,040,946	231,605	4,809,341	2,077%
Net Other Income	-4,894,711	-190,466	-4,704,245	-2,470%
Net Income	-4,266,770	912,774	-5,179,544	-567%

Moss Landing Harbor District A/P Aging Summary

As of June 30, 2026

	<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		-189.94				-189.94
Big Creek Lumber	1,748.03					1,748.03
Brian Johnson	303.00					303.00
CalPERS		-9,918.35				-9,918.35
Castroville "ACE" Hardware	225.20					225.20
Cintas	1,275.95					1,275.95
Employ America	1,205.80					1,205.80
Fidelity Investments	606.36					606.36
Henderson Marine Supply	1,256.25					1,256.25
Jarvis Fay, LLP	1,680.00					1,680.00
Lunds Seafood	25.00					25.00
Mark Freeman	500.00					500.00
MBS Business Systems		152.63				152.63
Mechanics Bank	938.47					938.47
Monterey County Auditor-Controller		-5,432.12				-5,432.12
National Security Guard	1,800.00					1,800.00
Nicholas Kramer	325.00					325.00
Pajaro Valley Lock Shop		1,040.75				1,040.75
Pajaro/Sunny Mesa C.S.D.	5,109.82					5,109.82
PG&E		-32,000.00				-32,000.00
Pitney Bowes Global Financial Svc LLC	205.17					205.17
Primo Brands	145.40					145.40
Razzolink, Inc.		-136.85				-136.85
Salinas Valley Marine	86.83					86.83
SDRMA		-44,169.90				-44,169.90
Sea Engineering, Inc.	4,750.00	1,710.00				6,460.00
State Steel Company	132.68					132.68
Streamline	314.30	-350.00				-35.70
Theo Schiel	500.00					500.00
Thomas Faraola	525.00					525.00
U.S. Bank	2,427.40					2,427.40
U.S. Bank - Office Equipment Finance Svc		-74.48				-74.48
VALIC	2,958.25					2,958.25
Ventek International		-2,550.00				-2,550.00
Verizon Wireless	152.86					152.86
Victor Rosasco	500.00					500.00
Vision Sevice Plan		-99.62				-99.62
West Series of Lockton Companies, LLC		-321,790.66				-321,790.66
TOTAL	29,696.77	-413,808.54				-384,111.77

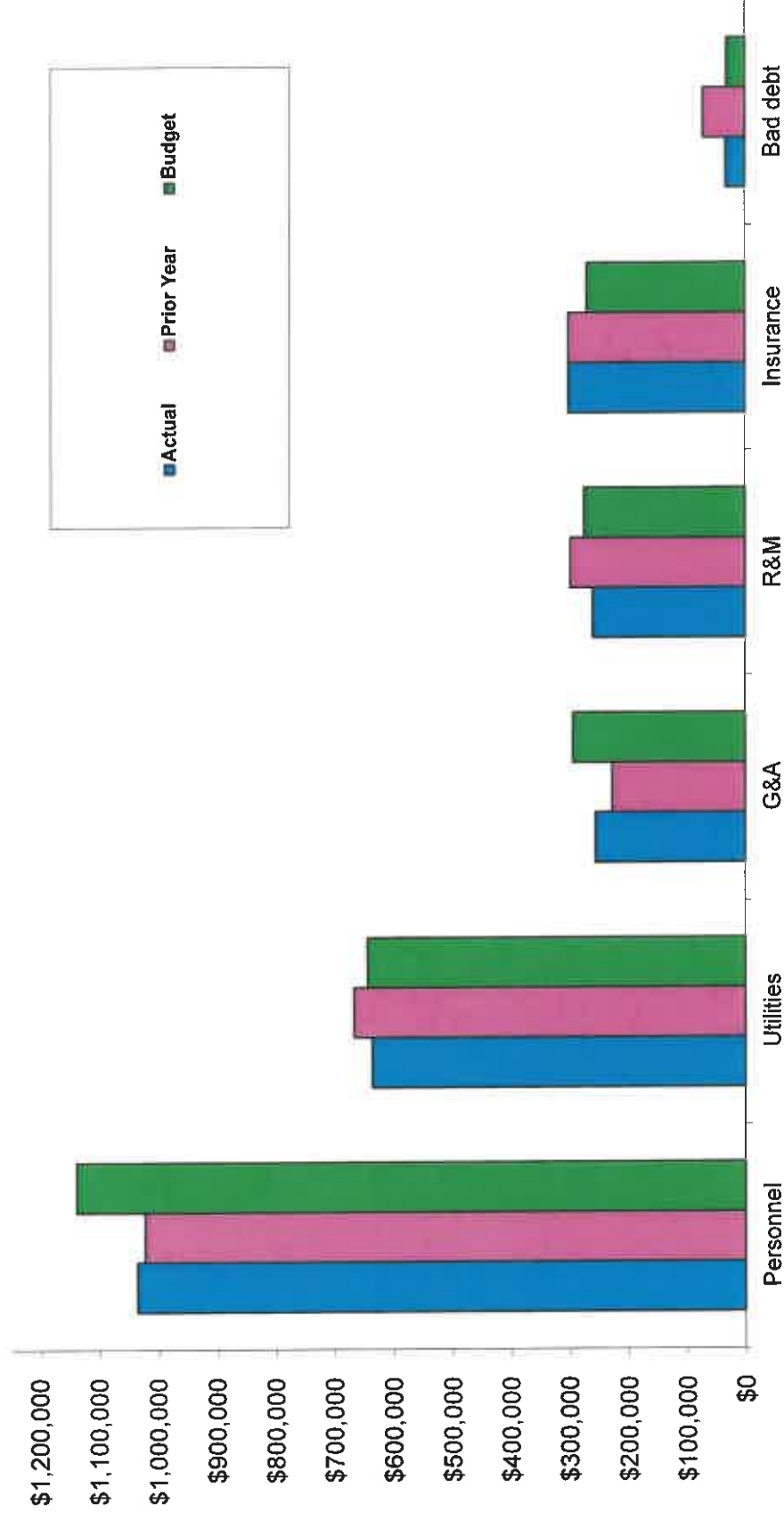
Moss Landing Harbor District
Warrant Listing
As of June 30, 2026

Type	Date	Num	Name	Amount
1001 - WCCB Operating Account				
Check	06/01/2026		MS	-15.53
Check	06/04/2026		Payroll Partners	-178.78
Check	06/05/2026		NPC Merchant Pymt Proc	-4,252.93
Bill Pmt -Check	06/09/2026	22268	Allied Administrators for Delta Dental	-189.94
Bill Pmt -Check	06/09/2026	22269	Anthony Martinez	-328.00
Bill Pmt -Check	06/09/2026	22270	AT&T	-173.78
Bill Pmt -Check	06/09/2026	22271	Big Creek Lumber	-485.20
Bill Pmt -Check	06/09/2026	22272	Brandon Clary	-358.30
Bill Pmt -Check	06/09/2026	22273	CalPERS	-9,918.35
Bill Pmt -Check	06/09/2026	22274	Carmel Marina Corporation	-255.52
Bill Pmt -Check	06/09/2026	22275	Castroville "ACE" Hardware	-445.27
Bill Pmt -Check	06/09/2026	22276	Cintas	-1,029.76
Bill Pmt -Check	06/09/2026	22277	Corralitos Electric	-1,170.00
Bill Pmt -Check	06/09/2026	22278	Craig Lucurto	-328.00
Bill Pmt -Check	06/09/2026	22279	Gerald Shanahan	-479.50
Bill Pmt -Check	06/09/2026	22280	Gregory Shuster	-118.75
Bill Pmt -Check	06/09/2026	22281	Jeffrey Bullock	-382.50
Bill Pmt -Check	06/09/2026	22282	Johnson Electronics, Inc.	-135.00
Bill Pmt -Check	06/09/2026	22283	Jose Buenrostro	-479.50
Bill Pmt -Check	06/09/2026	22284	Luke Twedde	-577.76
Bill Pmt -Check	06/09/2026	22285	Mechanics Bank	-470.48
Bill Pmt -Check	06/09/2026	22286	Monterey County Auditor-Controller	-5,432.12
Bill Pmt -Check	06/09/2026	22287	Monterey Sanitary Supply	-836.36
Bill Pmt -Check	06/09/2026	22288	Pacific Parking Systems, Inc.	0.00
Bill Pmt -Check	06/09/2026	22289	Pajaro Valley Lock Shop	-1,273.84
Bill Pmt -Check	06/09/2026	22290	Pajaro/Sunny Mesa C.S.D.	-3,897.37
Bill Pmt -Check	06/09/2026	22291	PG&E	-32,000.00
Bill Pmt -Check	06/09/2026	22292	Razzolink, Inc.	-136.85
Bill Pmt -Check	06/09/2026	22293	Samuel Wade	-75.00
Bill Pmt -Check	06/09/2026	22294	State Steel Company	-347.91
Bill Pmt -Check	06/09/2026	22295	Streamline	-314.30
Bill Pmt -Check	06/09/2026	22296	The Tree Service Company	-1,650.00
Bill Pmt -Check	06/09/2026	22297	Tommy Razzeca	-350.00
Bill Pmt -Check	06/09/2026	22298	U.S. Bank	-2,119.22
Bill Pmt -Check	06/09/2026	22299	U.S. Bank - Office Equipment Finance Svc	-74.48
Bill Pmt -Check	06/09/2026	22300	United Site Services of Calif., Inc.	-699.36
Bill Pmt -Check	06/09/2026	22301	VALIC	-4,437.38
Bill Pmt -Check	06/09/2026	22302	Ventek International	-2,550.00
Bill Pmt -Check	06/09/2026	22303	Verizon Wireless	-152.65
Bill Pmt -Check	06/09/2026	22304	Vision Sevice Plan	-99.62
Bill Pmt -Check	06/09/2026	22305	Wayne Scott	-196.75
Bill Pmt -Check	06/09/2026	22306	Monterey One Water	-7,639.70

Moss Landing Harbor District
Warrant Listing
As of June 30, 2026

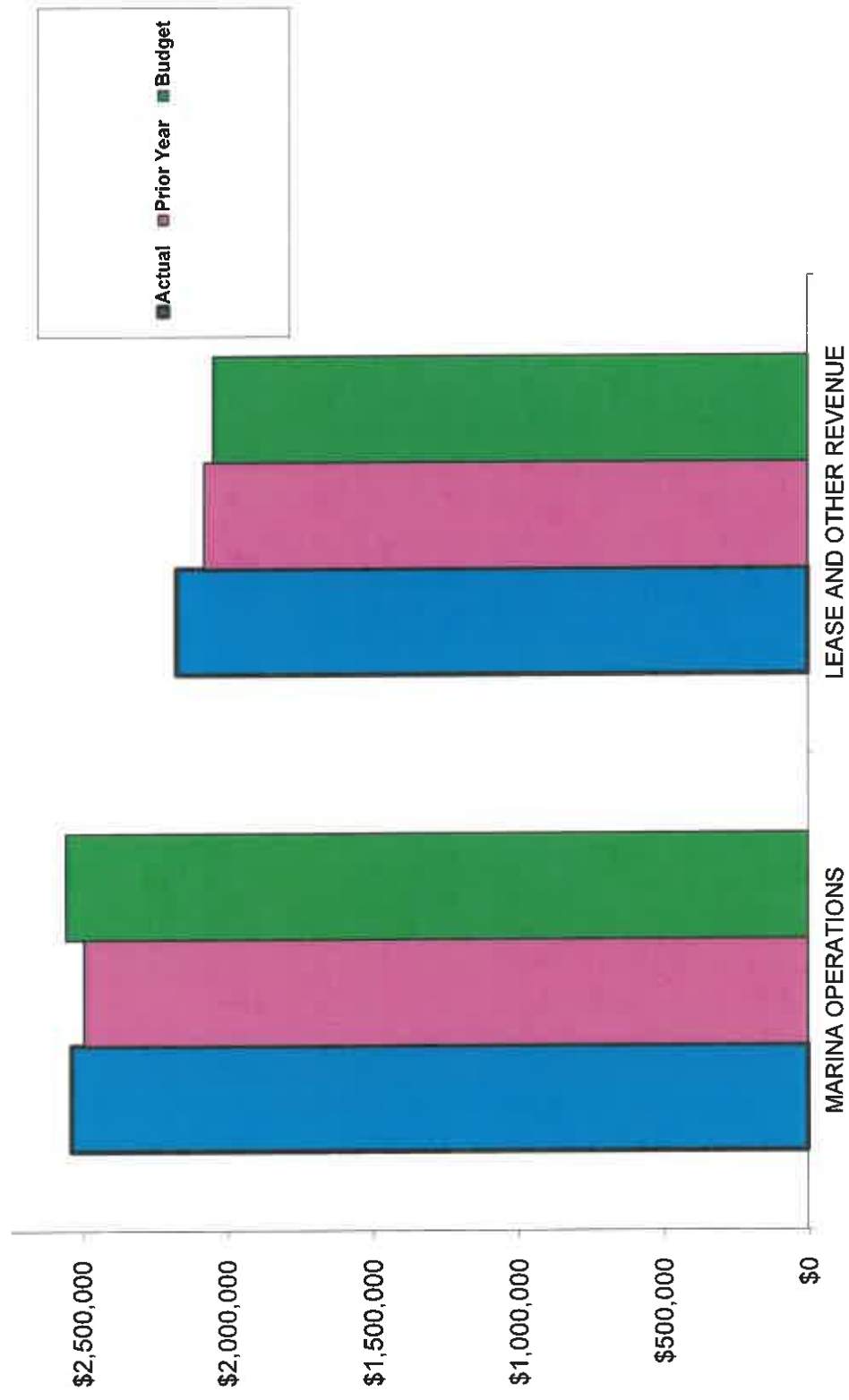
Type	Date	Num	Name	Amount
Bill Pmt -Check	06/09/2026	22307	Carmel Marina Corporation	-2,005.02
Bill Pmt -Check	06/09/2026	22308	Mechanics Bank	-968.48
Bill Pmt -Check	06/09/2026	22309	Carmel Marina Corporation	-1,482.58
Bill Pmt -Check	06/09/2026	22310	Mechanics Bank	-529.29
Bill Pmt -Check	06/09/2026	22311	Carmel Marina Corporation	-7,458.40
Bill Pmt -Check	06/09/2026	22312	Mechanics Bank	-1,331.07
Check	06/12/2026		MS	-2,590.90
Bill Pmt -Check	06/15/2026	22313	National Security Guard	-617.00
Check	06/15/2026		Payroll Partners	-161.60
Check	06/15/2026		MS	-15.53
Check	06/18/2026	50081	Dennis Dixon	-406.89
Check	06/18/2026	50082	Jack Pearson	-1,491.66
Check	06/18/2026	50083	Neal Norris	-1,018.57
Bill Pmt -Check	06/22/2026	22314	Lockton Insurance Company	0.00
Bill Pmt -Check	06/23/2026	22315	A.L. Lease	-48.66
Bill Pmt -Check	06/23/2026	22316	AT&T	-2,140.87
Bill Pmt -Check	06/23/2026	22317	Central Coast Systems, Inc.	-334.95
Bill Pmt -Check	06/23/2026	22318	Despard Marine Services	-300.00
Bill Pmt -Check	06/23/2026	22319	Employ America	-1,132.50
Bill Pmt -Check	06/23/2026	22320	Haley & Aldrich, Inc.	-1,834.30
Bill Pmt -Check	06/23/2026	22321	Home Depot	-280.06
Bill Pmt -Check	06/23/2026	22322	Jarvis Fay, LLP	-1,040.00
Bill Pmt -Check	06/23/2026	22323	Precision Alarms & Automation	-160.00
Bill Pmt -Check	06/23/2026	22324	Primo Brands	-141.78
Bill Pmt -Check	06/23/2026	22325	Purchase Power	-546.99
Bill Pmt -Check	06/23/2026	22326	Sal Seeno -	-500.00
Bill Pmt -Check	06/23/2026	22327	SDRMA	-44,169.90
Bill Pmt -Check	06/23/2026	22328	Streamline	-350.00
Bill Pmt -Check	06/23/2026	22329	WASH	-241.15
Bill Pmt -Check	06/23/2026	22330	Wendy L. Cumming, CPA	-3,258.75
Bill Pmt -Check	06/23/2026	22331	West Series of Lockton Companies, LLC	-321,790.66
Bill Pmt -Check	06/23/2026	22332	Wilson Quick	-500.00
Bill Pmt -Check	06/23/2026	22333	AT&T	-914.07
Bill Pmt -Check	06/23/2026	22334	West Series of Lockton Companies, LLC	0.00
Bill Pmt -Check	06/23/2026	22335	AT&T	-334.09
Total 1001 - WCCB Operating Account				-486,151.48
TOTAL				-486,151.48

Operating Expenses
Year to Date Actuals vs. Budget and Prior Year
For the Year Ended June 30, 2026

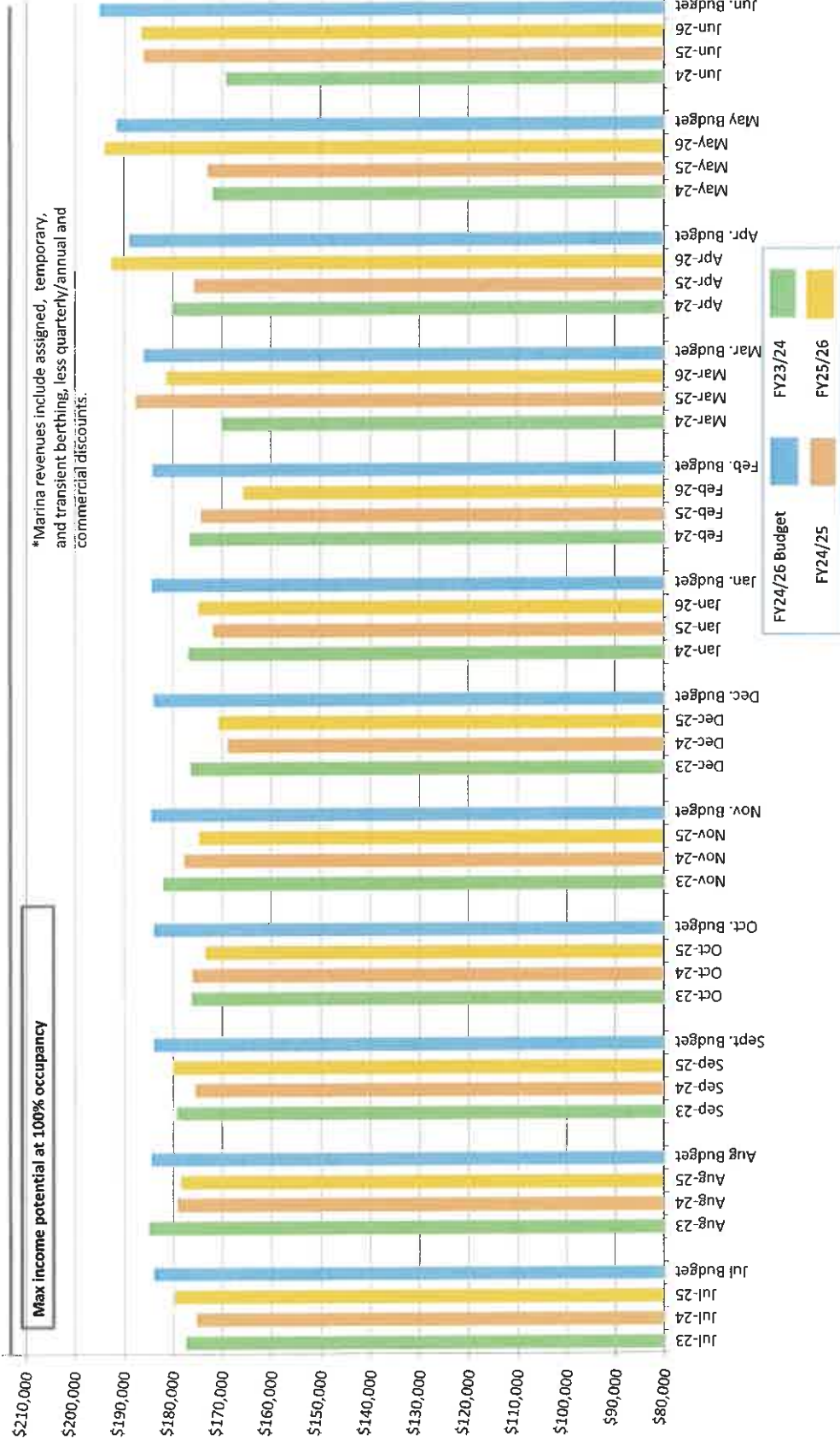


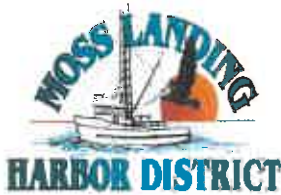
****Expenses Exclude Dredging, Depreciation and Interest Expenses****

**Marina, Lease and Other Revenue
Year to Date Actual vs. Budget and Prior Year
For the Year Ended June 30, 2026**



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
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GENERAL MANAGER
HARBOR MASTER

Tommy Razzeca

STAFF REPORT

ITEM NUMBER 03 – PROJECT STATUS
BOARD MEETING JULY 22, 2026

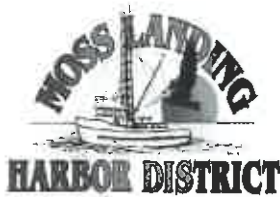
1. North Harbor Building: This project has been completed in its entirety, and the General Manager has had professional pictures and a virtual tour of the property completed which is available for view on the Districts website. Staff focus is now on the search for a tenant/s to lease the building.

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 that we will be completing aspects of the improvement project (shoreline repairs and pile driving) in the coming year/s once funding becomes available.

5. Harbor Maintenance Dredging and FEMA Project: The Maintenance Dredging project has been completed in its entirety. The General Manager and our project consultant have been working on our FEMA reimbursement application related to costs associated with the increased sediments deposited in the Harbor directly resulting from the Tonga Tsunami event that took place in January 2022. The General Manager has recently submitted our Federal Emergency Management Agency Project Completion and Certification Report listing an eligible reimbursement amount of \$1,201,677.25 for costs already incurred by the District during the dredging project. As the FEMA process continues, staff will provide monthly updates at each Meeting of the Board regarding the District FEMA claim status until the process is complete.

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947



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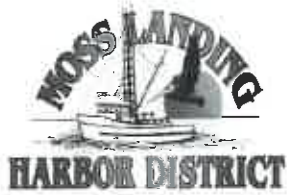


GENERAL MANAGER
HARBORMASTER
Tommy Razzeca

STAFF REPORT

ITEM NUMBER 04 – SUMMARY OF PERMITS ISSUED BOARD MEETING OF JULY 22, 2026

Permittee	Issue Date	Status	Permit Type	Exp. Date
Elkhorn Slough Research Foundation	01/01/2026	Current	Facilities Use	01/01/2027
Blue Knuckles Sport Fishing	2/10/2026	Current	Facilities Use	2/10/2027
Enocean Tours	2/10/2026	Current	Facilities Use	2/20/2027
Blue Ocean Whale Watch	2/18/2026	Current	Facilities Use	2/18/2027
SRI International	2/18/2026	Current	Facilities Use	2/18/2027
Whisper Charters	2/28/2026	Current	Facilities Use	2/10/2027
Fast Raft	3/28/2026	Current	Facilities Use	3/28/2027
Monterey Eco Tours	4/16/2026	Current	Facilities Use	4/16/2027
Oceanic Expeditions	4/21/2026	Current	Facilities Use	4/21/2027
Venture Quest Kayaking	6/12/2026	Current	Facilities Use	6/12/2027
Reel Nasty Sport Fishing	6/12/2026	Current	Facilities Use	6/12/2027
Last Meal Sport Fishing	6/12/2026	Current	Facilities Use	6/12/2027
Kayak Connection	6/30/2026	Current	Facilities Use	6/30/2027
Sanctuary Cruises	6/30/2026	Current	Facilities Use	6/30/2027
Sea Goddess Whale Watching Tours	6/30/2026	Current	Facilities Use	6/30/2027
MBARI Test Moorings	6/30/2026	Current	Facilities Use	6/30/2027
Elkhorn Slough Safari Tours	10/19/2025	Current	Facilities Use	10/19/2026
Blue Water Ventures	10/31/2025	Current	Facilities Use	10/31/2026
Wild Fish – Vicki Crow	11/30/2025	Current	Peddlers	11/30/2026



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GENERAL MANAGER
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STAFF REPORT

ITEM NUMBER 05 – MEETING ANNOUNCEMENTS
BOARD MEETING JULY 22, 2026

Moss Landing Chamber of Commerce Meetings – Meetings scheduled to take place on the 2nd Thursday of each month in Moss Landing Harbor District Board Room, 4 p.m.

Monterey Bay Sanctuary Advisory Council Meetings – 2026 - <https://montereybay.noaa.gov>

August 21, 2026

Hybrid (Virtual & In–Person) Meeting
Salinas

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947



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**GENERAL MANAGER
HARBOR MASTER**

Tommy Razzeca

STAFF REPORT

ITEM NUMBER 06 - LIVEABOARD REPORT BOARD MEETING JULY 22, 2026

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. Franks, V	Jolly Rover CF 9069 EW
11. Chambers, B.	Pyxis, ON 984193
12. Flatguard, J	Black Jack, CF 2133 JA
13. Dupont, R	One Love ON 920174
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

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947

25. Jones, H.
26. Redding, B.
27. Kennedy C.
28. Ayres, Lloyd
29. Nealand, I
30. Sconce, P
31. Lynch, C
32. Burnett, Gary
33. Maris, T.
34. Robinson, D/ Robinson, L
35. Kristen, Shayna
36. Niswonger, R/Athena Taylor
37. Cain, C
38. Otis, T.
39. **PENDING**
40. Schlegelmilch, William
41. Bartley, H
42. Raaphorst, D.
43. Reins, D.
44. Rotger, M.
45. Dyer, B
46. Piro, Daniel
47. Barry, C
48. Conrad, J./Conrad, S
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/ J Wood

Laetare, CF 5495 YB
 Knot to Worry CF 6383 GV
 Aztlan, ON 281903
 Gaviota, CF 4656 GG
 Landnsea CF327 VE
 Sea Gypsy OR 844 GP
 Tolly Craft CF 9521 HT
 Zinful CF5419 JG
 Nimble, CF 3730 KB
 Damn Baby CF 9442 EX
 Y Knot CF 1922 UZ
 Illusion, CF 0836 TA
 Sails Call, CF 7291 TG
 Blue Moon, CF 1886 GT

 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
 Jersey Devil CF 7645 SC
 Finnaly Us ON 931706
 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: 59
 Total Number Persons: 70
 Pending Applications -1-



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GENERAL MANAGER/HARBOR MASTER
Tommy Razzeca

STAFF REPORT

ITEM NUMBER 7 - SLIP INCOME REPORT BOARD MEETING OF JULY 22, 2026

Slip Rates 2025/2026 per linear foot:

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

INCOME

<u>June 2026</u>	<u>June 2025</u>	<u>June 2026 Budget</u>
\$186,531	\$186,015	\$194,955

For the month, slip income is lower than budget by \$8k. The lower budget amount is attributed to primarily lower assigned and temporary berthing revenue. Slip income is higher than the prior year by \$1k.



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STAFF REPORT

ITEM NUMBER 08 – INCIDENT REPORT BOARD MEETING JULY 22, 2026

6-29-26 A tenant reported that another tenant was tampering with the sea lion deterrent strip on the Districts docks and moving them to different locations. Staff immediately notified the tenant that tampering with District property was a violation of the Districts Ordinance and that it would not be tolerated in the future.

7-1-26 A tenant reported that his car had been vandalized and the insignia from his vehicle had been removed from the hood of the car. No other damage was reported, and no other items were missing. Staff reviewed the security footage but was unable to see the incident take place. The tenant was encouraged to file a report with the Monterey County Sheriffs office.

7-4-26 At approximately 11:00pm, fireworks were seen coming from a vessel at the end of B-dock. Staff investigated immediately and found the culprit on his vessel. They were asked to stop and management was notified. Management spoke to the tenant in question and informed him of Chapter 14.110 (B) of the MLHD Ordinance Code which prohibits the use of Class A, B, and C explosives on District property and that continued use of fireworks will jeopardize his tenancy in Moss Landing Harbor.

7-12-26 The lock at Kirby Park was found by staff to have been cut and was missing. Staff reported the incident to the Monterey County Sheriffs office and replaced the lock.

No further incidents as of July 17, 2026.