



**AGENDA
REGULAR MEETING
OF THE BOARD OF HARBOR COMMISSIONERS
MOSS LANDING HARBOR DISTRICT
7881 Sandholdt Road, Moss Landing, CA 95039
June 24, 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/83216263081?pwd=MTUUbG89ENAHsUVrlGyfl3XeR2Xu0eX.1>

Meeting chat link

<https://us06web.zoom.us/launch/jc/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 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. Consider personnel matters pursuant to Government Code Section 54957(b)(1)- General Manager Employment review.

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.

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947

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 May 27, 2026 Meeting Minutes

F. FINANCIAL REPORT

2. Financial report month ending May 31, 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

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

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

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

- a. Staff report
- b. Public comment

- c. Board discussion
- d. Board Action

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
- b. Public comment
- c. Board discussion
- d. Board Action

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 July 22, 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
May 27, 2026**

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.

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One tap mobile

+16699006833,,86068614355#,,,,*494831# US (San Jose)

+16694449171,,86068614355#,,,,*494831# US

A. CLOSED SESSION

NO CLOSED SESSION

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
Albert Lomeli – Commissioner

Staff Present:

Mike Rodriguez – District Counsel – Via Zoom
Shay Shaw – Administrative Assistant
Robert Stewart – Harbor Operations Manager

Absent: Tommy Razzeca – General Manager

C. PRESIDENT'S REMARKS

President Jeffries announced that there was no Closed Session.

D. PUBLIC COMMENTS

Marilyn Vierra thanked the Board and staff for help with Kirby Park and the gate issues. She said that there have been reports of mischief at the gate and the sideshows have continued. She suggested that maybe a more robust locking system is something to consider in the near future. She mentioned that Supervisor Church is willing to put more money into the gate if necessary to help mitigate the ongoing nightly issues and regain the consistency of sunrise to sunset activity at Kirby Park. She will be following up with General Manager Tommy Razzeca to further discuss. Richelle Noroyan, Public Affairs Coordinator for CSDA (Coastal Network) introduced herself to the Board and thanked the Harbor District for being a part of CSDA expressing the importance of special districts and offered information regarding assistance of obtaining grants, and other services provided by CSDA to its member Districts.

E. SPECIAL PRESENTATION

Melissa Mahoney of the Monterey Bay Fisheries Trust gave a presentation with Information related to an upcoming pilot project under the Future of Blue Initiative with a focus to strengthen climate-resilient commercial fisheries & working waterfronts in Moss Landing and the Monterey Bay. Melissa mentioned she would like the Harbor District to support the project and participate by providing letters of support. Melanie Wong said she is in support of the project and that Monterey has been behind for years and this project would allow them to participate in a statewide network. She said she visits the area frequently and loves the local fish markets and restaurants here.

F. CONSENT CALENDAR

1. Approval of April 22, 2026 Meeting Minutes. A motion was made by Commissioner Soto, seconded by Commissioner Lomeli to approve the April 22, 2026 Regular Meeting Minutes. The motion passed unanimously on a roll-call vote.

G. FINANCIAL REPORT

2. Financial report month ending April 30, 2026. Operations Manager Robert Stewart provided the financial highlights. A motion was made by Commissioner Ferrante seconded by Commissioner Lomeli to accept the Financial Report. The motion passed unanimously on a roll-call vote

H. 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

I. 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.

J. NEW BUSINESS

19. ITEM – PUBLIC HEARING AND FIXING THE FINAL BUDGET FY 26/27.
 - a. Staff report – Operations Manager Robert Stewart gave the report.
 - b. Public comment – None
 - c. Board discussion – None
 - d. Board Action – A motion was made by Commissioner Soto, seconded by commissioner Goulart to adopt the final budget FY 2026/27. The motion passed unanimously on a roll-call vote.

20. ITEM – CONSIDER ADOPTING ORDINANCE 217 AMENDING THE DISTRICT’S FEE SCHEDULE.

- a. Staff report – Operations Manager Robert Stewart gave the report.
- b. Public comment – None
- c. Board discussion – None
- d. Board Action – A motion was made by Commissioner Goulart, seconded by Commissioner Soto to adopt Ordinance 217 Amending the District Fee Schedule. The motion passed unanimously on a roll-call vote.

21. ITEM – CONSIDER ADOPTING RESOLUTION 26-03 CALLING FOR AN ELECTION

- a. Staff report – Operations Manager Robert Stewart gave the report.
- b. Public comment – None
- c. Board discussion – None
- d. Board Action – A motion was made by Commissioner Soto, seconded by Commissioner Ferrante to adopt Resolution 26-03 Calling for an Election. The motion passed unanimously on a roll-call vote.

22. ITEM – CONSIDER ADOPTING RESOLUTION 26-04 AWARDING A CONTRACT FOR THE MLHD CANNERY BUILDING ASPHALT PAVING REPLACEMENT PROJECT

- a. Staff report – Operations Manager Robert Stewart gave the report.
- b. Public comment – None
- c. Board discussion – None
- d. Board Action – A motion was made by Commissioner Ferrante, seconded by Commissioner Lomeli to adopt Resolution 26-04 Awarding a Contract for the MLHD Cannery Building Asphalt Paving Replacement Project. The motion passed unanimously on a roll-call vote.

23. ITEM – CONSIDER APPROVAL OF LEASE ASSIGNMENT FROM CAL MARINE FISH COMPANY LLC TO ASP CAL MARINE INC.

- a. Staff report – Operations Manager Robert Stewart gave the report.
- b. Public comment – None
- c. Board discussion – President Jeffries asked who ASP American is. Samuel Budway said that the translation is ASP Cal Marine, Inc. and that American Seafood is the parent company but the entity is the same. Anthony will no longer be associated with Cal Marine and a new local manager will be put in place. District Counsel Mike Rodriguez said it’s a change in ownership with the same entity and same function as before and the security deposit will remain in place.
- d. Board Action – A motion was made by Commissioner Goulart, seconded by Commissioner Soto to approve the Lease assignment from Cal Marine Fish Company LLC to ASP Cal Marine Inc. The motion passed unanimously on a roll-call vote.

K. COMMISSIONERS COMMENTS AND CONCERNS

Commissioner Lomeli noted that he be absent for the June 24, 2026 Board Meeting.

L. ADJOURNMENT

The meeting adjourned at 8:00pm

Respectfully submitted,

James Goulart, Secretary
Board of Harbor Commissioner

ATTEST:

Tommy Razzeca, Deputy Secretary
Board of Harbor Commissioners

Moss Landing Harbor District
Balance Sheet
As of May 31, 2026

	<u>May 31, 26</u>	<u>May 31, 25</u>	<u>\$ Change</u>	<u>% Change</u>
ASSETS				
Current Assets				
Checking/Savings				
1002 · Petty Cash	500	500		
1022 · WCCB Trust Account	251,836	4,055,283	-3,803,447	-94%
1001 · WCCB Operating Account	3,174,241	2,959,217	215,024	7%
1015 · WCCB MM Bank	1,927,430	1,917,817	9,613	1%
1020 · Umpqua - Restricted	1,017,526	1,017,433	93	
1032 · WCCB Bank (CalMarine)	52,049	52,027	22	
Total Checking/Savings	<u>6,423,582</u>	<u>10,002,277</u>	<u>-3,578,695</u>	<u>-36%</u>
Accounts Receivable				
1250 · Lease Receivable	3,307,070	3,318,083	-11,013	-0%
1120 · Leases	134,536	129,764	4,772	4%
1200 · Marina Receivables	114,074	168,902	-54,828	-32%
1201 · Marina - Allow for Bad Debt	-59,333	-59,333		
Total Accounts Receivable	<u>3,496,347</u>	<u>3,557,416</u>	<u>-61,069</u>	<u>-2%</u>
Other Current Assets				
1271 · Prepaid Expenses	123,660	92,444	31,216	34%
Total Other Current Assets	<u>123,660</u>	<u>92,444</u>	<u>31,216</u>	<u>34%</u>
Total Current Assets	<u>10,043,589</u>	<u>13,652,137</u>	<u>-3,608,548</u>	<u>-26%</u>
Fixed Assets				
1650 · Construction in Progress	8,703,795	6,633,101	2,070,694	31%
1670 · Equipment	493,911	567,669	-73,758	-13%
1700 · Improvements	25,305,907	26,858,446	-1,552,539	-6%
1800 · Less - Depreciation	-20,902,215	-21,834,654	932,439	4%
1900 · Land	1,642,860	1,642,860		
Total Fixed Assets	<u>15,244,258</u>	<u>13,867,422</u>	<u>1,376,836</u>	<u>10%</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>25,295,436</u></u>	<u><u>27,527,148</u></u>	<u><u>-2,231,712</u></u>	<u><u>-8%</u></u>

Moss Landing Harbor District
Balance Sheet
As of May 31, 2026

	<u>May 31, 26</u>	<u>May 31, 25</u>	<u>\$ Change</u>	<u>% Change</u>
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
2010 · Accounts Payable	-21,834	-7,330	-14,504	-198%
Total Accounts Payable	-21,834	-7,330	-14,504	-198%
Other Current Liabilities				
2013 · Accrued Expenses		179,131	-179,131	-100%
2020 · Accrued Salaries Payable	30,846	12,233	18,613	152%
2021 · Accrued Vacation	35,565	35,419	146	0%
2024 · Accrued Payroll Taxes	8,570	623	7,947	1,276%
2030 · Customer Deposits	368,039	368,558	-519	-0%
2051 · Note Interest Payable	13,274	15,634	-2,360	-15%
2080 · Prepaid Berth Fees	153,089	157,746	-4,657	-3%
2011 · Lusamerica Reimb. Acct.	15,000	15,000		
2087 · Lease Deposits	36,553	56,343	-19,790	-35%
Total Other Current Liabilities	660,936	840,687	-179,751	-21%
Total Current Liabilities	639,102	833,357	-194,255	-23%
Long Term Liabilities				
2500 · Storage Facility Loan	90,000	120,000	-30,000	-25%
2200 · Deferred RTU Lease Revenue	3,026,716	3,357,037	-330,321	-10%
2605 · Umpqua Loan	1,109,730	1,365,359	-255,629	-19%
Total Long Term Liabilities	4,226,446	4,842,396	-615,950	-13%
Total Liabilities	4,865,548	5,675,753	-810,205	-14%
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	-4,319,342	-1,985,063	-2,334,279	-118%
Total Equity	20,429,889	21,851,395	-1,421,506	-7%
TOTAL LIABILITIES & EQUITY	25,295,437	27,527,148	-2,231,711	-8%

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

	<u>Jul '25 - May 26</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
4000 · MARINA REVENUES	2,314,643	2,334,883	-20,240	99%
4400 · LEASE AND OTHER INCOME	1,977,370	1,859,167	118,203	106%
Total Income	<u>4,292,013</u>	<u>4,194,050</u>	<u>97,963</u>	<u>102%</u>
Expense				
5200 · General & Administrative	211,912	240,517	-28,605	88%
5300 · Personnel	947,147	1,052,025	-104,878	90%
5400 · Insurance	247,500	247,500		100%
5500 · Utilities	581,799	591,250	-9,451	98%
5600 · Operating Supplies	26,842	32,083	-5,241	84%
5700 · Depreciation	687,500	687,500		100%
5800 · Repairs & Maintenance	238,845	256,208	-17,363	93%
5900 · Financial Expenses	30,562	29,333	1,229	104%
7000 · LEASE AND OTHER EXPENSES	746,370	758,848	-12,478	98%
Total Expense	<u>3,718,477</u>	<u>3,895,264</u>	<u>-176,787</u>	<u>95%</u>
Net Ordinary Income	<u>573,536</u>	<u>298,786</u>	<u>274,750</u>	<u>192%</u>
Other Income/Expense				
Other Income				
8000 · CAPITAL PROJECT REVENUE	146,234		146,234	100%
Total Other Income	<u>146,234</u>		<u>146,234</u>	<u>100%</u>
Other Expense				
9240 · SH Parking Resurfacing	44,915			
9000 · CAPITAL PROJECT EXPENSES	4,994,196	4,988,333	5,863	100%
Total Other Expense	<u>5,039,111</u>	<u>4,988,333</u>	<u>50,778</u>	<u>101%</u>
Net Other Income	<u>-4,892,877</u>	<u>-4,988,333</u>	<u>95,456</u>	<u>98%</u>
Net Income	<u>-4,319,341</u>	<u>-4,689,547</u>	<u>370,206</u>	<u>92%</u>

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

	Jul '25 - May 26	Jul '24 - May 25	\$ Change	% Change
Ordinary Income/Expense				
Income				
4000 · MARINA REVENUES	2,314,643	2,271,095	43,548	2%
4400 · LEASE AND OTHER INCOME	1,977,370	1,728,743	248,627	14%
Total Income	<u>4,292,013</u>	<u>3,999,838</u>	<u>292,175</u>	<u>7%</u>
Expense				
5200 · General & Administrative	211,912	182,685	29,227	16%
5300 · Personnel	947,147	877,586	69,561	8%
5400 · Insurance	247,500	229,167	18,333	8%
5500 · Utilities	581,799	575,063	6,736	1%
5600 · Operating Supplies	26,842	29,540	-2,698	-9%
5700 · Depreciation	687,500	1,375,000	-687,500	-50%
5800 · Repairs & Maintenance	238,845	260,940	-22,095	-8%
5900 · Financial Expenses	30,562	29,333	1,229	4%
7000 · LEASE AND OTHER EXPENSES	746,370	72,632	673,738	928%
Total Expense	<u>3,718,477</u>	<u>3,631,946</u>	<u>86,531</u>	<u>2%</u>
Net Ordinary Income	<u>573,536</u>	<u>367,892</u>	<u>205,644</u>	<u>56%</u>
Other Income/Expense				
Other Income				
8000 · CAPITAL PROJECT REVENUE	146,234	41,139	105,095	255%
Total Other Income	<u>146,234</u>	<u>41,139</u>	<u>105,095</u>	<u>255%</u>
Other Expense				
9240 · SH Parking Resurfacing	44,915		44,915	100%
9000 · CAPITAL PROJECT EXPENSES	4,994,196	2,394,094	2,600,102	109%
Total Other Expense	<u>5,039,111</u>	<u>2,394,094</u>	<u>2,645,017</u>	<u>110%</u>
Net Other Income	<u>-4,892,877</u>	<u>-2,352,955</u>	<u>-2,539,922</u>	<u>-108%</u>
Net Income	<u><u>-4,319,341</u></u>	<u><u>-1,985,063</u></u>	<u><u>-2,334,278</u></u>	<u><u>-118%</u></u>

Moss Landing Harbor District
A/P Aging Summary
As of May 31, 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		-253.42				-253.42
Anthony Martinez	328.00					328.00
Big Creek Lumber	485.20					485.20
CalPERS		-9,711.85				-9,711.85
Castroville "ACE" Hardware	445.27					445.27
Cintas	1,029.76					1,029.76
Craig Lucurto	328.00					328.00
Gerald Shanahan	479.50					479.50
Gregory Shuster		118.75				118.75
Jeffrey Bullock	382.50					382.50
Johnson Electronics, Inc.	135.00					135.00
Mechanics Bank	3,299.32					3,299.32
Monterey Sanitary Supply		836.36				836.36
National Security Guard	617.00					617.00
Pacific Parking Systems, Inc.		1,080.00				1,080.00
Pajaro Valley Lock Shop		1,273.84				1,273.84
Pajaro/Sunny Mesa C.S.D.	3,897.37					3,897.37
PG&E		-32,000.00				-32,000.00
Razzolink, Inc.		-136.85				-136.85
Samuel Wade		75.00				75.00
State Steel Company	347.91					347.91
U.S. Bank	2,119.22					2,119.22
U.S. Bank - Office Equipment Finance Svc		-271.21				-271.21
United Site Services of Calif., Inc.		-675.84				-675.84
Valero Marketing and Supply Company		-750.00				-750.00
VALIC	4,437.38					4,437.38
Verizon Wireless	152.65					152.65
Vision Sevice Plan		-99.62				-99.62
Wayne Scott	196.75					196.75
TOTAL	<u>18,680.83</u>	<u>-40,514.84</u>	<u> </u>	<u> </u>	<u> </u>	<u>-21,834.01</u>

Moss Landing Harbor District

Warrant Listing

As of May 31, 2026

Type	Date	Num	Name	Amount
1001 - WCCB Operating Account				
Check	05/01/2026	ATM	AFCO Direct	-25,956.41
Check	05/05/2026		NPC Merchant Pymt Proc	-4,691.21
Check	05/05/2026	50075	Jack Pearson	-1,491.65
Check	05/05/2026	50076	Neal Norris	-1,247.17
Check	05/05/2026	50077	Jeffries, Russell	-113.81
Check	05/05/2026	50078	Ferrante, Vincent	-113.81
Check	05/07/2026		Payroll Partners	-174.96
Check	05/08/2026	50069	Jack Pearson	-1,491.66
Check	05/08/2026	50070	Neal Norris	-961.40
Check	05/08/2026	50071	Jeffries, Russell	-341.45
Check	05/08/2026	50072	Ferrante, Vincent	-332.80
Bill Pmt -Check	05/14/2026	22191	Allied Administrators for Delta Dental	-253.42
Bill Pmt -Check	05/14/2026	22192	AT&T	-912.07
Bill Pmt -Check	05/14/2026	22193	Brian Hart	-454.50
Bill Pmt -Check	05/14/2026	22194	CalPERS	-9,688.80
Bill Pmt -Check	05/14/2026	22195	Camac Serna	-479.50
Bill Pmt -Check	05/14/2026	22196	Carl Johnson	-504.50
Bill Pmt -Check	05/14/2026	22197	Carmel Marina Corporation	0.00
Bill Pmt -Check	05/14/2026	22198	Castroville "ACE" Hardware	-135.94
Bill Pmt -Check	05/14/2026	22199	Cintas	-1,116.42
Bill Pmt -Check	05/14/2026	22200	Corwin Shropshire	-328.00
Bill Pmt -Check	05/14/2026	22201	Craig Stoller	-454.50
Bill Pmt -Check	05/14/2026	22202	Dan Ringer	-529.50
Bill Pmt -Check	05/14/2026	22203	Daniel Felix	-333.30
Bill Pmt -Check	05/14/2026	22204	Devin Schmitt	-479.50
Bill Pmt -Check	05/14/2026	22205	Dustin Bergquist	-303.00
Bill Pmt -Check	05/14/2026	22206	Employ America	-1,159.05
Bill Pmt -Check	05/14/2026	22207	Haley & Aldrich, Inc.	-10,785.00
Bill Pmt -Check	05/14/2026	22208	Internal Revenue Service	-1,439.41
Bill Pmt -Check	05/14/2026	22209	J.M. Equipment Company, Inc.	-3,082.52
Bill Pmt -Check	05/14/2026	22210	Joel Hernandez	-328.00
Bill Pmt -Check	05/14/2026	22211	Joel Hewatt	-343.18
Bill Pmt -Check	05/14/2026	22212	Justin Jud	-328.00
Bill Pmt -Check	05/14/2026	22213	Larty Alberg	0.00
Bill Pmt -Check	05/14/2026	22214	Mechanics Bank	-313.65
Bill Pmt -Check	05/14/2026	22215	Monterey County Surveyors, Inc.	-6,800.00
Bill Pmt -Check	05/14/2026	22216	Monterey Sanitary Supply	-1,492.52
Bill Pmt -Check	05/14/2026	22217	Nick Bertram	-353.00
Bill Pmt -Check	05/14/2026	22218	Pajaro/Sunny Mesa C.S.D.	-3,657.62
Bill Pmt -Check	05/14/2026	22219	PG&E	-32,000.00
Bill Pmt -Check	05/14/2026	22220	Precision Alarms & Automation	-160.00
Bill Pmt -Check	05/14/2026	22221	Primo Brands	-80.94

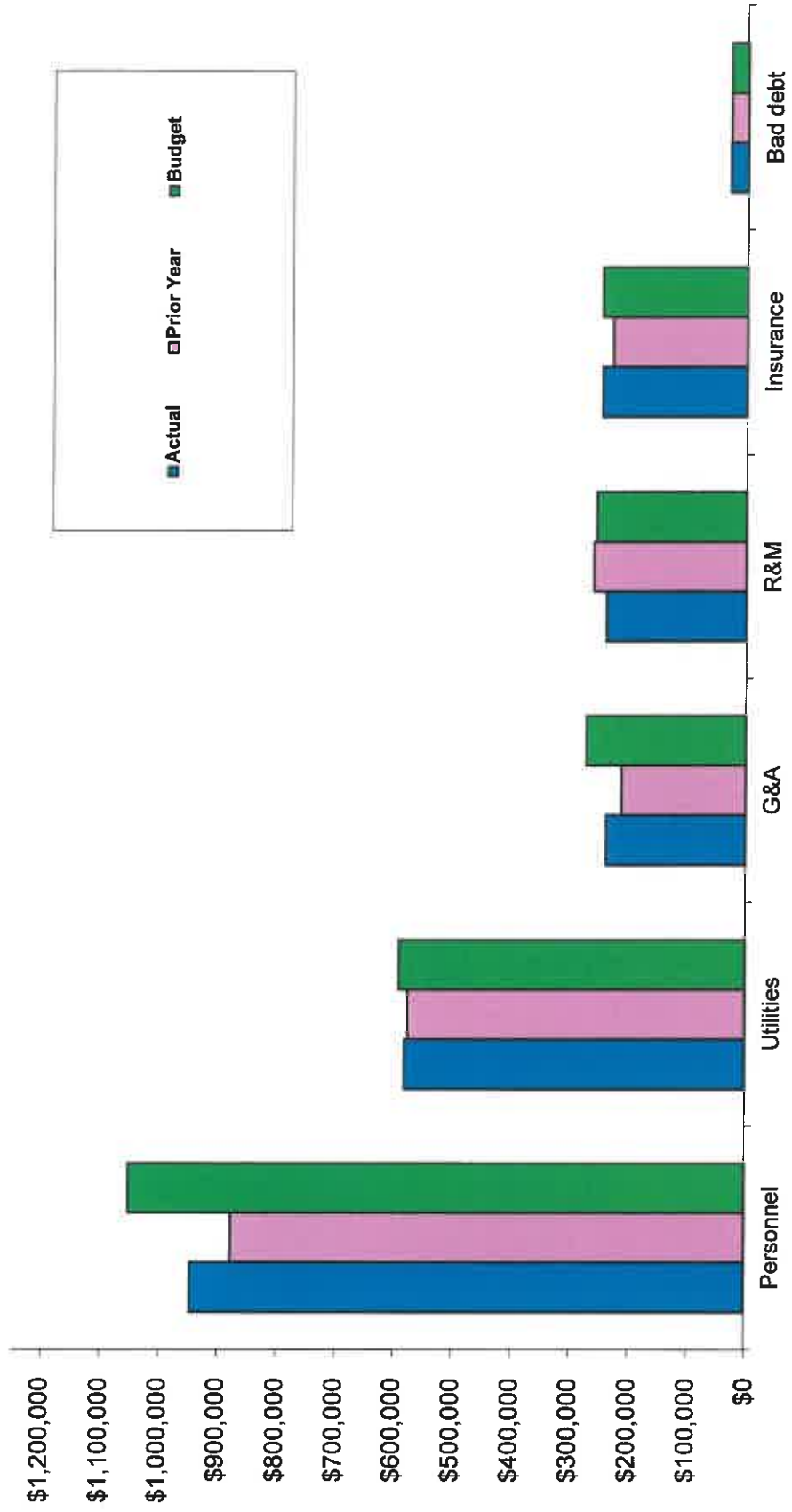
**Moss Landing Harbor District
Warrant Listing
As of May 31, 2026**

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>
Bill Pmt -Check	05/14/2026	22222	Razzolink, Inc.	-136.85
Bill Pmt -Check	05/14/2026	22223	Robert Perez	0.00
Bill Pmt -Check	05/14/2026	22224	Ronnie Perez	0.00
Bill Pmt -Check	05/14/2026	22225	Ryan Itamura	-328.00
Bill Pmt -Check	05/14/2026	22226	Streamline	-314.30
Bill Pmt -Check	05/14/2026	22227	The Yard at Moss Landing, LLC	-34,500.00
Bill Pmt -Check	05/14/2026	22228	Tommy Razzeca	-350.00
Bill Pmt -Check	05/14/2026	22229	U.S. Bank - Office Equipment Finance Svc	-554.51
Bill Pmt -Check	05/14/2026	22230	Valero Marketing and Supply Company	-750.00
Bill Pmt -Check	05/14/2026	22231	VALIC	-2,958.25
Bill Pmt -Check	05/14/2026	22232	Verizon Wireless	-152.41
Bill Pmt -Check	05/14/2026	22233	Vision Sevice Plan	-99.62
Bill Pmt -Check	05/14/2026	22234	Wade Falany	-37.50
Bill Pmt -Check	05/14/2026	22235	William Dale	-383.30
Bill Pmt -Check	05/14/2026	22236	AT&T	-2,147.06
Bill Pmt -Check	05/14/2026	22237	Carmel Marina Corporation	-7,458.40
Bill Pmt -Check	05/14/2026	22238	Mechanics Bank	-374.91
Bill Pmt -Check	05/14/2026	22239	AT&T	-173.78
Bill Pmt -Check	05/14/2026	22240	Carmel Marina Corporation	-2,005.02
Bill Pmt -Check	05/14/2026	22241	Mechanics Bank	-606.36
Bill Pmt -Check	05/14/2026	22242	Carmel Marina Corporation	-1,482.58
Bill Pmt -Check	05/14/2026	22243	Monterey One Water	0.00
Bill Pmt -Check	05/14/2026	22244	Carmel Marina Corporation	-255.52
Bill Pmt -Check	05/14/2026	22245	Larry Alberg	-50.00
Bill Pmt -Check	05/14/2026	22246	Monterey One Water	-14,727.48
Bill Pmt -Check	05/14/2026	22247	United Site Services of Calif., Inc.	-675.84
Bill Pmt -Check	05/19/2026	22247	Corralitos Electric	-2,044.59
Bill Pmt -Check	05/19/2026	22248	Robert Perez	-303.00
Bill Pmt -Check	05/19/2026	22249	Ronnie Perez	-328.00
Bill Pmt -Check	05/21/2026	22250	CalPERS	-23.05
Bill Pmt -Check	05/21/2026	22252	Employ America	-350.95
Bill Pmt -Check	05/21/2026	22253	U.S. Bank	-3,377.16
Check	05/21/2026		Payroll Partners	-158.74
Check	05/22/2026	50073	Jack Pearson	-1,075.73
Check	05/22/2026	50074	Neal Norris	-1,149.24
Bill Pmt -Check	05/28/2026	22254	AT&T	-330.45
Bill Pmt -Check	05/28/2026	22255	David Kikuchi	-25.00
Bill Pmt -Check	05/28/2026	22256	Green Line	-1,600.00
Bill Pmt -Check	05/28/2026	22257	Home Depot	-657.54
Bill Pmt -Check	05/28/2026	22258	Jarvis Fay, LLP	-1,080.00
Bill Pmt -Check	05/28/2026	22259	Monterey County Health Dept.	-1,989.00
Bill Pmt -Check	05/28/2026	22260	Pacific Parking Systems, Inc.	-981.51
Bill Pmt -Check	05/28/2026	22261	Pajaro Valley Lock Shop	-60.02

Moss Landing Harbor District
Warrant Listing
As of May 31, 2026

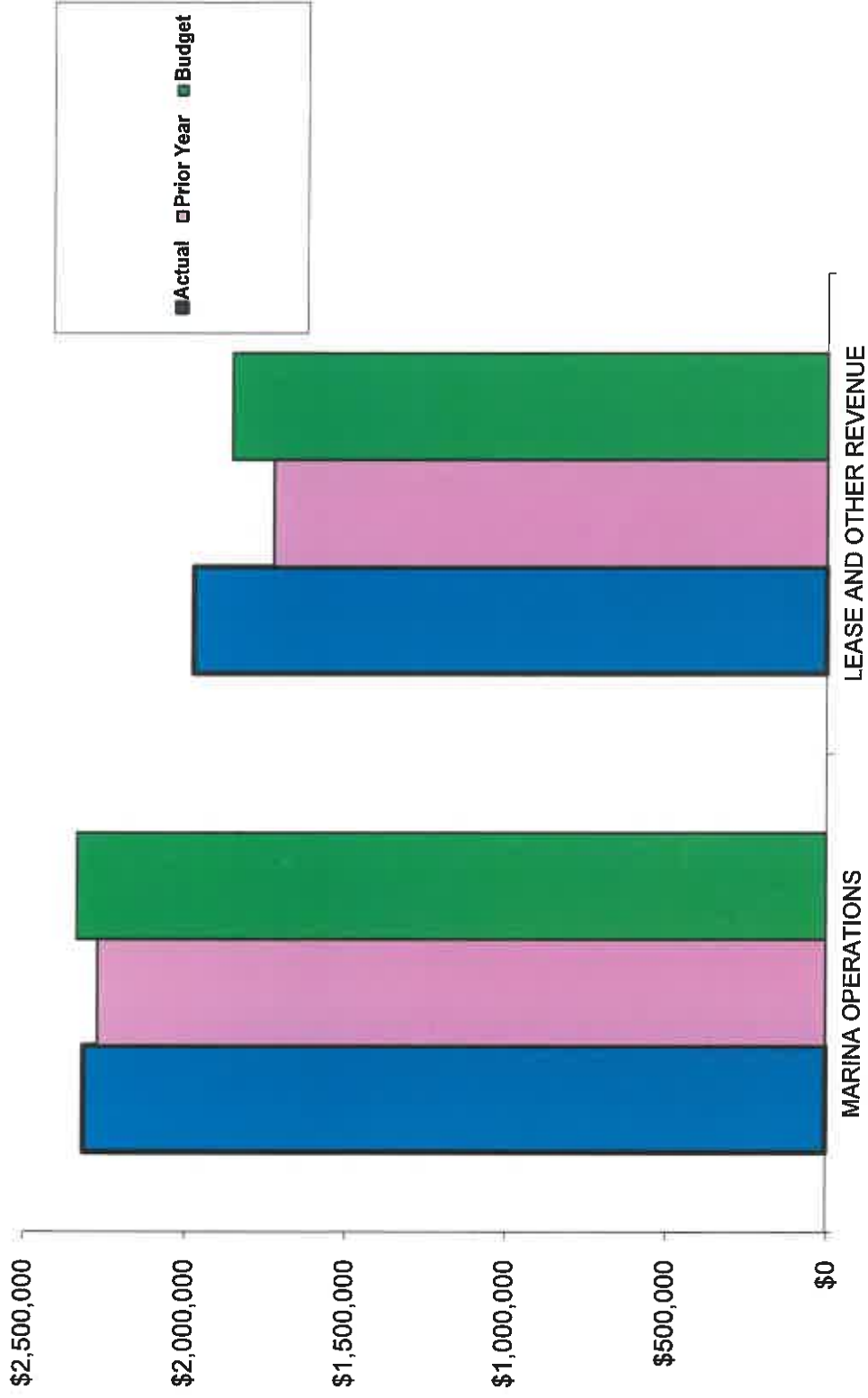
<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>
Bill Pmt -Check	05/28/2026	22262	Primo Brands	-107.93
Bill Pmt -Check	05/28/2026	22263	Santa Cruz Marine Services, LLC	-1,933.57
Bill Pmt -Check	05/28/2026	22264	Streamline	-300.00
Bill Pmt -Check	05/28/2026	22265	WASH	-239.90
Bill Pmt -Check	05/28/2026	22266	Wendy L. Cumming, CPA	-3,877.50
Bill Pmt -Check	05/28/2026	22267	Wyn Alexander	-525.00
Total 1001 - WCCB Operating Account				-208,251.74
TOTAL				-208,251.74

**Operating Expenses
Year to Date Actuals vs. Budget and Prior Year
For the Eleven Month Period Ended May 31, 2026**

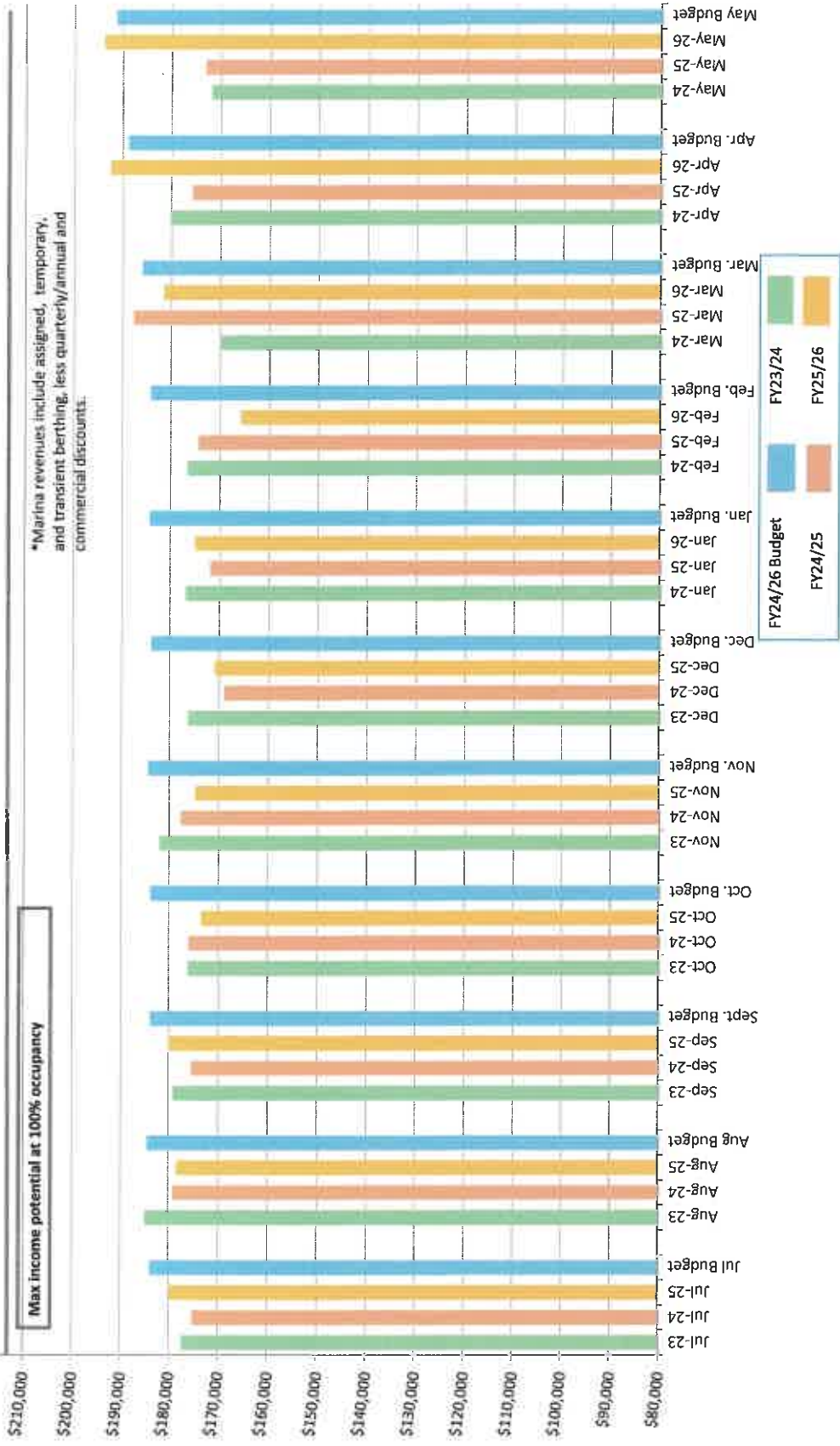


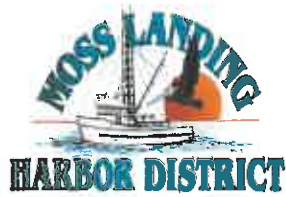
**** Expenses Exclude Dredging, Depreciation and Interest Expenses****

**Marina, Lease and Other Revenue
Year to Date Actual vs. Budget and Prior Year
For the Eleven Month Period Ended May 31, 2026**



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





BOARD OF HARBOR COMMISSIONERS

Russell Jeffries
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James Goulart
Liz Soto
Albert Lomeli

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FACSIMILE – 831.633.4537



**GENERAL MANAGER
HARBOR MASTER**

Tommy Razzeca

STAFF REPORT

**ITEM NUMBER 03 – PROJECT STATUS
BOARD MEETING JUNE 24, 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.

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GENERAL MANAGER
 HARBORMASTER
 Tommy Razzeca

STAFF REPORT

ITEM NUMBER 04 – SUMMARY OF PERMITS ISSUED BOARD MEETING OF JUNE 24, 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
Monterey Bay Hydrobikes	6/12/2025	Expired	Facilities Use	6/12/2026
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	6/30/2025	Current	Facilities Use	6/30/2026
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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Tommy Razzeca

STAFF REPORT

ITEM NUMBER 05 – MEETING ANNOUNCEMENTS
BOARD MEETING JUNE 24, 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



BOARD OF COMMISSIONERS

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**GENERAL MANAGER
HARBOR MASTER**

Tommy Razzeca

STAFF REPORT

**ITEM NUMBER 06 - LIVEABOARD REPORT
BOARD MEETING JUNE 24, 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

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25. Jones, H.
26. Jones, T.
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. Paul, J
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
 Sanity, CF 5249 SC
 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
 La Wanda CF 5014 FR
 Bull Dog ON 1219673
 Skylarke, CF 8589 TB
 Spirit, ON 664971
 Second Paradise, ON 912484
 Raven, ON 241650
 Star of Light ON 1056334
 Gulf Star CF 6082 GL
 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: 60
 Total Number Persons: 71
 Pending Applications -0-



BOARD OF COMMISSIONERS
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 Liz Soto
 Albert Lomeli

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 MOSS LANDING, CA 95039

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GENERAL MANAGER/HARBOR MASTER
 Tommy Razzeca

STAFF REPORT

ITEM NUMBER 7 - SLIP INCOME REPORT
 BOARD MEETING OF JUNE 24, 2026

Slip Rates 2025/2026 per linear foot:

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

INCOME

May 2026	May 2025	May 2026 Budget
\$193,918	\$173,040	\$191,505

For the month, slip income is higher than budget by \$2k. The higher than budget amount is attributed to primarily higher transient berthing revenue offset by lower assigned berthing revenue. Slip income is higher than the prior year by \$21k. Slip income is higher than the prior year primarily due to higher transient and temporary berthing revenue, much of which is associated with this year's salmon fishing season.



BOARD OF COMMISSIONERS
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STAFF REPORT

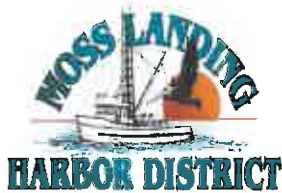
ITEM NUMBER 08 – INCIDENT REPORT
BOARD MEETING JUNE 24, 2026

5/18/2026 Night staff received a call from MCSO stating that someone had been locked inside Kirby Park after it had closed for the night. Staff provided a key to a deputy from the MCSO who opened the gate allowing the person to leave the park before locking it back up, the key was later returned to the Harbor office.

6/11/2026 While a staff member was walking on B-Dock they heard a crunching sound coming from an adjacent dock. The staff member witnessed a vessel contacting neighboring vessels in the area while navigating from its berth. The staff member who witnessed the incident was able to identify the vessel in question and notified Harbor management. The owner of the vessel responsible for the incident was contacted by Harbor Management along with all vessel owners potentially affected by the incident and necessary information was provided to each.

6/15/2026 Night staff received a call from the alarm monitoring company informing him of an alarm being triggered at the Districts Cannery Building. Staff arrived on scene at was met by a tenant from the harbor stating that he was attempting to retrieve ice and had inadvertently pulled the fire alarm after mistaking it for a light switch. North County Fire arrived on scene and the alarm was reset.

No further incidents as of June 18, 2026.



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GENERAL MANAGER/HARBOR MASTER
Tommy Razzeca

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ITEM NUMBER 19 – CONSIDER INSURANCE RENEWAL PROPOSAL AND PREMIUM FINANCING PROPOSAL
BOARD MEETING OF JUNE 24, 2026

The District's insurance broker, Lockton, has provided the attached insurance renewal proposal for fiscal year 26/27 for the Board's review and consideration. The attached proposal has a total premium amount for all coverages of \$321,790.66, which is an increase of approximately 4% from fiscal year 25/26 coverage. Staff has summarized several other notable changes and highlights of the proposed coverage below.

Public Officials Liability / Directors & Officers Liability / Employment Practices Liability (D&O/EPL)

AXA XL has reduced the District's annual premium by \$71.00. The proposed annual premium for this coverage is \$11,757.00.

Property Coverage

The annual premium for property coverage has increased by \$5,589.00. The increase is primarily attributable to the higher insured value of the North Harbor Building following completion of the recent construction project and the building's current unoccupied status. As a condition of coverage, Great American has requested that the District provide quarterly updates regarding efforts to secure a tenant for the North Harbor Building.

Piers and Docks Coverage

The annual premium for piers and docks coverage has decreased by \$10,390.00, resulting in a proposed premium of \$171,755.00. The premium reduction is primarily due to a restructuring of coverage for the District's floating docks and piers. Under the proposed policy, the District will no longer maintain a blanket limit of \$5,000,000 for all docks and piers. Instead, each dock and pier location will be insured for a specified value as detailed in the attached proposal.

Premium Payment Options

Option 1 – (Staff Recommendation) Pay the annual insurance premium in full in the amount of \$321,790.66.

Option 2 - Authorize the General Manager to enter into the attached AFCO Direct Premium Financing Agreement. The financing agreement carries an annual percentage rate of 8.390% and would result in a total additional finance charge of \$12,439.57.

Staff Recommendation

Staff recommends that the Board review the attached insurance renewal proposal and adopt the proposed insurance coverage for Fiscal Year 26/27 as presented by Lockton. Staff further recommends that the Board authorize the General Manager to make payment of the annual premium in full in the amount of \$321,790.66. However, should the Board determine that financing is preferable to payment in full, the Board may choose to direct the General Manager to execute the attached AFCO Direct Premium Financing Agreement.

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947

ITEM NUMBER 19- CONSIDER INSURANCE RENEWAL PROPOSAL AND PREMIUM FINANCING PROPOSALS
06/24/2026 REGULAR MEETING

AGENT
 (Name & Place of business)
 WEST SERIES OF LOCKTON CO LLC

8110 EAST UNION AVE
 STE 100
 DENVER, CO 80237
 (213)689-0065 FAX:

INSURED
 (Name & Residence or business)
 Moss Landing Harbor District
 7881 Sandholdt Rd

Moss Landing, CA 95039-9616
 (831)663-5417
 trazzeca@mosslandingharbordistrict.dst.ca.us

Account #: _____

SCHEDULE OF POLICIES
 (continued)

Quote Number: 35765251

POLICY PREFIX AND NUMBER	EFFECTIVE DATE OF POLICY	INSURANCE COMPANY AND GENERAL AGENT	COVERAGE	MINIMUM EARNED PERCENT	POL TERM	PREMIUM
CAP399658528	07/01/2026	GREAT AMERICAN INSURANCE CO	AUTO LIABILITY	0.000%	12	6,904.00
MAC399658429	07/01/2026	GREAT AMERICAN INSURANCE CO	PROPERTY	0.000%	12	47,803.00
OMP349046527	07/01/2026	GREAT AMERICAN INSURANCE CO FALVEY CARGO UNDERWRITING LTD	POLLUTION	0.000%	12	3,040.00
PENDING	07/01/2026	ASCOT INSURANCE COMPANY	BUMBERSHO OT	0.000%	12	13,385.00
PENDING	07/01/2026	IMPERIUM INSURANCE CO	BUMBERSHO OT	0.000%	12	6,692.50
PENDING	07/01/2026	XL SPECIALTY INSURANCE CO	BUMBERSHO OT	0.000%	12	6,692.50
PENDING	07/01/2026	IMPERIUM INSURANCE CO	BUMBERSHO OT	0.000%	12	5,200.00
PENDING	07/01/2026	GREAT AMERICAN ASSURANCE CO	BUMBERSHO OT	0.000%	12	5,200.00
PENDING	07/01/2026	ENDURANCE AMERICAN INSURANCE CO	BUMBERSHO OT	0.000%	12	5,200.00
PENDING	07/01/2026	MITSUI SUMITOMO INSURANCE COMPANY O	BUMBERSHO OT	0.000%	12	5,200.00
PENDING	07/01/2026	ASCOT INSURANCE COMPANY	EXCESS LIABILITY	0.000%	12	10,993.90
PENDING	07/01/2026	IMPERIUM INSURANCE CO	EXCESS LIABILITY	0.000%	12	10,670.55
PENDING	07/01/2026	ENDURANCE RISK SOLUTIONS ASSURANCE SOMPO INTERNATIONAL INS	EXCESS LIABILITY	0.000%	12	10,670.55
PENDING	07/01/2026	INDIAN HARBOR INSURANCE CO RT SPECIALTY	DIRECTORS & OFFICERS	25.00%	12	11,757.00 Fee: 245.00 Tax: 381.66
TOTAL:						\$321,790.66

CAP.PROCESSING@IPFS.COM
 3 HUTTON CENTRE DRIVE STE 630
 SANTA ANA, CA 92707
 (855)212-6850 FAX: (800)808-8784
 CUSTOMER SERVICE: (855)212-6850

PREMIUM FINANCE AGREEMENT
License # 973 9750

IPFS CORPORATION
OF CALIFORNIA

A	CASH PRICE (TOTAL PREMIUMS)	\$321,790.66	AGENT (Name & Place of business) WEST SERIES OF LOCKTON CO LLC	INSURED (Name & Residence or business) Moss Landing Harbor District 7881 Sandholdt Rd
B	CASH DOWN PAYMENT	\$28,661.89	8110 EAST UNION AVE STE 100 DENVER, CO 80237 (213)689-0065 FAX:	Moss Landing, CA 95039-9616 (831)663-5417 trazzecca@mosslandingharbordistrict.dst.ca.us
C	PRINCIPAL BALANCE (A MINUS B)	\$293,128.77		

Commercial

Account #: _____

LOAN DISCLOSURE
 Additional Policies Scheduled on Page 3

Quote Number: 35765251

ANNUAL PERCENTAGE RATE The cost of your credit as a yearly rate. 8.390%	FINANCE CHARGE The dollar amount the credit will cost you. \$12,439.57	AMOUNT FINANCED The amount of credit provided to you or on your behalf. \$293,128.77	TOTAL OF PAYMENTS The amount you will have paid after you have made all payments as scheduled \$305,568.34
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YOUR PAYMENT SCHEDULE WILL BE

Number Of Payments 11	Amount Of Payments \$27,778.94	When Payments Are Due Beginning: MONTHLY 08/01/2026
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ITEMIZATION OF THE AMOUNT FINANCED: THE AMOUNT FINANCED IS FOR APPLICATION TO THE PREMIUMS SET FORTH IN THE SCHEDULE OF POLICIES UNLESS OTHERWISE NOTED.

Security: Refer to paragraph 1 below for a description of the collateral assigned to Lender to secure this loan.

Late Charges: A late charge will be imposed on any installment in default 10 days or more. This late charge will be 5.00% of the installment due.

Prepayment: If you pay your account off early, you may be entitled to a refund of a portion of the finance charge computed as provided in Sec. 18635, California Statute or as otherwise allowed by law. The finance charge includes a predetermined interest rate plus a non-refundable service/origination fee of \$25.00. See the terms below and on the next page for additional information about nonpayment, default and penalties.

POLICY PREFIX AND NUMBER	EFFECTIVE DATE OF POLICY	SCHEDULE OF POLICIES INSURANCE COMPANY AND GENERAL AGENT	COVERAGE	MINIMUM EARNED PERCENT	POL TERM	PREMIUM
OMM765745528	07/01/2026	GREAT AMERICAN INSURANCE CO	PACKAGE	31.00%	12	171,755.00
Broker Fee:						\$0.00
TOTAL:						\$321,790.66

The undersigned insured directs IPFS Corporation of California d/b/a/ IPFS Corporation (herein, "Lender") to pay the premiums on the policies described on the Schedule of Policies. In consideration of such premium payments, subject to the provisions set forth herein, the insured agrees to pay Lender at the branch office address shown above, or as otherwise directed by Lender, the amount stated as Total of Payments in accordance with the Payment Schedule, in each case as shown in the above Loan Disclosure. The named insured(s), on a joint and several basis if more than one, hereby agree to the following provisions set forth on pages 1 and 2 of this Agreement: **1. SECURITY:** To secure payment of all amounts due under this Agreement, insured assigns Lender a security interest in all right, title and interest to the scheduled policies, including (but only to the extent permitted by applicable law): (a) all money that is or may be due insured because of a loss under any such policy that reduces the unearned premiums (subject to the interest of any applicable mortgagee or loss payee), (b) any unearned premium under each such policy, (c) dividends which may become due insured in connection with any such policy and (d) interests arising under a state guarantee fund. **2. POWER OF ATTORNEY:** Insured irrevocably appoints Lender attorney-in-fact with full power of substitution and full authority upon default to cancel all policies above identified, receive all sums assigned to its Lender or in which it has granted Lender a security interest and to execute and deliver on behalf of the insured documents, instruments, forms and notices relating to the listed insurance policies in furtherance of this Agreement. **3. POLICY EFFECTIVE DATES:** The finance charge begins to accrue as of the earliest policy effective date.

NOTICE: A. Do not sign this agreement before you read it or if it contains any blank space. B. You are entitled to a completely filled in copy of this agreement. C. Under the law, you have the right to pay in advance the full amount due and under certain conditions to obtain a partial refund of the finance charge. D. Keep your copy of this agreement to protect your legal rights.

FOR INFORMATION CONTACT THE DEPARTMENT OF FINANCIAL INSTITUTIONS, STATE OF CALIFORNIA

The undersigned hereby warrants and agrees to Agent's Representations set forth herein.

Signature of Insured or Authorized Agent

DATE

Signature of Agent

DATE

Insured and Lender further agree that: **4. AGREEMENT EFFECTIVE DATE:** This Agreement shall be effective when written acceptance is mailed to the insured by Lender. **5. DEFAULT AND DELINQUENT PAYMENTS:** If any of the following happens insured will be in default: (a) a payment is not made when it is due, (b) a proceeding in bankruptcy, receivership, insolvency or similar proceeding is instituted by or against insured, or (c) insured fails to keep any promise the insured makes in this Agreement; provided, however, that, to the extent required by applicable law, insured may be held to be in default only upon the occurrence of an event described in clause (a) above. The acceptance by Lender of one or more late payments from the insured shall not estop Lender or be a waiver of the rights of Lender to exercise all of its rights hereunder or under applicable law in the event of any subsequent late payment. **6. CANCELLATION:** Lender may cancel the scheduled policies after providing at least 10 days notice of its intent to cancel or any other required statutory notice if the insured does not pay any installment according to the terms of this Agreement or transfers any of the scheduled policies to a third party and the unpaid balance due to Lender shall be immediately due and payable by the insured. Lender at its option may enforce payment of this debt without recourse to the security given to Lender. **7. CANCELLATION CHARGES:** If Lender cancels any insurance policy in accordance with the terms of this Agreement and applicable law, then the insured shall pay Lender a cancellation charge equal to \$15.00 or the maximum amount permitted by law. If cancellation occurs, the insured agrees to pay a finance charge on the outstanding indebtedness at the maximum rate authorized by applicable state law in effect on the date of cancellation until the outstanding indebtedness is paid in full or until such other date as required by law. **8. INSUFFICIENT FUNDS (NSF) CHARGES:** If insured's check or electronic funding is dishonored for any reason, the insured will pay to Lender a fee of \$15.00 or the maximum amount permitted by law. **9. MONEY RECEIVED AFTER CANCELLATION:** Any payments made to Lender after Lender's Notice of Cancellation of the insurance policy(ies) has been mailed may be credited to the insured's account without any obligation on the part of Lender to request reinstatement of any policy. Any money Lender receives from an insurance company shall be credited to the balance due Lender with any surplus refunded to whomever is entitled to the money. In the event that Lender does request a reinstatement of the policy(ies) on behalf of the insured, such a request does not guarantee that coverage under the policy(ies) will be reinstated or continued. Only the insurance company has authority to reinstate the policy(ies). The insured agrees that Lender has no liability to the insured if the policy(ies) is not reinstated and Lender may charge a reinstatement fee where permitted up to the maximum amount allowed by law. **10. ASSIGNMENT:** The insured agrees not to assign this Agreement or any policy listed hereon or any interest therein (except for the interest of mortgagees or loss payees), without the written consent of Lender, and that Lender may sell, transfer and assign its rights hereunder or under any policy without the consent of the insured, and that all agreements made by the insured hereunder and all rights and benefits conferred upon Lender shall inure to the benefit of Lender's successors and assigns (and any assignees thereof). **11. INSURANCE AGENT OR BROKER:** The insured agrees that the insurance agent or broker soliciting the policies or through whom the policies were issued is not the agent of Lender; and the agent or broker named on the front of this Agreement is neither authorized by Lender to receive installment payments under this Agreement nor to make representations, orally or in writing, to the insured on Lender's behalf (except to the extent expressly required by applicable law). As and where permissible by law, Lender may compensate your agent/broker for assisting in arranging the financing of your insurance premiums. If you have any questions about this compensation you should contact your agent/broker. **12. FINANCING NOT A CONDITION:** The law does not require a person to enter into a premium finance agreement as a condition of the purchase of insurance. **13. COLLECTION COSTS:** Insured agrees to pay attorney fees and other collection costs to Lender to the extent permitted by law if this Agreement is referred to an attorney or collection agency who is not a salaried employee of Lender, to collect any money insured owes under this Agreement. **14. LIMITATION OF LIABILITY:** The insured agrees that Lender's liability to the insured, any other person or entity for breach of any of the terms of this Agreement for the wrongful or improper exercise of any of its powers under this Agreement shall be limited to the amount of the principal balance outstanding, except in the event of Lender's gross negligence or willful misconduct. Insured recognizes and agrees that Lender is a lender only and not an insurance company and that in no event does Lender assume any liability as an insurer hereunder or otherwise. **15. CLASSIFICATION AND FORMATION OF AGREEMENT:** This Agreement is and will be a general intangible and not an instrument (as those terms are used in the Uniform Commercial Code) for all purposes. Any electronic signature or electronic record may be used in the formation of this Agreement, and the signatures of the insured and agent and the record of this Agreement may be in electronic form (as those terms are used in the Uniform Electronic Transactions Act). A photocopy, a facsimile or other paper or electronic record of this Agreement shall have the same legal effect as a manually signed copy. **16. REPRESENTATIONS AND WARRANTIES:** The insured represents that (a) the insured is not insolvent or presently the subject of any insolvency proceeding (or if the insured is a debtor of bankruptcy, the bankruptcy court has authorized this transaction), (b) if the insured is not an individual, that the signatory is authorized to sign this Agreement on behalf of the insured, (c) all parties responsible for payment of the premium are named and have signed this Agreement, and (d) there is no term or provision in any of the scheduled policies that would require Lender to notify or get the consent of any third party to effect cancellation of any such policy. **17. ADDITIONAL PREMIUM FINANCING:** Insured authorizes Lender to make additional advances under this premium finance agreement at the request of either the Insured or the Insured's agent with the Insured's express authorization, and subject to the approval of Lender, for any additional premium on any policy listed in the Schedule of Policies due to changes in the insurable risk. If Lender consents to the request for an additional advance, Lender will send Insured a revised payment amount ("Revised Payment Amount"). Insured agrees to pay the Revised Payment Amount, which may include additional finance charges on the newly advanced amount, and acknowledges that Lender will maintain its security interest in the Policy with full authority to cancel all policies and receive all unearned premium if Insured fails to pay the Revised Payment Amount. **18. PRIVACY:** Our privacy policy may be found at <https://ipfs.com/Privacy>. **19. ENTIRE DOCUMENT / GOVERNING LAW:** This document is the entire Agreement between Lender and the insured and can only be changed in writing and signed by both parties except that the insured authorizes Lender to insert or correct on this Agreement, if omitted or incorrect, the insurer's name and the policy number(s). Lender is also authorized to correct patent errors and omissions in this Agreement. In the event that any provision of this Agreement is found to be illegal or unenforceable, it shall be deemed severed from the remaining provisions, which shall remain in full force and effect. The laws of the State of California will govern this Agreement. **20. AUTHORIZATION:** The insurance company(ies) and their agents, any intermediaries and the agent / broker named in this Agreement and their successors and assigns are hereby authorized and directed by insured to provide Lender with full and complete information regarding all financed insurance policy(ies), including without limitation the status and calculation of unearned premiums, and Lender is authorized and directed to provide such parties with full and complete information and documentation regarding the financing of such insurance policy(ies), including a copy of this Agreement and any related notices. **21. WAIVER OF SOVEREIGN IMMUNITY:** The insured expressly waives any sovereign immunity available to the insured, and agrees to be subject to the laws as set forth in this Agreement (and the jurisdiction of federal and/or state courts) for all matters relating to the collection and enforcement of amounts owed under this Agreement and the security interest in the scheduled policies granted hereby.

AGENT/BROKER REPRESENTATIONS

The agent/broker executing this, and any future, agreements represents, warrants and agrees: (1) installment payments totaling \$0.00 and all applicable down payment(s) have been received from the insured in immediately available funds, (2) the insured has received a copy of this Agreement; if the agent/broker has signed this Agreement on the insured's behalf, the insured has expressly authorized the agent/broker to sign this Agreement on its behalf or, if the insured has signed, to the best of the undersigned's knowledge and belief such signature is genuine, (3) the policies are in full force and effect and the information in the Schedule of Policies including the premium amounts is correct, (4) no direct company bill, audit, or reporting form policies or policies subject to retrospective rating or to minimum earned premium are included, except as indicated, and the deposit of provisional premiums is not less than anticipated premiums to be earned for the full term of the policies, (5) the policies can be cancelled by the insured or Lender (or its successors and assigns) on 10 days notice and the unearned premiums will be computed on the standard short rate or pro rata table except as indicated, (6) there are no bankruptcy, receivership, or insolvency proceedings affecting the insured, (7) to hold Lender, its successors and assigns harmless against any loss or expense (including attorney fees) resulting from these representations or from errors, omissions or inaccuracies of agent/broker in preparing this Agreement, (8) to pay the down payment and any funding amounts received from Lender under this Agreement to the insurance company or general agent (less any commissions where applicable), (9) to hold in trust for Lender or its assigns any payments made or credited to the insured through or to agent/broker directly or indirectly, actually or constructively by the insurance companies and to pay the monies, as well as the unearned commissions to Lender or its assigns upon demand to satisfy the outstanding indebtedness of the insured, (10) all material information concerning the insured and the financed policies necessary for Lender to cancel such policies and receive the unearned premium has been disclosed to Lender, (11) no term or provision of any financed policy requires Lender to notify or get the consent of any third party to effect cancellation of such policy, and (12) to promptly notify Lender in writing if any information on this Agreement becomes inaccurate.

AutoPay

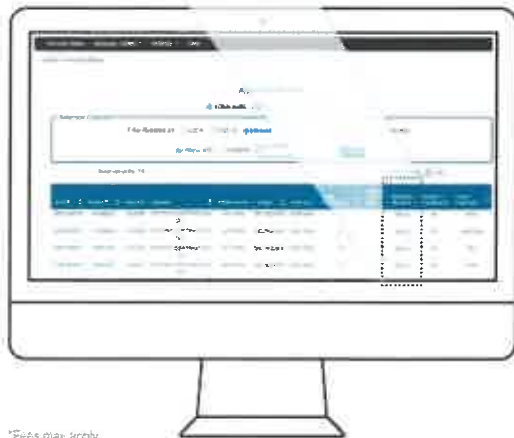
Enroll in AutoPay on ipfs.com

IPFS Corporation® has made it easier than ever to pay your insurance coverages with AutoPay. Enrolling in AutoPay is easy and provides peace of mind by allowing you to set up recurring ACH or credit card payments to make your monthly installment payment automatically. After you have received your web access code, visit ipfs.com, view your account status page, and select Set Up to get started with AutoPay*!

AutoPay Method

- Set Up
- Set Up
- Set Up
- Set Up

Getting signed up is as easy as clicking the words **Set Up** on your **Account Status** page in column labeled the **AutoPay Method**.



*Fees may apply

AutoPay Benefits:



Easily maintain coverage



No risk of forgetting to make a payment



Less paperwork

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INVOICE

Invoice Date: 06/18/2026
Invoice Number: 37106801
Amount Invoiced: \$28,661.89
Invoice Due Date: 06/28/2026

Bill To:
Moss Landing Harbor District
Tom Razzeca
7881 Sandholdt Road
Moss Landing, CA 95039

Carrier :
Policy Term :
Policy Number :
Effective Date :

Line of Business	Description	Amount Due
Invoice	Down Payment	\$28,661.89
Total Invoice Balance		\$28,661.89

Invoice Message: IPFS Quote 35765251 - Down Payment

Remittance Options (all payments must be made in USD)

Check to Lockbox:

West Series of Lockton Companies, LLC
 Dept #42245
 PO Box 650823
 Dallas, TX 75265-0823

ACH or Wire Transfer:

Bank Name : BOK Financial
 ACH Routing #: 101015101 ACH Account #: 8093758007
 Wire Routing #: 101015101 Wire Account #: 8093758007
 SWIFT : BAOKUS44

ACH payment must include the following addenda record with remittance information:

1. Start the addenda record with INV
2. Followed by a single space
3. Followed by the invoice number
4. Ending in asterisk (*)

Example:

Single Invoice: INV 123456*
 Multiple Invoices: INV 123456/234445/344555*

Email remittance to: clientpayments@lockton.com

Avoid email scams. Call your Lockton account team if you receive a request to change payment details.

Moss Landing Harbor District

Renewal Proposal

Effective: July 1, 2026 – July 1, 2027



LOCKTON

Contents

01. Exposure and Premium Comparison
02. Marine Package
Schedule of Piers and Docks
03. Vessel Pollution
04. Property
Statement of Values
05. Auto
06. Bumpershoot/Excess
07. Important Disclosure Information

Exposure and Premium Comparison

Moss Landing Harbor District

Premium and Exposure Comparison

7/1/2026-7/1/2027

Coverage	2025-2026		2026-2027		% Change	Premium
	Exposure	Premium	Exposure	Premium		
Marine Package		\$182,145		\$171,755		-6%
<i>Receipts</i>	\$2,468,554		\$2,454,724		-0.6%	
<i>Vessel Schedule</i>	\$49,115		\$49,115		0.0%	
<i>Piers & Docks including Offshore Business Income</i>	\$7,500,000		\$6,110,000		-18.5%	
Vessel Pollution	5 Vessels	\$3,040	5 Vessels	\$3,040	0.0%	0%
Property		\$42,214		\$47,803		13%
<i>Real Property and Business Personal Property</i>	\$11,161,557		\$12,890,553		15.5%	
<i>Business Interruption - Onshore</i>	\$1,862,506		\$1,862,506		0.0%	
<i>Equipment</i>	\$7,000		\$7,000		0.0%	
Automobile	2	\$6,695	2	\$6,904	0.0%	3%
1st Layer Excess		\$25,740		\$26,770		4%
2nd Layer Excess		\$20,800		\$20,800		0%
3rd Layer Excess		\$32,335		\$32,335		0%
TOTAL PREMIUM		\$312,969		\$309,407		-1%

Section 02

Marine Package

Marine Package
7/1/2026-7/1/2027

Description	Expiring 2025-2026 Great American Insurance Company AM BEST - A+ XIII	Renewal 2026-2027 Great American Insurance Company AM BEST - A+ XIII
MARINE LIABILITIES		
Limits of Liability:		
Protection and Indemnity	\$1,000,000	\$1,000,000
Marina Operators Legal Liability (MOLL) - Per Occurrence	\$1,000,000	\$1,000,000
MOLL Sue & Labor Extension Endorsement	\$50,000/\$150,000 Agg	\$50,000/\$150,000 Agg
Marine Commercial Liability		
General Aggregate	\$2,000,000	\$2,000,000
Products/Completed Operations Aggregate	\$1,000,000	\$1,000,000
Personal & Advertising Injury	\$1,000,000	\$1,000,000
Each Occurrence	\$1,000,000	\$1,000,000
Damage To Premises Rented to You	\$100,000	\$100,000
Medical Expense	\$5,000	\$5,000
Employee Benefits Liability	\$1,000,000	\$1,000,000
Deductibles:		
Protection & Indemnity		
Bodily Injury Liability or Crew Liability - Per Occurrence	\$2,500	\$2,500
Property Damage Liability - Per Occurrence	\$2,500	\$2,500
Marina Operators Legal Liability		
Per Occurrence	\$5,000	\$5,000
MOLL Sue & Labor Extension End.		
Per Occurrence	\$5,000	\$5,000
Marine Commercial Liability	Nil	Nil
Warranty:		
Under the Protection & Indemnity section of this policy, it is warranted that the total number of crew at any one time shall not exceed 4.		
Rate:		
MOLL - Annual audit based on projected receipts of:	\$2,468,554	\$2,454,724
against rate of:	2.553%	2.553%

Marine Package
7/1/2026-7/1/2027

Description	Expiring 2025-2026 Great American Insurance Company AM BEST - A+ XIII	Renewal 2026-2027 Great American Insurance Company AM BEST - A+ XIII
Deductibles:		
Fixed or Floating Piers and Docks	\$5,000	\$5,000
Wind, wind driven water, or flood	\$5,000	\$5,000
All Other Perils	30 consecutive days	30 consecutive days
Business Income/Extra Expense		
Earthquake Coverage Excluded	X	X
	\$182,145	\$171,755
	MOLL Minimum Earned Premium	\$53,390

NOTE:

1. Effective occupation of the new building, be it office space, retail, restaurant, we need to get lessor's risk receipts and adjust them at the current rate. Occupants must maintain commercial insurance equal to or greater than that of our Insured. Tenants must also add our Insured as an AI with WOS. If a restaurant is operated, they must carry liquor liability if serving alcohol
2. Complimentary loss control inspection within 120 days of binding coverage

MOSS LANDING HARBOR DISTRICT

SLIPS, DOCKS/PIERS, including STRUCTURES thereon, BREAKWATER and DRY STORAGE

Offshore Property

7/1/2026 - 7/1/2027

LOC#	NAME & ADDRESS	DOCK ID#	Year Built	Lighting	FLOATING PROPERTY	BUSINESS INCOME	(NOTES)
1	7111 Jernholm Road, Moss Landing, CA (South Harbor)	A			\$500,000	\$343,308	
1		B			\$750,000	\$765,602	
1		C			\$250,000	\$127,600	
1		E			\$250,000	\$25,318	
1		F			\$250,000	\$32,405	
1		G			\$250,000	\$85,067	
1		H			\$250,000	\$85,067	
1		I			\$250,000	\$85,067	
1		J			\$250,000	\$81,016	
1		K			\$250,000	\$0	
		Loc #1 Totals			\$3,250,000	\$1,650,449	
2	Hwy 1 & Salinas Rd., Moss Landing, CA (North Harbor)	North Harbor Dock			\$500,000	\$227,656	
2		Pedestrian Pier			\$250,000	\$0	
2		Launch Ramp			\$250,000	\$0	
		Loc #2 Totals			\$1,000,000	\$227,656	
		Totals			\$4,250,000	\$1,878,105	

Section 03

Vessel Pollution

Vessel Pollution

7/1/2026-7/1/2027

Description	Expiring 2025-2026 Great American Insurance Company AM BEST - A + XIII	Renewal 2026-2027 Great American Insurance Company AM BEST - A + XIII
Limit of Liability		
Munson Patrol Boat	\$1,100,000	\$1,100,000
Sanitary Barge	\$1,100,000	\$1,100,000
Deck Barge/Crane	\$1,100,000	\$1,100,000
Navy Skiff	\$1,100,000	\$1,100,000
Carolina Skiff	\$1,100,000	\$1,100,000
Additional Coverage		
OPA	Policy Limit	Policy Limit
CERCLA	Policy Limit	Policy Limit
Defense Costs	Inclusive of Limits Above	Inclusive of Limits Above
State Civil Fines & Penalties - Per Occurrence	\$1,000,000	\$1,000,000
Public Relations - Per Occurrence	\$250,000	\$250,000
Deductible	Nil	Nil
Pollution Coverage Extension Endorsement		
Covers losses arising out of the removal and/or disposal of non-commercial, abandoned and/or derelict vessels		
Per Motor Vessel Rate	\$300	\$300
Per Sailing Vessel Rate	\$150	\$150
Reporting	Quarterly	Quarterly
*Subject to a Limit of \$50,000 per occurrence, \$150,000 annual aggregate		
Total Estimated Annual Cost	\$3,040	\$3,040

Property

Section 04

Property
7/1/2026-7/1/2027

Description	Expiring 2025-2026 Great American Insurance Company AM BEST - A+ XV	Renewal 2026-2027 Great American Insurance Company AM BEST - A+ XV
PROPERTY		
Limits:		
Real Property - Per Scheduled Limits Per Location	\$11,082,087	\$12,811,083
Blanket Business Personal Property - Per Scheduled Limits Per Location	\$79,470	\$79,470
Business Income/Extra Expense - Per Scheduled Limits Per Location	\$1,862,506	\$1,862,506
Deductible		
Location 5	\$1,000	\$1,000
	\$75,000	\$75,000
Valuation		
Coinsurance	Replacement Cost	Replacement Cost
	100%	100%
CRIME		
Limits		
Employee Theft - Per Occurrence	\$200,000	\$200,000
Deductible		
Per Occurrence	\$1,000	\$1,000
INLAND MARINE - CONTRACTORS EQUIPMENT		
Limits		
Forklift - Caterpillar	\$3,500	\$3,500
8 x 20 Office Trailer	\$3,500	\$3,500
	\$7,000	\$7,000
Deductible		
Any One Occurrence for Contractors Equipment	\$500	\$500

Property

7/1/2026-7/1/2027

Description	Expiring 2025-2026 Great American Insurance Company AM BEST - A+ XV	Renewal 2026-2027 Great American Insurance Company AM BEST - A+ XV
EQUIPMENT BREAKDOWN		
Limits		
Equipment Breakdown Limit	\$13,024,183 Included	\$14,753,059 Included
Property Damage	\$1,000	\$1,000
Deductible		
	\$1,000	\$1,000
DATA COMPROMISE		
Section 1 - Response Expenses Limit Annual Aggregate	\$100,000	\$100,000
Deductible	\$2,500	\$2,500
	\$42,214	\$47,803
Total Estimated Annual Cost		

Notes:

90 day vacancy provision applies

Subjectivities:

1. Business Income Worksheet
2. Signed Property Application
3. Provide quarterly updates on tenant status of vacant building

Moss Landing Harbor District
 Location Schedule and Statement of Values
 Onshore Property
 7/1/2026 - 7/1/2027

Loc #	Bldg #	Address	Description	Year Built	Construction	Sq. Feet/Acre	Building	Business Income/Property		Demolition Cost		Construction Cost	
								89PP	81EE	Bldg Ord A (Included)	Bldg Ord B	Bldg Ord C	Bldg Ord C
1			Office	1967	Brick	2400 sq.ft.	\$689,446	\$30,905	\$933,811	\$75,000		\$75,000	
2			Shop/Storage		Wood/Aluminum	3000 sq.ft.	\$218,388	\$48,565	\$60,000	\$75,000		\$75,000	
3			Restroom, Laundry S. Harbor	1966	Adobe Brick	965 sq.ft.	\$273,417	\$0	\$8,500	\$25,000		\$25,000	
4			Restroom S. Harbor	1966	Adobe Brick	700 sq.ft.	\$118,630	\$0	\$0	\$25,000		\$25,000	
1	5	7881 Sandholtz Road Moss Landing, CA	Docks										
6			Play Area				\$14,768	\$0	\$0				
7			Moss Landing Storage Facility		Wood/Brick	4,000 sq. Ft.	\$350,000		\$60,000				
8					Wood Frame Structure	4,000 sq. Ft.	\$350,000						
2	1	7532 Sandholtz Road Moss Landing, CA	Cannery Bld. Unimproved Parking Lot	2000	2 story Wood Frame	13,000 sq.ft. 1 acre	\$1,842,281	\$0	\$415,147			\$150,000	
3	1	Hwy 1 & Salinas Rd. Moss Landing, CA	Restroom N. Harbor	1966	Adobe Brick	300 sq.ft.	\$59,745	\$0	\$271,761	\$25,000		\$25,000	
		Hwy 1 & Salinas Rd Moss Landing, CA (North Harbor)	Improved Parking Boat Wash	1960	Paved Concrete	1 Acre							
4	1	2420 Hwy 1 Moss Landing, CA	Sea Harvest Restaurant	2003		2000 sq.ft.	\$0	\$0	\$40,957				
5	1	Potero Road Moss Landing, CA	Vacant Land			5 acres			\$39,624				
6	1	1700 Blkthom Rd. Watsonville, CA	Kirby Park Pkg. launch, Dock			11 acres upland 8.85 submerged							
7	1	End of Sandholtz Rd. Moss Landing, CA	Strip of Sand			1 acre							
8	1	2400 +/- Highway 1 Moss Landing, CA APN 133-272-009-000	UNIMPROVED LAND Unimproved Parking Unimproved Parking (South Harbor)			5 acres .52 acre			\$32,496				
9	1	2460 Highway 1	Restaurant Shell	2019	Proposed Restaurant	9500 sf	\$8,684,408						
							TOTAL	\$12,811,083	\$79,470	\$1,862,506	\$22,800	\$373,800	

See Offshore Schedule

Section 05

Auto

Automobile

7/1/2026-7/1/2027

Description	Expiring 2025-2026 Great American Assurance Company AM BEST - A+ XV	Renewal 2026-2027 Great American Assurance Company AM BEST - A+ XV
Limits		
Liability - Scheduled, Hired, Non-owned	\$1,000,000	\$1,000,000
Uninsured/Underinsured Motorists - Owned Autos Only	\$1,000,000	\$1,000,000
Auto Medical Payments each person - Owned Autos Only	\$5,000	\$5,000
Physical Damage (Owned & Hired Autos)	Actual Cash Value	Actual Cash Value
Deductible		
Comprehensive Coverage	\$500	\$500
Collision	\$500	\$500
Except Hired Autos	\$100	\$100
Comprehensive	\$500	\$500
Collision		
Scheduled Vehicles	2	2
Total Estimated Annual Cost		\$6,904

Section 06

Bumbershoot/Excess

Bumbershoot and Excess Liability

7/1/2026-7/1/2027

Description	Expiring 2025-2026 Ascot (Lead 50%) - Imperium Insurance Company (25%)/ AXA XL (25%) AM BEST A XIV/ A- X	Renewal 2026-2027 Ascot (Lead 50%) - Imperium Insurance Company (25%)/ AXA XL (25%) AM BEST A XIV/ A- X
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FIRST LAYER EXCESS BUMBERSHOOT

Limits:

Any One Accident or Occurrence, Combined Single Limit
Aggregate

\$5,000,000
\$5,000,000

Underlying Insurance

Protection & Indemnity
Marina Operators Legal Liability
Wharfinger's Legal Liability
Marine General Liability
Each Occurrence
General Aggregate
Products and Completed Operations Aggregate
Personal & Advertising Injury
Employee Benefits Liability
Automobile Liability
Employer's Liability
Pollution

\$1,000,000
\$1,000,000
\$1,000,000
\$1,000,000
\$1,000,000
\$2,000,000
\$1,000,000
\$1,000,000
\$1,000,000
\$1,000,000
\$1,000,000
\$1,000,000
\$1,000,000

Self Insured Retention

\$10,000

Major Exclusions: (Pls refer to the policy for additional Exclusions)

AIMU Communicable Disease
AIMU Cyber Exclusion

X
X

1st Layer Premium

\$25,740

\$26,770

Important Disclosure Information

Lockton Companies, LLC, and each of its Series, together with its/their respective domestic subsidiaries and affiliates (collectively, "Lockton"), are committed to being the worldwide value and service leader in insurance brokerage, risk management, employment benefits and retirement services. The services a particular Lockton company provides to each client ("Client") will be subject to these Terms of Business in the absence of conflicting terms in a written services agreement executed by Lockton and Client. Client's direction for Lockton to render consulting, insurance/risk management consulting and/or brokerage services on its behalf shall be deemed Client's agreement to be bound by the terms contained herein.

Surplus Lines: Insurance Premiums and Related Tax Obligations

Lockton may not be able to procure insurance in the admitted marketplace on the terms and conditions specified by Client. In such event, Lockton's insurance proposal may include placements with insurer(s) not licensed to transact insurance in a particular jurisdiction and not subject to the supervision of such state's insurance department. Any such surplus lines coverage will be made pursuant to applicable insurance laws governing the placement of insurance with nonadmitted insurers. A state insurance guaranty fund will not respond in the event the surplus lines insurer should become insolvent. Furthermore, policy forms, conditions, premiums and deductibles used by surplus lines insurers may be different from those found in policies used in the admitted market.

Client is responsible for all insurance premiums due and any applicable surplus lines, sales, use, excise or other taxes for insurance coverage placed by Lockton. If Client fails to pay any premium in full by the due date indicated on the premium invoice, the coverage may be subject to cancellation by the insurer(s), and such nonpayment, in addition to any nonpayment of fees or expenses due to Lockton as set forth herein, shall be considered a material breach of these Terms of Business.

Accuracy and Completeness of Information

Client shall be solely responsible for the accuracy and completeness of all information furnished to Lockton and/or to underwriters, insurers, insurance-related intermediaries and/or other third parties as necessary for the services contemplated herein. Lockton shall not be responsible for independently verifying the accuracy or completeness of any information that Client provides, and Lockton shall be entitled to rely on such information. Lockton shall have no liability for any errors or omissions in any services provided to Client, including the placement of insurance on Client's behalf, that are the result of, arise from, or are based, in whole or part, on inaccurate or incomplete information provided to Lockton. Client understands that the failure to provide accurate and

complete information to an insurer, whether intentional or by error, could result in the denial of claims or rescission of coverage altogether. Client will review all policy documents provided to Client by Lockton and shall inform Lockton of any inaccuracies, deficiencies or discrepancies contained therein.

Confidentiality: Data Protection Information Notice

Lockton and Client acknowledge that the nature of Lockton's relationship with the Client is one in which the Client may disclose to Lockton certain of the Client's information ("Information"), some of which may be of a confidential or proprietary nature, to enable Lockton to provide services to Client. Client acknowledges and consents to Lockton's use and disclosure of Information in the course of performing marketing, servicing, claims handling, risk management and/or insurance renewal services for Client.

Lockton is committed to protecting the privacy and security of Client's Information deemed to constitute personal data pursuant to applicable data privacy law or regulation. In providing regulated insurance broking services, Lockton may receive such personal data directly from Client, in the case of an individual Client, or indirectly, in the case of a commercial Client on behalf of its employee insureds. Pursuant to applicable data protection laws, Lockton is deemed to be a "data controller." This means that Lockton is responsible for deciding how it holds and uses personal data about Client.

Lockton may use personal data received from Client in its role as an insurance intermediary. This may include for the purposes of quotation/inception, policy administration, claims processing, renewals, marketing and other purposes necessary for the provision of insurance throughout the insurance lifecycle.

For more information, please review Lockton's Privacy Notice available on our website. If you have any questions about the Privacy Notice or Lockton's collection or use of Client personal data, please contact compliance@lockton.com.

Intermediaries

When, in Lockton's professional judgment, it is necessary or appropriate, Lockton may utilize the services of foreign or domestic intermediaries to assist in the servicing, marketing and/or placement of Client's insurance/risk management programs. However, this may only be done after consultation with Client. Lockton will advise Client whether any proposed intermediary is affiliated with Lockton. Any such intermediary shall be compensated by commissions earned on placement of Client's policies handled by that intermediary, or by payment of a separate fee

agreed to by Client and the intermediary if commissions are not properly payable on Client's placements. Such commissions and fees shall be in addition to the compensation paid to Lockton.

Logos

Unless otherwise instructed by Client, Lockton may, without notice to or consent by Client, use Client's logo, pictures and other publicly available information to effectively market Client's insurance programs or in Lockton's marketing materials.

Insurance Proposals and Summaries

Insurance documents prepared by Lockton containing proposals to bind coverage, summaries of coverages and certificates of insurance placed are furnished to Client as a matter of information for Client's convenience. These documents are not intended to reflect the terms, conditions, limitations and exclusions of such policies, are not themselves insurance policies and do not amend, alter or extend the coverages afforded by such policies. The insurance afforded by the proposed or placed policies is subject to all the terms, conditions, limitations and exclusions contained in such policies.

Use of a Particular Insurer

Lockton is not obligated to utilize any particular insurer. In addition, Lockton is not authorized to make binding commitments on behalf of any insurer, except under certain circumstances which Lockton shall endeavor to make known to Client. Lockton shall not be responsible for the solvency of any insurer or its ability or willingness to pay claims, return premiums or other financial obligations. Lockton does not guarantee or make any representation or warranty that insurance can be placed on terms acceptable to Client. Lockton will not take any action to replace Client's insurers unless Client instructs Lockton to do so.

No Reliance

Any reports or advice provided by Lockton should not be relied upon as accounting, legal, actuarial or tax advice. In all instances, Lockton recommends that Client seek independent advice on such matters from professional accounting, legal, actuarial and tax advisors.

Responsibility for Insurance Programs

Lockton will not be responsible for the adequacy or effectiveness of any insurance programs or policies implemented or placed by another broker, including, without limitation, any acts or omissions occurring prior or subsequent to Lockton's engagement.

Relationship Between the Parties

Client acknowledges and agrees that in no event shall Lockton owe any enhanced or special duties to Client, express or implied, in fact or by law, whether referred to as a special relationship or fiduciary relationship or otherwise, except to the extent required by applicable law.

Compensation Disclosure

Lockton is committed to delivering a superior client experience through our customer-centered service model. Lockton wins and keeps clients by operating with complete integrity. We fulfill that pledge by providing fulsome disclosure regarding Lockton's sources of income—whether received from insurance companies or third parties—to clients.

Unless applicable law or contractual agreement between Lockton and insurers states otherwise, any commission that Lockton is entitled to receive for any placements is fully earned at inception of the insurance program, and Lockton is entitled to retain such commissions in the event of a midterm cancellation of coverage or a reduction in coverage resulting in a premium adjustment.

Lockton may receive compensation in a number of ways, including 1) commissions paid by an insurer, calculated as a percentage of premiums, or 2) negotiated fees paid by a client in lieu of, or in addition to, commissions. These commissions or fees received are for the placement/renewal of a client's insurance/risk management program, day-to-day servicing, risk control services and/or other services Lockton has agreed to provide on a client's behalf.

Lockton may also be eligible to receive other forms of compensation such as incentive or contingency payments or bonuses and/or supplemental commissions from insurance companies, intermediaries (which may be affiliated with Lockton) or other third parties as a result of being an insurance broker (collectively, "Additional Compensation").

Contingency payments or bonuses are based on the overall performance of a partial or entire book of business Lockton places with an insurance company, and Lockton's eligibility and the amount of any such compensation may vary depending on the line of business and a number of "contingent" factors related to future performance such as overall premium volume, premium growth year over year, persistency, profitability and/or retention targets set by the insurer. As such, a contingency payment received by Lockton from an insurer is difficult to tie back to any particular client insurance policy. Additional Compensation in the form of supplemental commission is established at the beginning of each calendar year based on Lockton's historical and current performance typically measured using some or all of the same performance factors by which contingency payments are calculated. Lockton may also receive service fees from insurers for consulting, managing general agency arrangements and/or analytics or administration services specific to an insurer including, without limitation, consulting in the development of insurer sales, product and/or marketing plans to broaden available coverage for Lockton clients. These service fees are not tied to, dependent on or identified with any particular client or insurance placement.

At times, insurers may also request that Lockton Re, LLC, a reinsurance intermediary broker affiliate ("Lockton Re"), place facultative and/or treaty reinsurance on their behalf and compensate Lockton Re for any such placement(s), subject to Lockton Re's Terms of Business agreement.

Lockton may also receive interest or investment income on funds temporarily held by it, such as premiums or return premiums, service fees or other compensation from premium finance companies for administrative services provided to or on behalf of premium finance companies relative to the financing of client insurance premiums.

Please contact your Lockton representative if you have specific questions regarding the compensation Lockton receives as it relates to your account.

Modeling and Analytics Services

Lockton provides various modeling and/or data analytics services to its clients ("Modeling and Analytics Services") and may provide such services to Client. Client authorizes Lockton to 1) disclose information it receives from Client, its insurers and/or third-party administrators to Lockton's affiliates, parents, employees, and/or to third parties as necessary to perform such Modeling and Analytics Services, and 2) contribute such information to benchmarking databases created by or for Lockton to facilitate the creation of analytic reports

for its clients, provided that such reports shall not include any information that personally identifies Client or its employees.

Modeling and Analytics Services will be based upon a number of assumptions, conditions and factors, as well as information provided by third parties. If any such information provided to or utilized by Lockton is inaccurate, incomplete or should change, the Modeling and Analytics Services provided by Lockton could be materially affected. As Modeling and Analytics Services are subject to inherent uncertainty and involve variables beyond Lockton's control, actual results may differ materially from Lockton's projections. The parties agree that Lockton shall have no liability to Client if 1) Lockton is provided inaccurate or incomplete information or 2) actual results differ from Lockton's projections. Modeling and Analytics Services do not constitute, and are not intended to be a substitute for, independent actuarial, accounting or tax advice.

Limitation of Liability

IN NO EVENT SHALL A PARTY BE LIABLE TO THE OTHER FOR ANY INDIRECT, CONSEQUENTIAL, INCIDENTAL, EXEMPLARY, SPECIAL OR PUNITIVE DAMAGES (INCLUDING, WITHOUT LIMITATION, LOST PROFITS AND LOST BUSINESS) ARISING OUT OF OR RELATED TO THESE TERMS OF BUSINESS, EVEN IF IT HAS BEEN ADVISED OR IS AWARE OF THE POSSIBILITY OF SUCH DAMAGES, AND REGARDLESS OF WHETHER ARISING IN TORT (INCLUDING NEGLIGENCE), CONTRACT OR OTHER LEGAL THEORY. IN ANY EVENT, THE LIABILITY OF ONE PARTY TO THE OTHER FOR ANY REASON AND UPON ANY CAUSE OF ACTION SHALL BE LIMITED TO TEN MILLION DOLLARS (\$10,000,000.00). THIS LIMITATION APPLIES TO ALL CAUSES OF ACTION IN THE AGGREGATE. NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED HEREIN, THE EXCLUSIONS AND LIMITATIONS OF LIABILITY CONTAINED HEREIN SHALL NOT APPLY TO 1) ANY DAMAGES AWARDED IN CONJUNCTION WITH A FINAL JUDICIAL DETERMINATION OF FRAUD OR GROSS NEGLIGENCE OR 2) PERSONAL INJURY, INCLUDING DEATH, OR DAMAGE TO TANGIBLE PERSONAL PROPERTY CAUSED BY THE NEGLIGENCE, WILLFUL OR INTENTIONAL ACTS OF A PARTY OR ITS EMPLOYEES, AGENTS OR SUBCONTRACTORS. REFERENCES TO A PARTY HEREIN INCLUDE SUCH PARTY'S DIRECTORS, OFFICERS, EMPLOYEES, MEMBERS, AGENTS AND DOMESTIC AND INTERNATIONAL AFFILIATED ENTITIES. NOTWITHSTANDING THE FOREGOING, IF THE EXPRESS TERMS OF A FEE AGREEMENT OR CONSULTING AGREEMENT ARE INCONSISTENT WITH THIS PROVISION, THE TERMS OF THE FEE AGREEMENT OR CONSULTING AGREEMENT SHALL CONTROL AND SUPERSEDE THIS PROVISION.



UNCOMMONLY INDEPENDENT

Moss Landing Harbor District

Public Officials/Employment Practices Liability
Renewal Proposal

Program Term: July 1, 2026- 2027



Program Summary

EXPIRING PROGRAM JULY 1, 2025-2026		RENEWAL PROGRAM JULY 1, 2026-2027	
Carrier	AXA XL Non-Admitted AM Best Rating: A+ XV		
Limits Per Claim/Aggregate			
Public Officials (shared with EPL)	\$1,000,000 / \$1,000,000		
EPL (shared with Public Officials)	\$1,000,000 / \$1,000,000		
Defense Costs Outside Limit	Yes		
Retentions			
Public Officials	\$25,000 Each Claim	\$25,000 Each Claim	\$25,000 Each Claim
EPL	\$50,000 Each Claim	\$50,000 Each Claim	\$50,000 Each Claim
Annual Premium	\$11,828 (plus taxes and fees of \$630)	\$11,757 (plus taxes and fees of \$627)	

Action Items

Prior to Binding...

AXA XL/Chubb

1. AXA XL renewal application needs to be signed and currently dated

PREMIUM FINANCING IS AVAILABLE. PLEASE LET US KNOW IF YOU WOULD LIKE LOCKTON TO SECURE A QUOTE.



Additional Coverages to Consider

Available upon your request...

1. Cyber/Tech E&O/Media Liability
2. Fiduciary Liability
3. Crime Coverage/Social Engineering Fraud/ERISA Bond
4. Workplace Violence/Active Shooter/Active Assailant Coverage
5. Professional Liability (E&O)
6. Stand-Alone Employed Lawyers Professional Liability
7. Special Crime Coverage
8. Any other coverage requested by **Moss Landing**

Important Notice!

What You Must Know About Your Claims-Made Policy

01

Your policy only covers claims made while the policy is in effect.

Coverage will not be available if the claim was made before or after the policy period.

02

Your policy will only cover claims that are reported to the insurer as soon as possible after they are made, and before the end of the policy period.

PLEASE ASK LOCKTON TO HELP WHENEVER YOU HAVE QUESTIONS ABOUT CLAIM REPORTING

What You Must Do

You Must Recognize When a Claim is Made

- Typical policies define "Claim" very broadly to mean ANY written demand for monetary or non-monetary relief.
- Examples of claims that are often reported late
 - Employee filings with the EEOC and similar agencies.
 - Requests by claimants to toll statutes of limitations.
 - Customer demands that allegedly negligent work be fixed.
 - E-mail messages making demands for relief of any kind.
 - Suits and other proceedings against private companies (D&O policies issued to private companies typically cover the company too. Many companies forget this and fail to report suits that do not name directors, officers or employees.)

You Must Report Claims Immediately

- Policies require claims to be reported as soon as practicable" (i.e., as soon as reasonably possible to give notice in light of the facts and circumstances of the case) and usually before the end of the policy period.
- Referring to a claim in application materials for a policy will not be sufficient notice for the insurer.
- Unlike other types of insurance policies, under a claims made policy a failure to give notice "as soon as practicable" may be grounds to deny coverage for all loss, even if the notice is given during the policy period.
- Defense costs incurred before notice is given will not be covered.

Appendix



Cautionary Note

This summary is provided solely as a ready-reference tool to illustrate some terms and conditions. This summary is not intended to alter, amend, or otherwise change actual policy language. For coverage details, please refer to an actual copy of each policy. Actual policies will always prevail in technical interpretations.

Independence changes everything.



LOCKTON

UNCOMMONLY INDEPENDENT



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

7881 SANDHOLDT ROAD
MOSS LANDING, CA 95039

TELEPHONE – 831.633.2461
FACSIMILE – 831.633.1201

GENERAL MANAGER/HARBOR MASTER
Tommy Razzeca

STAFF REPORT

ITEM NUMBER 20 – CSDA BOARD OF DIRECTORS ELECTION BALLOT SEAT C- COASTAL NETWORK BOARD MEETING OF JUNE 24, 2026

The California Special Districts Association (CSDA) is made up of 6 networks from around the state; each network has 3 seats on the CSDA Board of Directors. MLHD is a member of CSDA in good standing and therefore is entitled to vote for one (1) person to represent Network C (our network) in this year's CSDA election.

This year's ballot has four (4) candidates; Vincent Ferrante, Maisha Cole Perri, Jacquelyn McMillan and Scott Meckstroth. Included in the agenda packets are the statements and information sheets for each candidate included in the ballot. The Board should review each candidate's information and statements and consider directing the General Manager to cast a vote for one (1) of the candidates on behalf of the Moss Landing Harbor District.

1 Fill Ballot



2 Review Ballot

3 Done

CALIFORNIA SPECIAL DISTRICTS ASSOCIATION BOARD OF DIRECTORS TERM 2027-2029 SEAT C

CSDA Board of Directors Election Ballot - Term 2027 - 2029; Seat C - Coastal Network

Please vote for your choice

Choose **one** of the following candidates:

- Vincent Ferrante, Commissioner, Moss Landing Harbor District (Incumbent)
- Maisha Cole Perri, Board President, Blanchard Santa Paula Library District
- Jacquelyn McMillan, Board Member, Calleguas Municipal Water District
- Scott Meckstroth, General Manager, Ojai Valley Sanitary District

**Vincent Ferrante, Commissioner, Moss Landing Harbor District
(Incumbent)**

[Please click here for the candidate information sheet.](#)

[Please click here for the candidate statement.](#)

Maisha Cole Perri, Board President, Blanchard Santa Paula Library District

[Please click here for the candidate information sheet.](#)

[Please click here for the candidate statement.](#)

Jacquelyn McMillan, Board Member, Calleguas Municipal Water District

[Please click here for the candidate information sheet.](#)

[Please click here for the candidate statement.](#)

Scott Meckstroth, General Manager, Ojai Valley Sanitary District

[Please click here for the candidate information sheet.](#)

Cancel

Continue



**California Special
Districts Association**
Districts Stronger Together

2027-2029 TERM - CSDA BOARD CANDIDATE INFORMATION SHEET

The following information **MUST** accompany your nomination form and Resolution/minute order:

Name: Vincent C. Ferrante

District/Company: Mosslanding Harbor

Title: Commissioner

Elected/Appointed/Staff: Elected

Length of Service with District: 24 years

1. Do you have current involvement with CSDA (such as committees, events, workshops, conferences, Governance Academy, etc.):

I currently serve on the Member Service and the Education Development Committees.

In past years I have served on every committee that is offered by CSDA. I also have completed all four modules in the Governance Academy.

2. What other state-wide associations have you been involved with? (such as CSAC, ACWA, League, etc.):

None

3. List your local government involvement (such as LAFCo, Association of Governments, etc.):

I serve as the representative for the Moss Landing Harbor board on the Monterey County Special Districts Association Chapter

4. List your involvement in civic and/or non-profit organization:

My involvement is as follows: Japanese-Sister City organization, Sons of Italy, Friends of Isola del Femena, American Legion Post 31, hospital volunteer

****Candidate Statement – Although it is not required, each candidate is requested to submit a candidate statement of no more than 300 words in length. Any statements received in the CSDA office after the nomination deadlines will not be included with the ballot.**



As a Board Member for California Special District Association for the past several years, I have committed my efforts to efficiently serve the needs of our Independent Special Districts in Coastal Network 5 and also all Special Districts throughout California.

To *advance* our interests, I also served on all CSDA Committees as either Chairman or Vice- Chairman, two terms as the Board Secretary, Vice-President and

in 2017 I had the honor to serve as CSOA President, elected by the CSDA Board of Directors. I have had the opportunity to visit all the Chapters in Coastal Network 5 while serving on the CSDA Board, either in person or on Zoom.

During my time on the CSDA Board, I have seen membership increase; our professional development has added more conferences and various other educational items and also increased attendees at our State Conferences. Our Advocacy/Legislative Department has been able to follow more bills in the State Legislature. Much of this is with the approval of the CSDA Board.

Additionally, I was appointed to the CSDA National Liaison and attended Special District Conferences in Florida, Utah, Colorado, and Oregon in order to create a networking with other States. This has encouraged other states' Special Districts to attend our conferences and provide opportunities to share knowledge, lobbying techniques utilized by other Special Districts, and building to a stronger coalition of Special Districts throughout the United States of America.

Will you please assist me in continuing to serve as your CSDA Director in Coastal Network 5.

Sincerely,
A handwritten signature in black ink, appearing to read "John J. [unclear]". The signature is written in a cursive, flowing style.



**California Special
Districts Association**
Districts Stranger Together

2027-2029 TERM - CSDA BOARD CANDIDATE INFORMATION SHEET

The following information **MUST** accompany your nomination form and Resolution/minute order:

Name: Maisha Cole Perri

District/Company: Blanchard/Santa Paula Library District

Title: Board President / Trustee

Elected/Appointed/Staff: Elected

Length of Service with District: Three years

1. Do you have current involvement with CSDA (such as committees, events, workshops, conferences, Governance Academy, etc.):

No

2. What other state-wide associations have you been involved with? (such as CSAC, ACWA, League, etc.):

California Garden Clubs, Inc.

3. List your local government involvement (such as LAFCo, Association of Governments, etc.):

Blanchard/Santa Paula Library District

4. List your involvement in civic and/or non-profit organization:

President, Santa Paula Society of Arts

Founder, Santa Paula Community Garden

****Candidate Statement – Although it is not required, each candidate is requested to submit a candidate statement of no more than 300 words in length. Any statements received in the CSDA office after the nomination deadlines will not be included with the ballot.**

Candidate Statement – Maisha Cole Perri

I am proud to serve as President of the Blanchard Community Library for the second year in a row. I am seeking the opportunity to represent the Coastal Network on the CSDA Board of Directors.

Special districts are where government meets real life. We deliver essential services, steward public trust, and respond directly to the needs of our communities. I am running because I believe CSDA must continue to strengthen its voice, sharpen its advocacy, and support districts navigating increasing financial and operational pressures.

In my role as Board President, I have led strategic planning efforts, supported community-driven initiatives, and prioritized transparency and accountability. I understand firsthand the challenges districts face, from funding constraints to growing service demands, and I bring a practical, solutions-oriented approach to governance.

My background in entertainment, non-profit leadership and entrepreneurship has trained me to manage complexity, align stakeholders, and deliver results under pressure. I approach leadership with clarity, organization, and a strong sense of responsibility to the communities we serve.

I am particularly passionate about advancing legislative advocacy, ensuring equitable access to services, and helping districts remain resilient and forward-thinking in a rapidly changing environment.

I am fully prepared to meet the commitments of Board service and to actively contribute to CSDA's mission at the statewide level.

I would be honored to earn your support and to serve as a strong, thoughtful voice for special districts across the Coastal Network.



**California Special
Districts Association**
Districts Stronger Together

2027-2029 TERM - CSDA BOARD CANDIDATE INFORMATION SHEET

The following information **MUST** accompany your nomination form and Resolution/minute order:

Name: Jacquelyn "Jacque" McMillan

District/Company: Calleguas Municipal Water District

Title: Board of Director

Elected/Appointed/Staff: Elected

Length of Service with District: 4 years with CMWD and 31 years with Metropolitan Water District of Southern CA

1. **Do you have current involvement with CSDA (such as committees, events, workshops, conferences, Governance Academy, etc.):**

34 conferences, events and workshops (list attached)

2. **What other state-wide associations have you been involved with? (such as CSAC, ACWA, League, etc.):**

ACWA (Region 8 board & Ag Cmt), Metropolitan Water District of Southern California (Board and 16 Cmts),
Delta Conveyance Design & Construction Authority (Board), Delta Conveyance Finance Cmt (Chair),

3. **List your local government involvement (such as LAFCo, Association of Governments, etc.):**

Ventura County Special District Association.

4. **List your involvement in civic and/or non-profit organization:**

Ventura County Women in Ag, West Ventura County Business Association, Association of Water Agencies of Ventura County, Simi Valley Chamber of Commerce, Food Share, League of Women Voters

****Candidate Statement – Although it is not required, each candidate is requested to submit a candidate statement of no more than 300 words in length. Any statements received in the CSDA office after the nomination deadlines will not be included with the ballot.**
(Candidate Statement Attached)

Jacque McMillan retired after serving 31 years as a Principal Government and Regional Affairs Representative for the Metropolitan Water District of Southern California, the nation's largest water purveyor. She worked extensively with businesses, community leaders, and elected officials to ensure that 19 million residents continue to have a safe, reliable, and low-cost supply of drinking water. She has served as an officer, committee chair, or active member for over thirty years, representing agricultural, business, and advocacy entities in east Ventura County, Los Angeles, Santa Monica, and Beverly Hills. Jacque assisted these groups in developing policy positions on water that would enrich the region's business climate and quality of life for its residents. From 2003 to 2019, she also served as a Board Director for the Santa Clarita Valley Water Agency.

She began her career in Metropolitan's real estate section, acquiring property for Diamond Valley Lake. Prior to joining Metropolitan, Jacque worked for three petroleum companies, managing 15 oil fields and acquiring oil, gas, and coal rights in over nine states and seventy-nine counties.

Jacque serves on the Metropolitan Water District of Southern California Board of Directors and the following Committees: Vice Chair of Legal and Claims and a member of Community and Workplace Culture; Engineering, Operations and Technology; Finance, Affordability, Asset Management and Efficiency; Organization, Personnel and Effectiveness; One Water and Adaptation; Subcommittee on Imported Water; CAMP4W; Ag and Tribal Partnership, and an alternate on the Executive Committee. She also serves on the board of the Delta Conveyance, Design and Construction Authority and Chairs the Delta Conveyance Finance Board.

Director McMillan has a Master's in Business from California State University, Northridge, and a Bachelor's from the University of Houston. She is also a graduate of the Oxnard Leadership, Valley Leadership Institute, and Leadership LA programs.



**California Special
Districts Association**
Districts Stronger Together

2027-2029 TERM - CSDA BOARD CANDIDATE INFORMATION SHEET

The following information **MUST** accompany your nomination form and Resolution/minute order:

Name: Scott Meckstroth

District/Company: Ojai Valley Sanitary Distrit

Title: General Manager

Elected/Appointed/Staff: Appointed

Length of Service with District: 18 Months

1. Do you have current involvement with CSDA (such as committees, events, workshops, conferences, Governance Academy, etc.):

Yes; I regularly attend the bimonthly Ventura County Chapter of CSDA. I attended the 2025 CSDA GM summit.

2. What other state-wide associations have you been involved with? (such as CSAC, ACWA, League, etc.):

American Public Works Association (APWA) Ventura County Chapter Executive Board 2009-2020. Represented the Chapter as President at 2019 PWX in Seattle and as VP at the 2018 national convention in Kansas City.

3. List your local government involvement (such as LAFCo, Association of Governments, etc.):

I have attended and presented at Ventura LAFCo, Ventura County Board of Supervisors, City councils for Camarillo, Ventura, and Thousand Oaks, representing Special Districts, the APWA, agencies and businesses.

4. List your involvement in civic and/or non-profit organization:

Ventura County Association of Water Agencies (AWA) Executive Board 2015-2020; AWA Annual Water Symposium co-chair since 2019 to present.

****Candidate Statement – Although it is not required, each candidate is requested to submit a candidate statement of no more than 300 words in length. Any statements received in the CSDA office after the nomination deadlines will not be included with the ballot.**



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 21 – CONSIDER AWARD OF FISCAL YEAR 25/26 BONUS TO
GENERAL MANAGER/HARBOR MASTER PURSUANT TO HIS AT-WILL
EMPLOYMENT CONTRACT.
BOARD MEETING OF JUNE 24, 2026**

Pursuant to Section 2. D of Tommy Razzeca's current At-Will Employment Agreement for General Manager/Harbormaster services, the Board is authorized to award General Manager Razzeca a performance bonus of up to 5% of his base salary of \$167,814.40 on an annual basis. The Board should consider whether it wishes to award Mr. Razzeca a bonus and then take appropriate action by minute motion.

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947

ITEM NUMBER 21 – CONSIDER GM BONUS.
06/24/2026 REGULAR MEETING