



AGENDA
REGULAR MEETING
OF THE BOARD OF HARBOR COMMISSIONERS
MOSS LANDING HARBOR DISTRICT
7881 Sandholdt Road, Moss Landing, CA 95039
October 22, 2025
7:00 P.M.

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

Join Zoom Meeting

<https://us06web.zoom.us/j/83680263198?pwd=Sv93jmaPoW51pbC5PmnWB2LAbCzCth.1>

Meeting ID: 836 8026 3198

Passcode: 323226

One tap mobile

+16694449171,,83680263198#,,,,*323226# US

+16699006833,,83680263198#,,,,*323226# US (San Jose)

Join instructions

https://us06web.zoom.us/join/83680263198/invitations?signature=MP95DVPeM0_81XT_KwmHnBG4iuFjKeZQ_aN1YNDwK3Y

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

B. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE

Roll Call

Russ Jeffries – President

Vince Ferrante- Vice President

James Goulart – Secretary

Liz Soto - Commissioner

Albert Lomeli – Commissioner

Tommy Razzeca – General Manager

Mike Rodriguez – District Counsel

Shay Shaw – Administrative Assistant

C. PRESIDENT'S REMARKS

The President will use this opportunity to inform the public of issues affecting the District and other items of a general nature not otherwise provided for on this agenda.

D. PUBLIC COMMENTS

Members of the general public may address the Board of Harbor Commissioners regarding any item that is not on the Agenda. The President may limit the total amount of time of testimony on particular issues and for each individual speaker.

E. CONSENT CALENDAR

1. Approval of September 24, 2025 Meeting Minutes

F. FINANCIAL REPORT

2. Financial report month ending September 30, 2025

G. MANAGER'S REPORTS

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

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

H. COMMITTEE REPORTS

9. Finance Committee – Ferrante/Goulart
10. Elkhorn Slough Advisory Committee – Lomeli
11. Special Districts – Jeffries/Ferrante
12. Liveboard Committee – Soto/Lomeli
13. Harbor Improvement Committee – Soto/Lomeli
14. Real Property Committee I – Jeffries/Ferrante/Leonardini(Appointed Public Representative)
15. Real Property Committee II – Goulart/Soto
16. Personnel Committee – Jeffries/Goulart
17. Ad Hoc Budget Committee – Goulart/Soto
18. Meetings attended by Commissioners at District expense since the last regular meeting of the Board (AB 1234 requirements). Such reports may be oral or written.

I. NEW BUSINESS

No new Business

J. UPDATE RESOLUTION 25-05 NORTH HARBOR GANGWAY ABUTMENT EMERGENCY PROJECT

19. The General Manager will provide an oral update regarding Resolution 25-05 in reference to the North Harbor Gangway Abutment Emergency Project.

K. COMMISSIONERS COMMENTS AND CONCERNS

Commissioners may address items of concern at this time, and may request that items be placed on future agendas in accordance with the By-laws of the Board.

L. ADJOURNMENT

The next Meeting of the Board of Harbor Commissioners is scheduled for November 26, 2025 at the Moss Landing Harbor District, 7881 Sandholdt Road, Moss Landing, CA. Individuals requiring special accommodations should contact Administrative Assistant, Shay Shaw at Shaw@mosslandingharbor.dst.ca.us 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

September 24, 2025

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

Join Zoom Meeting

<https://us06web.zoom.us/j/85349808452?pwd=UERsIQAIKaxmyTNwhvMF7PHORnSJxa.1>

Meeting ID: 853 4980 8452

Passcode: 596968

One tap mobile

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

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

Join instructions

https://us06web.zoom.us/join/85349808452/invitations?signature=nFfSE-ke5EPW4-wYvMvURoAJdR_O82MAKJYvs2PdrQg

A. CLOSED SESSION

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

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

B. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE

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

Commissioners Present:

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

Staff Present:

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

C. PRESIDENT'S REMARKS

President Jeffries announced that the Board met in Closed Session and no decisions were made; direction was given to the General Manager and District Counsel.

D. PUBLIC COMMENTS

Dan Garrett said that he would like to have more liveaboard meetings and requested more communication between the Harbor Staff and tenants mentioning newsletters issued by other harbors. Manuel Osorio supports the concerns that the other tenants in the North Harbor have and would also like more communication. Keith Chastain said that the maintenance department could do a better job of maintaining the dock structure and feels that staff should be more present in North Harbor. He would like the Harbor District to consider updating the facilities and adding showers to the North Harbor. Liza Schmidt wanted to know if there were any updates on the status of Clean up due to the ML Power plant fires and will there be rent relief due to her family and her having to vacate the Harbor for health-related reasons. Mark Tufts added that he has a solution for sea lion deterrent, but the Harbor would need to agree to allow volunteers to build fencing on the Districts docks. Multiple North Harbor tenants expressed frustration with the closed North Harbor gangway while the District awaits permit issuance to complete the repair project needed.

E. CONSENT CALENDAR

1. Approval of June 25, 2025 Meeting Minutes. A motion was made by Commissioner Ferrante, seconded by Commissioner Soto to approve the June 2025 regular meeting minutes. The motion passed unanimously on a roll-call vote.

2. Approval of July 23, 2025 Meeting Minutes. A motion was made by Commissioner Ferrante, seconded by Commissioner Soto to approve the July 2025 meeting minutes. The motion passed 4-0-1 Commissioner Lomeli was absent.

F. FINANCIAL REPORT

3. Financial report month ending August 31, 2025 GM Razzeca gave the report. 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.

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.

4. Projects Status/Update – Beverly Van Dyke reported maintenance needs on the docks in the North Harbor. James Brady also reported maintenance needs to the North Harbor Docks. Jamie Spittler reported concerns regarding fire hazards associated with FD access while the gangway is closed while awaiting permit issuance. Hans Thomas expressed maintenance needs at the North Harbor temporary access. Leah Hudkins questioned why the North Harbor dock access project wasn't declared as an emergency project last year.

5. Summary of Permits Issued – nothing to report

6. Assigned Liveaboard Report– nothing to report

7. Meeting Announcements – nothing to report

8. Incident Report– nothing to report

9. Slip Income Report – nothing to report

H. COMMITTEE REPORTS

10. Finance Committee – Ferrante/Goulart – written report/no questions

11. Elkhorn Slough Advisory Committee – Lomeli– written report/no questions

12. Special Districts – Jeffries/Ferrante– written report/no questions

13. Liveaboard Committee – Soto/Lomeli– written report/no questions

14. Harbor Improvement Committee – Soto/Lomeli– written report/no questions

15. Real Property Committee I – Jeffries/Ferrante/Leonardini(Appointed Public Representative) – written report/no questions

16. Real Property Committee II – Goulart/Soto– written report/no questions

17. Personnel Committee – Jeffries/Goulart – written report/no questions

18. Ad Hoc Budget Committee – Goulart/Soto – written report/no questions

19. Meetings attended by Commissioners at District expense since the last regular meeting of the Board (AB 1234 requirements). Such reports may be oral or written.

I. NEW BUSINESS

20. CONSIDER RESOLUTION 25-04 DECLARING AN EMERGENCY PURSUANT TO SECTION 20168 OF THE PUBLIC CONTRACT CODE AND AUTHORIZING THE EXPENDITURE OF DISTRICT FUNDS FOR EMERGENCY REPAIR WORK IN AN INITIAL AMOUNT NOT TO EXCEED \$300,000

- a. Staff report – GM Razzeca gave the report
- b. Public comment – Andrew L thanked the Harbor for hearing their needs and if turning the volume up on CDFW is needed to please let him know. James Brady said \$300,000 is the amount needed for piles. GM Razzeca said that we can always request more funding from the Board if necessary. Liza Schmidt mentioned that there is a CDFW meeting on October 8th or 9th and anyone interested could join the zoom during public comment to voice concerns and it may help expedite the project.
- c. Board discussion – President Jefferies shared the Boards frustration while waiting on the final permit issuance from CDFW, but assured the public that the District will be taking action to complete the project asap. Commissioner Ferrante said that he thanks everyone for coming to share and voice their concerns and that the government is slowly seen in action when it comes to permits.

d. Board Action – A motion was made by Commissioner Ferrante, seconded by Commissioner Soto to accept Resolution 25-04 Declaring an emergency pursuant to section 20168 of the public contract code and authorizing the expenditure of District funds for emergency repair work in an initial amount not to exceed \$300,000. The motion passed unanimously on a roll-call vote.

J. COMMISSIONERS COMMENTS AND CONCERNS

Commissioner Goulart asked if there are any updates with the North Harbor building. GM Razzeca said that we are currently working on landscaping and closing out the final stages of the project. Razzeca plans to schedule and open house at the Building once all is complete. Commissioner Soto said that she and Commissioner Lomeli would be scheduling a liveboard meeting and they will get with staff to discuss dates for the dates so a meeting can be scheduled.

K. ADJOURNMENT

President Jeffries adjourned the meeting at 8:00 pm.

Respectfully submitted,

ATTEST:

James Goulart, Secretary
Board of Harbor Commissioners

Tommy Razzeca, Deputy Secretary
Board of Harbor Commissioners

Moss Landing Harbor District
Balance Sheet
As of September 30, 2025

	<u>Sep 30, 25</u>	<u>Sep 30, 24</u>	<u>\$ Change</u>	<u>% Change</u>
ASSETS				
Current Assets				
Checking/Savings				
1002 · Petty Cash	500	500		
1022 · WCCB Trust Account	4,390,200	4,015,711	374,489	9%
1001 · WCCB Operating Account	2,795,806	3,557,776	-761,970	-21%
1015 · WCCB MM Bank	1,921,025	1,911,444	9,581	1%
1020 · Umpqua - Restricted	1,017,459	1,017,382	77	
1032 · WCCB Bank (CalMarine)	52,036	52,001	35	0%
Total Checking/Savings	<u>10,177,026</u>	<u>10,554,814</u>	<u>-377,788</u>	<u>-4%</u>
Accounts Receivable				
1250 · Lease Receivable	3,170,758	3,746,356	-575,598	-15%
1120 · Leases				
1282 · NNN Receivable	112,553	124,031	-11,478	-9%
1291 · Monterey Bay Kayak % Rent	783	1,873	-1,090	-58%
Total 1120 · Leases	<u>113,336</u>	<u>125,904</u>	<u>-12,568</u>	<u>-10%</u>
1200 · Marina Receivables	182,774	147,026	35,748	24%
1201 · Marina - Allow for Bad Debt	-70,000	-38,000	-32,000	-84%
Total Accounts Receivable	<u>3,396,868</u>	<u>3,981,286</u>	<u>-584,418</u>	<u>-15%</u>
Other Current Assets				
1271 · Prepaid Expenses				
1270 · Insurance	43,429	72,132	-28,703	-40%
Total 1271 · Prepaid Expenses	<u>43,429</u>	<u>72,132</u>	<u>-28,703</u>	<u>-40%</u>
Total Other Current Assets	<u>43,429</u>	<u>72,132</u>	<u>-28,703</u>	<u>-40%</u>
Total Current Assets	<u>13,617,323</u>	<u>14,608,232</u>	<u>-990,909</u>	<u>-7%</u>
Fixed Assets				
1650 · Construction in Progress	6,633,101	6,633,101		
1670 · Equipment	567,669	567,669		
1700 · Improvements				
1710 · NH Buildings & Improvements	7,016,717	7,016,717		
1720 · NH Floating Docks	524,675	524,675		
1725 · NH Offsite Improvements	632,218	632,218		
1730 · SH Buildings & Improvements	8,650,155	8,530,155	120,000	1%
1740 · SH Floating Docks	10,034,681	10,034,681		
Total 1700 · Improvements	<u>26,858,446</u>	<u>26,738,446</u>	<u>120,000</u>	<u>0%</u>

Moss Landing Harbor District
Statement of Cash Flows
July through September 2025

Jul - Sep 25

	<u>Jul - Sep 25</u>
OPERATING ACTIVITIES	
Net Income	-83,762
Adjustments to reconcile Net Income to net cash provided by operations:	
1120 · Leases	825
1120 · Leases:1291 · Monterey Bay Kayak % Rent	18,893
1120 · Leases:1230 · Sea Harvest	11,074
1200 · Marina Receivables	1,793
1201 · Marina - Allow for Bad Debt	8,000
1250 · Lease Receivable	119,848
1120 · Leases:1282 · NNN Receivable	-10,000
1271 · Prepaid Expenses:1270 · Insurance	-43,429
1800 · Less - Depreciation:1805 · Equipment	5,500
1800 · Less - Depreciation:1810 · NH Buildings & Improvements	236,343
1800 · Less - Depreciation:1825 · NH Offsite Improvements	4,688
1800 · Less - Depreciation:1830 · SH Buildings & Improvements	32,570
1800 · Less - Depreciation:1840 · SH Floating Docks	95,900
2010 · Accounts Payable	64,345
2020 · Accrued Salaries Payable	-31,707
2024 · Accrued Payroll Taxes	-9,036
2030 · Customer Deposits	-4,306
2080 · Prepaid Berth Fees	-25,769
2051 · Note Interest Payable:2062 · Umpqua Accrued Interest	-10,639
Net cash provided by Operating Activities	<u>381,131</u>
FINANCING ACTIVITIES	
2200 · Deferred RTU Lease Revenue	-150,492
2605 · Umpqua Loan	-255,629
Net cash provided by Financing Activities	<u>-406,121</u>
Net cash increase for period	-24,990
Cash at beginning of period	<u>10,202,017</u>
Cash at end of period	<u><u>10,177,027</u></u>

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

	<u>Jul - Sep 25</u>	<u>Jul - Sep 24</u>	<u>\$ Change</u>	<u>% Change</u>
Ordinary Income/Expense				
Income				
4000 · MARINA REVENUES				
4100 · Berthing Income				
4110 · Assigned Berthing	496,760	501,545	-4,785	-1%
4112 · Qtrly/Annual Discount		-980	980	100%
4113 · Commercial Vessel Dscnt	-2,890	-3,023	133	4%
4114 · Away (1 mnth) Dscnt		-180	180	100%
4115 · Temporary Berthing	25,936	28,731	-2,795	-10%
4120 · Liveaboard Fees	44,125	42,620	1,505	4%
4130 · Transient Berthing	17,724	2,390	15,334	642%
4220 · Wait List	625	875	-250	-29%
4260 · Towing - Intra Harbor	900	906	-6	-1%
4270 · Pumpouts		600	-600	-100%
4280 · Late Fees	8,820	8,785	35	0%
4282 · Recovered Lien Costs	100	200	-100	-50%
Total 4100 · Berthing Income	<u>592,100</u>	<u>582,469</u>	<u>9,631</u>	<u>2%</u>
4200 · Other Income - Operations				
4230 · SH Parking	65,738	65,804	-66	-0%
4285 · Dog Fee	290	240	50	21%
4290 · Misc	2,355	623	1,732	278%
Total 4200 · Other Income - Operations	<u>68,383</u>	<u>66,667</u>	<u>1,716</u>	<u>3%</u>
Total 4000 · MARINA REVENUES	<u>660,483</u>	<u>649,136</u>	<u>11,347</u>	<u>2%</u>

4:15 PM
10/15/25

Moss Landing Harbor District
A/P Aging Summary
As of September 30, 2025

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
Allied Administrators for Delta Dental		-253.42				-253.42
Auto Care LifeSaver Towing		4,956.00				4,956.00
Big Creek Lumber	784.72					784.72
Boyd's Aphalt Services	44,915.00					44,915.00
Bryan Rolfe	538.00					538.00
CaIPERS		-9,688.80				-9,688.80
Castroville "ACE" Hardware	286.58					286.58
Dilbeck & Sons, Inc.	4,855.00					4,855.00
Dock Boxes		1,210.64				1,210.64
Employ America	913.19					913.19
Fidelity Investments	399.97					399.97
Haley & Aldrich, Inc.		33,165.00				33,165.00
Hodges Consulting Services	935.00					935.00
Jennifer Morgan	575.00					575.00
Mechanics Bank	1,379.44					1,379.44
Monterey Sanitary Supply	1,409.25					1,409.25
Pajaro Valley Lock Shop	43.42	595.83				639.25
Pajaro/Sunny Mesa C.S.D.	4,294.67					4,294.67
PG&E		-32,000.00				-32,000.00
Pitney Bowes Global Financial Svc LLC	205.17					205.17
Primo Brands		241.77				241.77
Razzolink, Inc.		-136.85				-136.85
Robert Tabiayo	525.00					525.00
Sea Engineering, Inc.		6,650.00				6,650.00
State Steel Company	57.98					57.98
Tom's Septic Construction		1,600.00				1,600.00
U.S. Bank	1,343.35					1,343.35
U.S. Bank - Office Equipment Finance Svc		-271.21				-271.21
Valero Marketing and Supply Company		-750.00				-750.00
VALIC	2,958.25					2,958.25
Verizon Wireless	152.70					152.70
Vision Sevice Plan		-85.96				-85.96
Wendy Magladry	75.00					75.00
TOTAL	<u>66,646.69</u>	<u>5,233.00</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>71,879.69</u>

Moss Landing Harbor District Warrant Listing

As of September 30, 2025

Type	Date	Num	Name	Amount
1001 - WCCB Operating Account				
Check	09/02/2025	ATM	AFCO Direct	-25,956.41
Check	09/05/2025		NPC Merchant Pymt Proc	-3,250.65
Bill Pmt -Check	09/11/2025	21693	A.L. Lease	-61.34
Bill Pmt -Check	09/11/2025	21694	Allied Administrators for Delta Dental	-253.42
Bill Pmt -Check	09/11/2025	21695	Anthony Martinez	-25.00
Bill Pmt -Check	09/11/2025	21696	Big Creek Lumber	-131.22
Bill Pmt -Check	09/11/2025	21697	CalPERS	-9,688.80
Bill Pmt -Check	09/11/2025	21698	Carmel Marina Corporation	-1,411.57
Bill Pmt -Check	09/11/2025	21699	Castroville "ACE" Hardware	-104.64
Bill Pmt -Check	09/11/2025	21700	Employ America	-1,053.68
Bill Pmt -Check	09/11/2025	21701	Fidelity Investments	-40.22
Bill Pmt -Check	09/11/2025	21702	jack Rice	-550.00
Bill Pmt -Check	09/11/2025	21703	Johnson Electronics, Inc.	-240.00
Bill Pmt -Check	09/11/2025	21704	MBS Business Systems	-123.06
Bill Pmt -Check	09/11/2025	21706	Mechanics Bank	-392.06
Bill Pmt -Check	09/11/2025	21707	Mike Higgins	-550.00
Bill Pmt -Check	09/11/2025	21708	Monterey Sanitary Supply	-823.80
Bill Pmt -Check	09/11/2025	21709	PG&E	-32,000.00
Bill Pmt -Check	09/11/2025	21710	Primo Brands	-299.67
Bill Pmt -Check	09/11/2025	21711	Razzolink, Inc.	-136.85
Bill Pmt -Check	09/11/2025	21712	Royal Wholesale Electric	-851.53
Bill Pmt -Check	09/11/2025	21713	Stars & Stripes, LLC	-500.00
Bill Pmt -Check	09/11/2025	21714	Tommy Razzeca	-350.00
Bill Pmt -Check	09/11/2025	21715	Tracy Sheeham	0.00
Bill Pmt -Check	09/11/2025	21716	U.S. Bank	-3,694.54
Bill Pmt -Check	09/11/2025	21717	U.S. Bank - Office Equipment Finance Svc	-271.21
Bill Pmt -Check	09/11/2025	21718	United Site Services of Calif., Inc.	-739.37
Bill Pmt -Check	09/11/2025	21719	Valero Marketing and Supply Company	-750.00
Bill Pmt -Check	09/11/2025	21720	VALIC	-2,825.36
Bill Pmt -Check	09/11/2025	21721	Vision Sevice Plan	-85.96
Bill Pmt -Check	09/11/2025	21722	West Marine Pro	-267.85
Bill Pmt -Check	09/11/2025	21725	William Marion	-25.00
Bill Pmt -Check	09/11/2025	21726	Carmel Marina Corporation	-240.95
Bill Pmt -Check	09/11/2025	21727	Mechanics Bank	-313.65
Bill Pmt -Check	09/11/2025	21728	Carmel Marina Corporation	-1,908.99
Bill Pmt -Check	09/11/2025	21729	Mechanics Bank	-673.73
Bill Pmt -Check	09/11/2025	21730	Carmel Marina Corporation	-7,101.20
Bill Pmt -Check	09/11/2025	21731	Pajaro/Sunny Mesa C.S.D.	-3,421.71
Bill Pmt -Check	09/11/2025	21732	Verizon Wireless	-152.44
Bill Pmt -Check	09/11/2025	21733	Corralitos Electric	-890.00
Check	09/11/2025		Payroll Partners	-166.17
Check	09/12/2025	50010	Sadie O'Reagan	-1,538.87

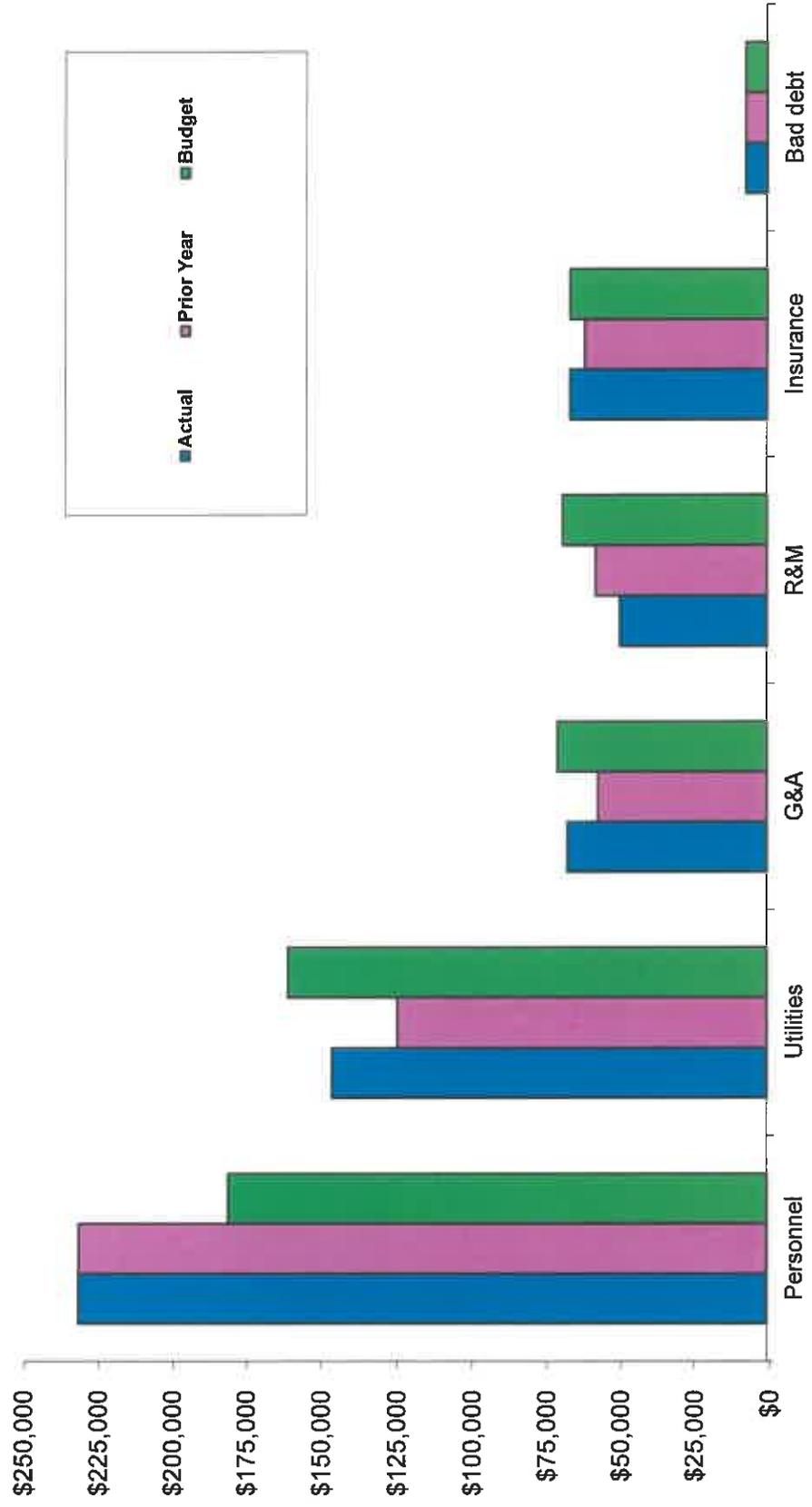
Moss Landing Harbor District

Warrant Listing

As of September 30, 2025

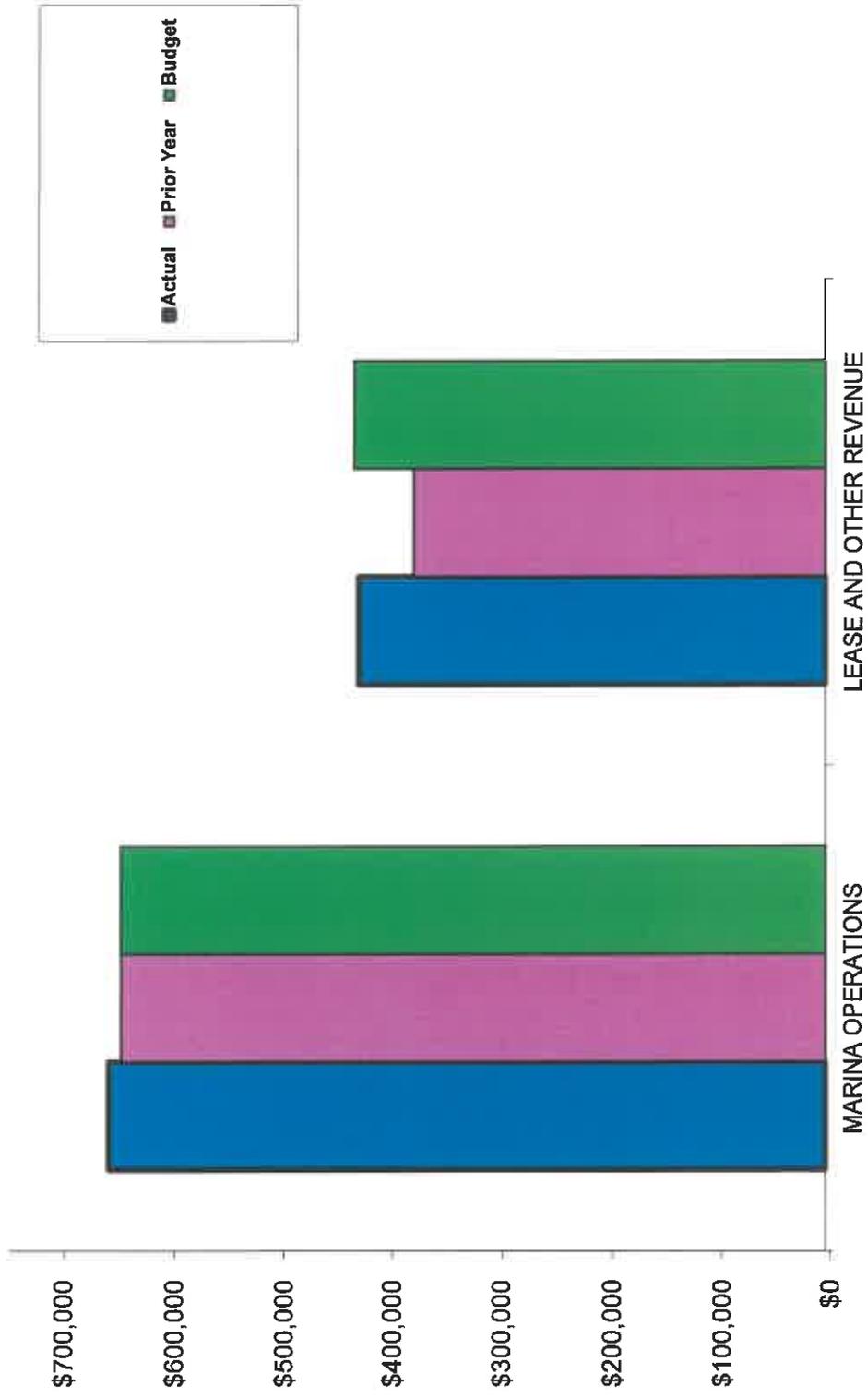
Type	Date	Num	Name	Amount
Check	09/12/2025	50009	Neal Norris	-1,237.43
Check	09/15/2025		MS	-25.88
Bill Pmt -Check	09/18/2025	21734	AT&T	-1,537.97
Bill Pmt -Check	09/18/2025	21735	Cintas	-2,194.55
Bill Pmt -Check	09/18/2025	21736	Jarvis Fay, LLP	-6,860.00
Bill Pmt -Check	09/18/2025	21737	Primo Brands	-20.00
Bill Pmt -Check	09/18/2025	21738	Tracy Sheehan	-287.50
Bill Pmt -Check	09/18/2025	21739	WASH	-234.12
Bill Pmt -Check	09/18/2025	21740	Wendy L. Cumming, CPA	-3,011.25
Check	09/25/2025		Payroll Partners	-162.35
Check	09/26/2025	50011	Neal Norris	-1,237.41
Check	09/26/2025	50012	Sadie O'Reagan	-1,548.42
Check	09/26/2025		MS	-51.76
Check	09/30/2025	1025	SDRMA	-21,283.82
Total 1001 - WCCB Operating Account				-143,553.38
TOTAL				-143,553.38

**Operating Expenses
Year to Date Actuals vs. Budget and Prior Year
For the Three Month Period Ended September 30, 2025**

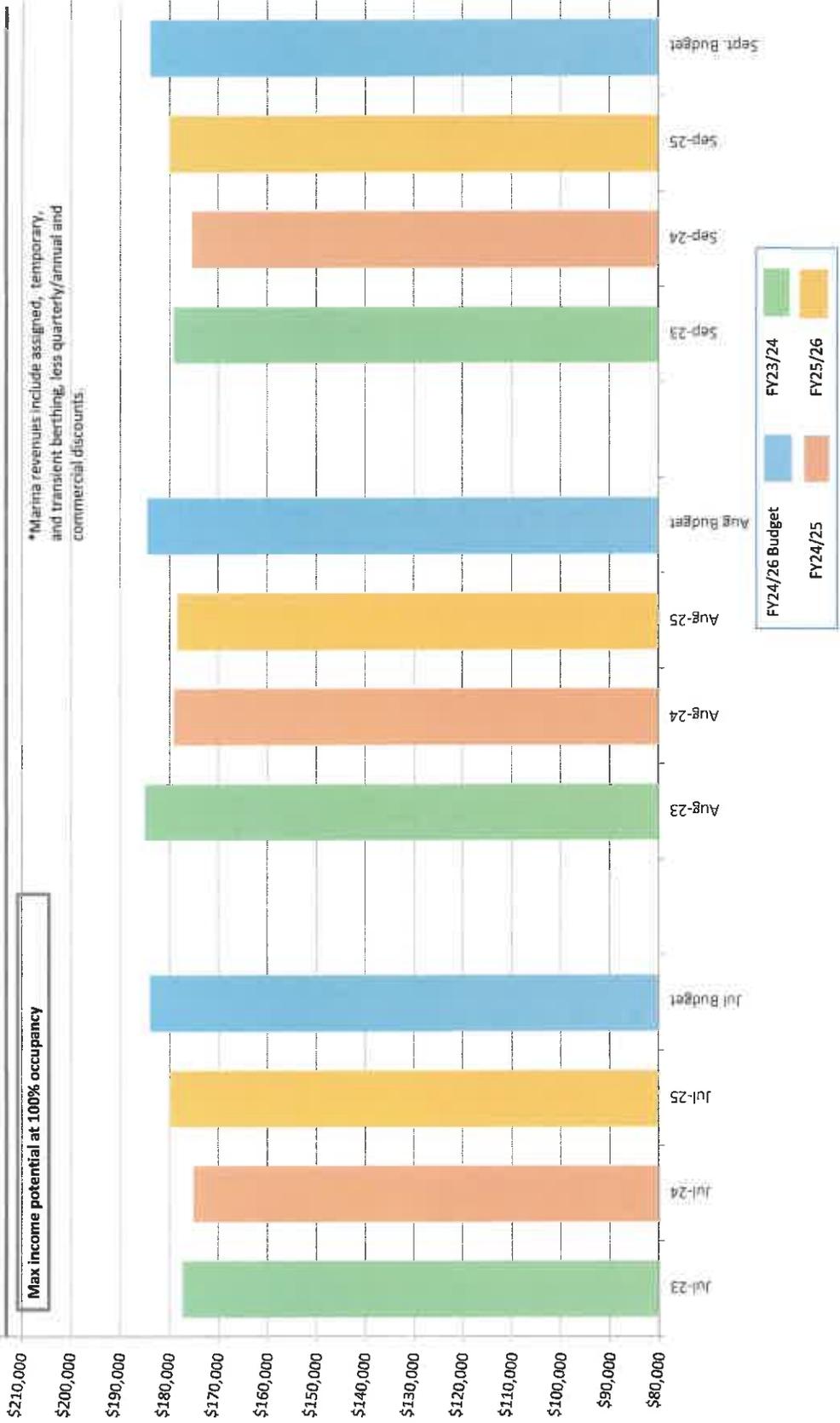


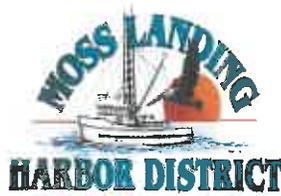
**** Expenses Exclude Dredging, Depreciation and Interest Expenses****

**Marina, Lease and Other Revenue
Year to Date Actual vs. Budget and Prior Year
For the Three Month Period Ended September 30, 2025**



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





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**GENERAL MANAGER
HARBOR MASTER**

Tom Razzeca

STAFF REPORT

**ITEM NUMBER 03 – PROJECT STATUS
BOARD MEETING OCTOBER 22, 2025**

1. North Harbor Building: A final walkthrough of the building was completed on Wednesday October 15, 2025 and some punch list items have been added to a list for the contractor to complete. Once the small punch list items are finished a final cleaning of the building will take place by the contractor before the project is closed out. Additionally, Staff has been working with a landscaping contractor to complete the necessary landscaping and cleanup around the building site.

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

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

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

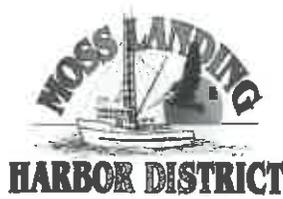
A timeline of the District s permitting process has been provided by the Districts permitting consultant for this project and is listed below.

MLHD NH GANGWAY ABUTMENT TIMELINE	
DATE	DESCRIPTION
9/12/24	SE informed of "significant" abutment settlement by MLHD Staff
9/14/24	SE onsite to observe settlement

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

5. Harbor Maintenance Dredging and FEMA Project: This project is underway, and our contractor is expected to begin dredging operations in the harbor during the week of this meeting. The project is expected to be completed on or about November 30, 2025. Staff will continue to provide monthly updates via this report until the project has been completed.



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STAFF REPORT

ITEM NUMBER 04 – SUMMARY OF PERMITS ISSUED BOARD MEETING OF OCTOBER 22, 2025

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



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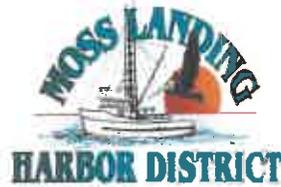
ITEM NUMBER 05 – MEETING ANNOUNCEMENTS
BOARD MEETING OF OCTOBER 22, 2025

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

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

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

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HARBOR MASTER**

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STAFF REPORT

ITEM NUMBER 06 - LIVEABOARD REPORT BOARD MEETING OF OCTOBER 22, 2025

Pursuant to Ordinance Code §6.110 D) 1), attached is the report containing the names of all permitted live aboard vessels and all persons living aboard. The permits for these live boards have automatically renewed through the last day of this month. As of this writing, there are no (0) revocation actions pending.

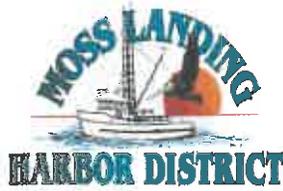
<u>Name</u>	<u>Vessel</u>
1. Hartman, Guenter	Taku, CF 7913 KL
2. Jones, L	Intrepid CF 0292 VE
3. Matsunaga, F	Mon Rochelle CF 8424 FB
4. Burns, P.	Tralfamadore, CF 9430 GL
5. Byrnes, K.	Grand Slam, CF 4540 FE
6. Doyle, M	Billikon, CF 3946 TM
7. Danh, S	Isle Of View ON 997142
8. Michael, McVay	Gaviota, 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. Clark D.	Seaside Escape CF 4356 HW
14. Degnan, P.	No Name, CF 8344 GT
15. Gressley, A	La Muchacha CF 7833 SC
16. Elwell, G.	Pearl, ON 557575
17. Faneuf, C.	Ghost Ryder ON 1048498
18. Buford, C	No Name, CF 9215 EF
19. Potter, D.	Danu CF 4085 GC
20. Listle, A	Tekin ON 616325
21. Glovin, D/ Glovin, K	Aint to Shabby CF 7434 SL
22. Laoretti, P/ Laoretti, M	Shaka, ON 699611
23. Johnston, Bill	Heart Of Gold, CF 7590 EP
24. Groom D	Phoenix, CF 5084 GJ

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25. Jones, H.
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. Nieman J
36. Niswonger, R.
37. Cain, C
38. Otis, T.
39. Paul, J
40. Schlegelmilch, William
41. Bartley, H
42. Raaphorst, D.
43. Reins, D.
44. Rotger, M.
45. Dyer, B
46. Piro, Daniel
47. Barry, C/Barry, R
48. Conrad, J.
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
 Inia, ON 1074183
 Illusion, CF 0836 TA
 Sails Call, CF 7291 TG
 Blue Moon, CF 1886 GT
 La Wanda CF 5014 FR
 Bull Dog ON 1219673
 Skylarke, CF 8589 TB
 Spirit, ON 664971
 Second Paradise, ON 912484
 Raven, ON 241650
 Star of Light ON 1056334
 Gulf Star CF 6082 GL
 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: 69
 Pending Applications -0-



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STAFF REPORT

ITEM NUMBER 07 - SLIP INCOME REPORT
 BOARD MEETING OF OCTOBER 22, 2025

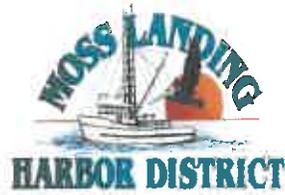
Slip Rates 2025/2026 per linear foot:

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

INCOME

September 2025	September 2024	September 2025 Budget
\$180,159	\$175,552	\$183,955

For the month, slip income is lower than budget by \$4k. The lower than budget amount is attributed to primarily higher transient berthing revenue offset by lower assigned and temporary berthing revenue. Slip income is higher than the prior year by \$5k. Slip income is higher than prior year primarily due to higher transient berthing revenue in the current year.



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ITEM NUMBER 08 – INCIDENT REPORT
BOARD MEETING OF OCTOBER 22, 2025

October 08, 2025 Staff received a report of fuel/diesel in the water. Staff inspected the area and found the source to be coming from a vessel on B-dock. Staff boomed off the vessel and reported the incident to the NRC report# 1444951. Fish & Game arrived along with the United States Coast Guard responded and took over the incident, also dealing with the person responsible for the spill.

No further incidents as of October 17, 2025