



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

January 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/89143216434?pwd=Gupz78bj5woR1qMbo4q35V8ETZCnPB.1>

Meeting ID: 891 4321 6434

Passcode: 121441

One tap mobile

+16694449171,,89143216434#,,,,*121441# US

+16699006833,,89143216434#,,,,*121441# US (San Jose)

A. CLOSED SESSION

A Closed Session will be held immediately prior to the public open meeting and will begin at **6:30 p.m.** to consider the following items. The public open meeting will begin at **7:00 p.m.**, or **as soon thereafter as the Closed Session is concluded**, and any action taken during the Closed Session will be reported out at that time.

1. Confer with real property negotiators (District Counsel and GM) regarding the Moss Landing Commercial Park pursuant to Government Code §54956.8.

ADMINISTERING OATH OF OFFICE CEREMONY

0. – Oath of office of the Elected Harbor Commissioners

B. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE

Roll Call

Russ Jeffries – President

Vince Ferrante – Secretary

James Goulart – Commissioner

Liz Soto - Commissioner

Albert Lomeli - Commissioner

Tommy Razzeca – General Manager

Mike Rodriquez – 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. ELECTION OF OFFICERS

1. ITEM – Nominations and election of the 2025 Officers for the Board of Harbor Commissioners. The General Manager will conduct the Election of Officers.

F. 2025 COMMITTEE APPOINTMENTS

2. ITEM - The President will appoint Commissioners to various Harbor District committees:
 - a. Elkhorn Slough Advisory Committee
 - b. Liveaboard Committee
 - c. Harbor Improvement Committee
 - d. Real Property Committee I
 - e. Real Property Committee II
 - f. Special Districts/LAFCO
 - g. Personnel Committee
 - h. Finance Committee
 - i. Ad Hoc Budget Committee

G. CONSENT CALENDAR

3. Approval of December 11, 2024 Special Meeting Minutes

H. FINANCIAL REPORT

4. Financial report month ending December 31, 2024

I. 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.

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

J. COMMITTEE REPORTS

11. Finance Committee – Ferrante/Goulart
12. Elkhorn Slough Advisory Committee – Lomeli
13. Special Districts – Jeffries/Ferrante
14. Liveaboard Committee – Soto/Lomeli
15. Harbor Improvement Committee – Soto/Lomeli
16. Real Property Committee I – Jeffries/Ferrante/Leonardini(Appointed Public Representative)
17. Real Property Committee II – Goulart/Soto
18. Personnel Committee – Jeffries/Goulart
19. Ad Hoc Budget Committee – Goulart/Soto
20. 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.

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 February 26, 2025 at 7:00 PM 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.

**ITEM NUMBER 02 – COMMITTEE APPOINTMENTS
BOARD MEETING OF JANUARY 22, 2025**

MOSS LANDING HARBOR DISTRICT BOARD OF COMMISSIONERS

2025 Committee Appointments

1. Elkhorn Slough Advisory Committee –
2. Liveaboard Committee –
3. Harbor Improvement Committee –
4. Real Property Committee I –
5. Real Property Committee II –
6. Special Districts/CSDA –
7. Personnel Committee –
8. Finance Committee –
9. Ad Hoc Budget Committee –



MINUTES
SPECIAL MEETING
OF THE BOARD OF HARBOR COMMISSIONERS
MOSS LANDING HARBOR DISTRICT
7881 Sandholdt Road, Moss Landing, CA 95039
DECEMBER 11, 2024 – 3:00 P.M.

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

Join Zoom Meeting

<https://us06web.zoom.us/j/88956175697?pwd=mH5lAZVXMCBbIILFY3UplNzYlmgYn.1>

Meeting ID: 889 5617 5697

Passcode: 345265

One tap mobile

+16699006833,,88956175697#,,,,*345265# US (San Jose)

+16694449171,,88956175697#,,,,*345265# US

A. CLOSED SESSION

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

1. Confer with real property negotiators regarding Government Code §54956.8 regarding Moss Landing Commercial Park. Negotiating parties: General Manager and District Counsel.

B. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE – ROLL CALL

The meeting was called to order at 3:00 PM. Roll was called, followed by the Pledge of Allegiance.

Commissioners Present:

Russ Jeffries – President

Vince Ferrante – Vice President

James Goulart – Secretary

Liz Soto – Commissioner

Albert Lomeli - Commissioner

Staff Present:

Tommy Razzeca – General Manager

Mike Rodriguez – District Counsel

Shay Shaw – Administrative Assistant

C. PRESIDENT'S REMARKS

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

D. PUBLIC COMMENTS

Bruce Thomas commented that he has been a liveaboard in the Harbor for over 18 years and he would like more communication between the Board, staff, and liveaboard tenants so they are aware with what is going on within the harbor and he also had questions about the progress of the North Harbor Building. Liza Schmidt said that she submitted a written proposal for the Harbor Improvement Committee to review. Liza made suggestions to the Board about beautification of the Harbor which includes artwork on buildings around the Harbor, consider more permits for fisherman to offload and sale within the Harbor, and to allow activities within the Harbor for tenants that are also open to the public. President Jeffries said we are a Government agency and sometimes we are restricted with what we can or cannot do. Patrick Cummings introduced himself to the board and wanted the Board to think about electric vehicle charging stations and solar. He was advised to schedule a meeting with Real Property Committee #2.

E. CONSENT CALENDAR

1. Approval of the September 25, 2024 Regular Meeting Minutes. A motion was made by Commissioner Lomeli, seconded by Commissioner Goulart to approve the September 2024 Regular Meeting Minutes. The motion passed 4-1 on a roll-call vote. Commissioner Soto abstained.

F. SPECIAL PRESENTATION

2. Ryan Jolley of the firm Bryant L. Jolley CPA's presented the highlights of the FYE June 30, 2024 audited financial statement with a brief summary. Mr. Jolley stated that no deficiencies or material weaknesses were found during the audit and that the Districts books and Records were found to be in accordance with generally accepted accounting principles.

G. FINANCIAL REPORT

3. Financial report month ending October 31, 2024. GM Razzeca gave the report. A motion was made by Commissioner Ferrante, seconded by Commissioner Soto to accept the financial report. The motion passed unanimously on a roll-call vote.

H. MANAGERS' REPORTS

The General Manager will make oral or written reports. The Board may take action as deemed necessary. The Managers may present additional reports, but the Board may not take action on any item not on this Agenda.

4. Projects Status/Update – written report/no questions
5. Summary of Permits Issued – written report/no questions
6. Meeting Announcements – written report/no questions
7. Liveaboard Report– written report/no questions
8. Slip Income Report– written report/no questions
9. Incident Report – written report/no questions

I. COMMITTEE REPORTS

10. Finance Committee – Ferrante/Goulart – nothing to report
11. Elkhorn Slough Advisory Committee – Lomeli – nothing to report
12. Special Districts – Jeffries/Ferrante – Commissioner Ferrante and Commissioner Jeffries attended a Special Districts meeting and reported out on the events that took place.
13. Liveaboard Committee – Soto/Lomeli – nothing to report
14. Harbor Improvement Committee – Soto/Lomeli – nothing to report
15. Real Property Committee I – Jeffries/Ferrante/Leonardini(Appointed Public Representative) – nothing to report
16. Real Property Committee II – Goulart/Soto – nothing to report
17. Personnel Committee – Jeffries/Goulart – nothing to report
18. Ad Hoc Budget Committee – Goulart/Soto – nothing to report
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.

K. NEW BUSINESS

20. ITEM- Consider Kirby Park Security Proposal
 - a. Staff report – GM Razzeca gave the report.
 - b. Public Comment – None

- c. Board discussion – Commissioner Ferrante asked if law enforcement response is an extra charge. GM Razzeca replied the county made an estimate on how many times they may have to call the Sheriff Department out to Kirby Park to include any extra charges in the quoted amount of service.
- d. Board action – A motion was made by Commissioner Goulart, seconded by Commissioner Ferrante to consider the Kirby Park Security Proposal. The motion passed unanimously on a roll-call vote.

L. COMMISSIONERS COMMENTS AND CONCERNS

The date for the planning session will be Saturday January 25th from 9am -12pm.

M. ADJORNMENT

President Jeffries adjourned the meeting at 4:07 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 December 31, 2024

	<u>Dec 31, 24</u>	<u>Dec 31, 23</u>	<u>\$ Change</u>	<u>% Change</u>
ASSETS				
Current Assets				
Checking/Savings				
1002 · Petty Cash	500	500		
1022 · 1st Capital Trust Account	4,029,457	3,466,519	562,938	16%
1001 · 1st Capital Operating Account	2,841,698	5,441,113	-2,599,415	-48%
1015 · 1st Capital Bank	1,913,435	1,903,477	9,958	1%
1020 · Umpqua - Restricted	1,017,408	1,017,280	128	
1032 · 1st Capital Bank (CalMarine)	52,017		52,017	100%
Total Checking/Savings	<u>9,854,515</u>	<u>11,828,889</u>	<u>-1,974,374</u>	<u>-17%</u>
Accounts Receivable				
1250 · Lease Receivable	3,593,358	4,075,382	-482,024	-12%
1120 · Leases				
1282 · NNN Receivable	112,102	94,293	17,809	19%
1291 · Monterey Bay Kayak % Rent	1,873	11,873	-10,000	-84%
1120 · Leases - Other		3,669	-3,669	-100%
Total 1120 · Leases	<u>113,975</u>	<u>109,835</u>	<u>4,140</u>	<u>4%</u>
1200 · Marina Receivables	147,491	162,163	-14,672	-9%
1201 · Marina - Allow for Bad Debt	-46,000	-41,000	-5,000	-12%
Total Accounts Receivable	<u>3,808,824</u>	<u>4,308,380</u>	<u>-497,556</u>	<u>-12%</u>
Other Current Assets				
1271 · Prepaid Expenses				
1270 · Insurance	90,407	135,352	-44,945	-33%
Total 1271 · Prepaid Expenses	<u>90,407</u>	<u>135,352</u>	<u>-44,945</u>	<u>-33%</u>
Total Other Current Assets	<u>90,407</u>	<u>135,352</u>	<u>-44,945</u>	<u>-33%</u>
Total Current Assets	<u>13,753,746</u>	<u>16,270,621</u>	<u>-2,516,875</u>	<u>-15%</u>
Fixed Assets				
1650 · Construction in Progress	6,633,101	5,035,449	1,597,652	32%
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	8,530,155	8,525,224	4,931	0%
1740 · SH Floating Docks	10,034,681	9,583,746	450,935	5%
Total 1700 · Improvements	<u>26,738,446</u>	<u>26,282,580</u>	<u>455,866</u>	<u>2%</u>

Moss Landing Harbor District
Balance Sheet
As of December 31, 2024

	<u>Dec 31, 24</u>	<u>Dec 31, 23</u>	<u>\$ Change</u>	<u>% Change</u>
1800 - Less - Depreciation				
1805 - Equipment	-515,683	-493,619	-22,064	-4%
1810 - NH Buildings & Improvements	-4,801,120	-4,565,589	-235,531	-5%
1820 - NH Floating Docks	-524,674	-524,674		
1825 - NH Offsite Improvements	-572,654	-553,864	-18,790	-3%
1830 - SH Buildings & Improvements	-6,674,855	-6,543,576	-131,279	-2%
1840 - SH Floating Docks	-8,120,667	-7,737,048	-383,619	-5%
Total 1800 - Less - Depreciation	<u>-21,209,653</u>	<u>-20,418,370</u>	<u>-791,283</u>	<u>-4%</u>
1900 - Land	1,642,860	1,642,860		
Total Fixed Assets	<u>14,372,423</u>	<u>13,110,188</u>	<u>1,262,235</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>28,133,758</u></u>	<u><u>29,388,398</u></u>	<u><u>-1,254,640</u></u>	<u><u>-4%</u></u>

Moss Landing Harbor District
Balance Sheet
As of December 31, 2024

	<u>Dec 31, 24</u>	<u>Dec 31, 23</u>	<u>\$ Change</u>	<u>% Change</u>
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
2010 · Accounts Payable	357,556	28,357	329,199	1,161%
Total Accounts Payable	<u>357,556</u>	<u>28,357</u>	<u>329,199</u>	<u>1,161%</u>
Other Current Liabilities				
2013 · Accrued Expenses	76,804		76,804	100%
2020 · Accrued Salaries Payable	33,685	30,788	2,897	9%
2021 · Accrued Vacation	35,419	32,165	3,254	10%
2023 · Accrued Payroll Taxes	7,362	6,567	795	12%
2030 · Customer Deposits	367,589	364,476	3,113	1%
2051 · Note Interest Payable				
2062 · Umpqua Accrued Interest	17,397	21,689	-4,292	-20%
Total 2051 · Note Interest Payable	<u>17,397</u>	<u>21,689</u>	<u>-4,292</u>	<u>-20%</u>
2080 · Prepaid Berth Fees	167,550	207,626	-40,076	-19%
2011 · Lusamerica Reimb. Acct.	15,000	15,000		
2087 · Lease Deposits	56,343	19,625	36,718	187%
Total Other Current Liabilities	<u>777,149</u>	<u>697,936</u>	<u>79,213</u>	<u>11%</u>
Total Current Liabilities	<u>1,134,705</u>	<u>726,293</u>	<u>408,412</u>	<u>56%</u>
Long Term Liabilities				
2200 · Deferred RTU Lease Revenue	3,509,714	4,028,194	-518,480	-13%
2605 · Umpqua Loan	1,365,359	1,614,535	-249,176	-15%
Total Long Term Liabilities	<u>4,875,073</u>	<u>5,642,729</u>	<u>-767,656</u>	<u>-14%</u>
Total Liabilities	<u>6,009,778</u>	<u>6,369,022</u>	<u>-359,244</u>	<u>-6%</u>
Equity				
3020 · Retained Net Assets	6,456,231	6,456,231		
3050 · Prior Year Earnings	17,380,227	16,199,373	1,180,854	7%
Net Income	-1,712,478	363,772	-2,076,250	-571%
Total Equity	<u>22,123,980</u>	<u>23,019,376</u>	<u>-895,396</u>	<u>-4%</u>
TOTAL LIABILITIES & EQUITY	<u><u>28,133,758</u></u>	<u><u>29,388,398</u></u>	<u><u>-1,254,640</u></u>	<u><u>-4%</u></u>

Moss Landing Harbor District
Statement of Cash Flows
July through December 2024

	<u>Jul - Dec 24</u>
OPERATING ACTIVITIES	
Net Income	-1,712,478
Adjustments to reconcile Net Income to net cash provided by operations:	
1120 · Leases:1291 · Monterey Bay Kayak % Rent	18,972
1120 · Leases:1230 · Sea Harvest	10,049
1200 · Marina Receivables	10,517
1201 · Marina - Allow for Bad Debt	16,000
1250 · Lease Receivable	287,714
1120 · Leases:1282 · NNN Receivable	1,929
1271 · Prepaid Expenses	113,953
1271 · Prepaid Expenses:1270 · Insurance	-90,407
1210 · Grants Receivable	74,237
1221 · Taxes Receivable	24,947
1800 · Less - Depreciation:1805 · Equipment	9,600
1800 · Less - Depreciation:1810 · NH Buildings & Improvements	485,400
1800 · Less - Depreciation:1825 · NH Offsite Improvements	9,000
1800 · Less - Depreciation:1830 · SH Buildings & Improvements	54,000
1800 · Less - Depreciation:1840 · SH Floating Docks	192,000
2010 · Accounts Payable	-148,883
2020 · Accrued Salaries Payable	-1,003
2023 · Accrued Payroll Taxes	4,733
2030 · Customer Deposits	-488
2080 · Prepaid Berth Fees	-19,422
2087 · Lease Deposits	36,718
2051 · Note Interest Payable:2062 Umpqua Accrued Interest	-1,776
Net cash provided by Operating Activities	<u>-624,688</u>
FINANCING ACTIVITIES	
2200 · Deferred RTU Lease Revenue	-287,090
2605 · Umpqua Loan	-249,176
Net cash provided by Financing Activities	<u>-536,266</u>
Net cash increase for period	-1,160,954
Cash at beginning of period	11,015,465
Cash at end of period	<u><u>9,854,511</u></u>

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

Ordinary Income/Expense	Jul - Dec 24	Budget	\$ Over Budget	% of Budget
Income				
4000 · MARINA REVENUES				
4100 · Berthing Income				
4110 · Assigned Berthing	992,459	1,008,312	-15,853	98%
4112 · Qtrly/Annual Discount	-1,426	-1,350	-76	108%
4113 · Commercial Vessel Dscnt	-5,953	-6,375	422	93%
4114 · Away (1 mnth) Dscnt	-180	-150	-30	120%
4115 · Temporary Berthing	57,739	100,000	-42,261	58%
4120 · Liveaboard Fees	86,025	80,000	6,025	108%
4130 · Transient Berthing	7,826	4,364	3,462	179%
4220 · Wait List	1,325	3,000	-1,675	44%
4260 · Towing - Intra Harbor	1,656	300	1,356	552%
4270 · Pumpouts	800	600	200	133%
4280 · Late Fees	18,635	20,000	-1,365	93%
4282 · Recovered Lien Costs	200	1,000	-800	20%
Total 4100 · Berthing Income	1,159,106	1,209,701	-50,595	96%
4200 · Other Income - Operations				
4230 · SH Parking	94,534	82,000	12,534	115%
4285 · Dog Fee	480	550	-70	87%
4290 · Misc	2,450	250	2,200	980%
Total 4200 · Other Income - Operations	97,464	82,800	14,664	118%
Total 4000 · MARINA REVENUES	1,256,570	1,292,501	-35,931	97%

**Moss Landing Harbor District
Warrant Listing
As of December 31, 2024**

Type	Date	Num	Name	Amount
1001 - 1st Capital Operating Account				
Check	11/05/2024		Ventek International	-14.49
Check	11/05/2024		NPC Merchant Pymt Proc	-3,112.53
Check	11/07/2024		Payroll Partners	-160.46
Check	11/08/2024	4217	Neal Norris	-1,187.52
Check	11/08/2024	4218	Sadie O'Reagan	-1,291.30
Bill Pmt -Check	11/13/2024	21101	AFCO Direct	-28,622.29
Bill Pmt -Check	11/13/2024	21102	Allied Administrators for Delta Dental	-253.42
Bill Pmt -Check	11/13/2024	21103	Auto Care LifeSaver Towing	-11,904.00
Bill Pmt -Check	11/13/2024	21104	CalPERS	-7,824.83
Bill Pmt -Check	11/13/2024	21105	Carmel Marina Corporation	0.00
Bill Pmt -Check	11/13/2024	21106	Central Coast RWQCB	-2,985.00
Bill Pmt -Check	11/13/2024	21107	Central Coast Systems, Inc.	-330.00
Bill Pmt -Check	11/13/2024	21108	Deane Toler	-525.00
Bill Pmt -Check	11/13/2024	21109	Employ America	-1,369.78
Bill Pmt -Check	11/13/2024	21110	Hailey & Aldrich, Inc.	-3,175.90
Bill Pmt -Check	11/13/2024	21111	Kelly Adamkiewicz	-525.00
Bill Pmt -Check	11/13/2024	21112	Liu Peng	-575.00
Bill Pmt -Check	11/13/2024	21113	Martin Martino	0.00
Bill Pmt -Check	11/13/2024	21114	MBS Business Systems	-111.51
Bill Pmt -Check	11/13/2024	21115	Mechanics Bank	-268.80
Bill Pmt -Check	11/13/2024	21116	Michael Fish	-500.00
Bill Pmt -Check	11/13/2024	21117	Monterey Sanitary Supply	-1,740.29
Bill Pmt -Check	11/13/2024	21118	Pajaro Valley Lock Shop	-1,972.42
Bill Pmt -Check	11/13/2024	21119	PG&E	-30,000.00
Bill Pmt -Check	11/13/2024	21120	Razzolink, Inc.	-136.85
Bill Pmt -Check	11/13/2024	21121	ReadyRefresh	-65.10
Bill Pmt -Check	11/13/2024	21122	Revel Enviornmental Manufacturing Inc.	-877.80
Bill Pmt -Check	11/13/2024	21123	Robert Dean	-550.00
Bill Pmt -Check	11/13/2024	21124	Ron Lloyd	-386.85
Bill Pmt -Check	11/13/2024	21125	Streamline	-200.00
Bill Pmt -Check	11/13/2024	21126	Tommy Razzeca	-350.00
Bill Pmt -Check	11/13/2024	21127	U.S. Bank	-3,261.25
Bill Pmt -Check	11/13/2024	21128	U.S. Bank - Office Equipment Finance Svc	-271.21
Bill Pmt -Check	11/13/2024	21129	Valero Marketing and Supply Company	-750.00
Bill Pmt -Check	11/13/2024	21130	VALIC	-2,655.74
Bill Pmt -Check	11/13/2024	21131	Verizon Wireless	-112.96
Bill Pmt -Check	11/13/2024	21132	Vision Sevice Plan	-85.96
Bill Pmt -Check	11/13/2024	21133	West Marine Pro	-676.11
Bill Pmt -Check	11/13/2024	21134	Brandon Thomas	-75.00
Bill Pmt -Check	11/13/2024	21135	Carmel Marina Corporation	-1,958.56
Bill Pmt -Check	11/13/2024	21136	Mechanics Bank	-165.70
Bill Pmt -Check	11/13/2024	21137	Carmel Marina Corporation	-2,649.56

**Moss Landing Harbor District
Warrant Listing
As of December 31, 2024**

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>
Bill Pmt -Check	11/13/2024	21138	Mechanics Bank	-384.00
Bill Pmt -Check	11/13/2024	21139	Mechanics Bank	-660.00
Bill Pmt -Check	11/13/2024	21140	Carmel Marina Corporation	-8,906.27
Bill Pmt -Check	11/13/2024	21141	Dilbeck & Sons, Inc.	-368,924.02
Bill Pmt -Check	11/13/2024	21142	Sotiria Lampoudi	-575.00
Bill Pmt -Check	11/13/2024	21143	Carmel Marina Corporation	-248.35
Check	11/19/2024		MS	-592.02
Check	11/21/2024		Payroll Partners	-160.46
Check	11/22/2024	4219	Neal Norris	-1,187.52
Check	11/22/2024	4220	Sadie O'Reagan	-1,433.79
Bill Pmt -Check	11/27/2024	21148	AT&T	-2,583.53
Bill Pmt -Check	11/27/2024	21149	Bay Quality Roofing	-700.00
Bill Pmt -Check	11/27/2024	21150	Big Creek Lumber	-332.62
Bill Pmt -Check	11/27/2024	21151	California Landscape & Tree Pros, Inc.	-1,625.00
Bill Pmt -Check	11/27/2024	21152	Cintas	-956.92
Bill Pmt -Check	11/27/2024	21153	Dilbeck & Sons, Inc.	-700.00
Bill Pmt -Check	11/27/2024	21154	DMV/Lien Sale Section	-16.00
Bill Pmt -Check	11/27/2024	21155	Home Depot	-699.70
Bill Pmt -Check	11/27/2024	21156	Jarvis Fay, LLP	-1,040.00
Bill Pmt -Check	11/27/2024	21157	Purchase Power	-484.53
Bill Pmt -Check	11/27/2024	21158	United Site Services of Calif., Inc.	-424.84
Bill Pmt -Check	11/27/2024	21159	Wald, Ruhnke & Dost Architects, LP	-8,788.53
Bill Pmt -Check	11/27/2024	21160	Wendy L. Cumming, CPA	-10,560.00
Check	12/05/2024		Payroll Partners	-117.14
Check	12/05/2024		Payroll Partners	-160.46
Check	12/06/2024	4221	Neal Norris	-1,187.53
Check	12/06/2024	4222	Sadie O'Reagan	-1,300.21
Check	12/06/2024	4223	Sadie O'Reagan	-146.00
Check	12/09/2024		Ventek International	-14.49
Bill Pmt -Check	12/10/2024	21161	A.L. Lease	-55.34
Bill Pmt -Check	12/10/2024	21162	AFCO Direct	-28,622.29
Bill Pmt -Check	12/10/2024	21163	Allied Administrators for Delta Dental	-253.42
Bill Pmt -Check	12/10/2024	21164	Audrey Bennett	-575.00
Bill Pmt -Check	12/10/2024	21165	Bay Quality Roofing	-705.00
Bill Pmt -Check	12/10/2024	21166	Brittany Elsman	-500.00
Bill Pmt -Check	12/10/2024	21167	Bryant Jolley	-18,750.00
Bill Pmt -Check	12/10/2024	21168	CalPERS	-7,824.83
Bill Pmt -Check	12/10/2024	21169	Carmel Marina Corporation	-248.35
Bill Pmt -Check	12/10/2024	21170	Despard Marine Services	-500.00
Bill Pmt -Check	12/10/2024	21171	Dilbeck & Sons, Inc.	-273,981.95
Bill Pmt -Check	12/10/2024	21172	DMV/Lien Sale Section	-16.00
Bill Pmt -Check	12/10/2024	21173	Doctors on Duty	-45.00
Bill Pmt -Check	12/10/2024	21174	Johnson Electronics, Inc.	-120.00

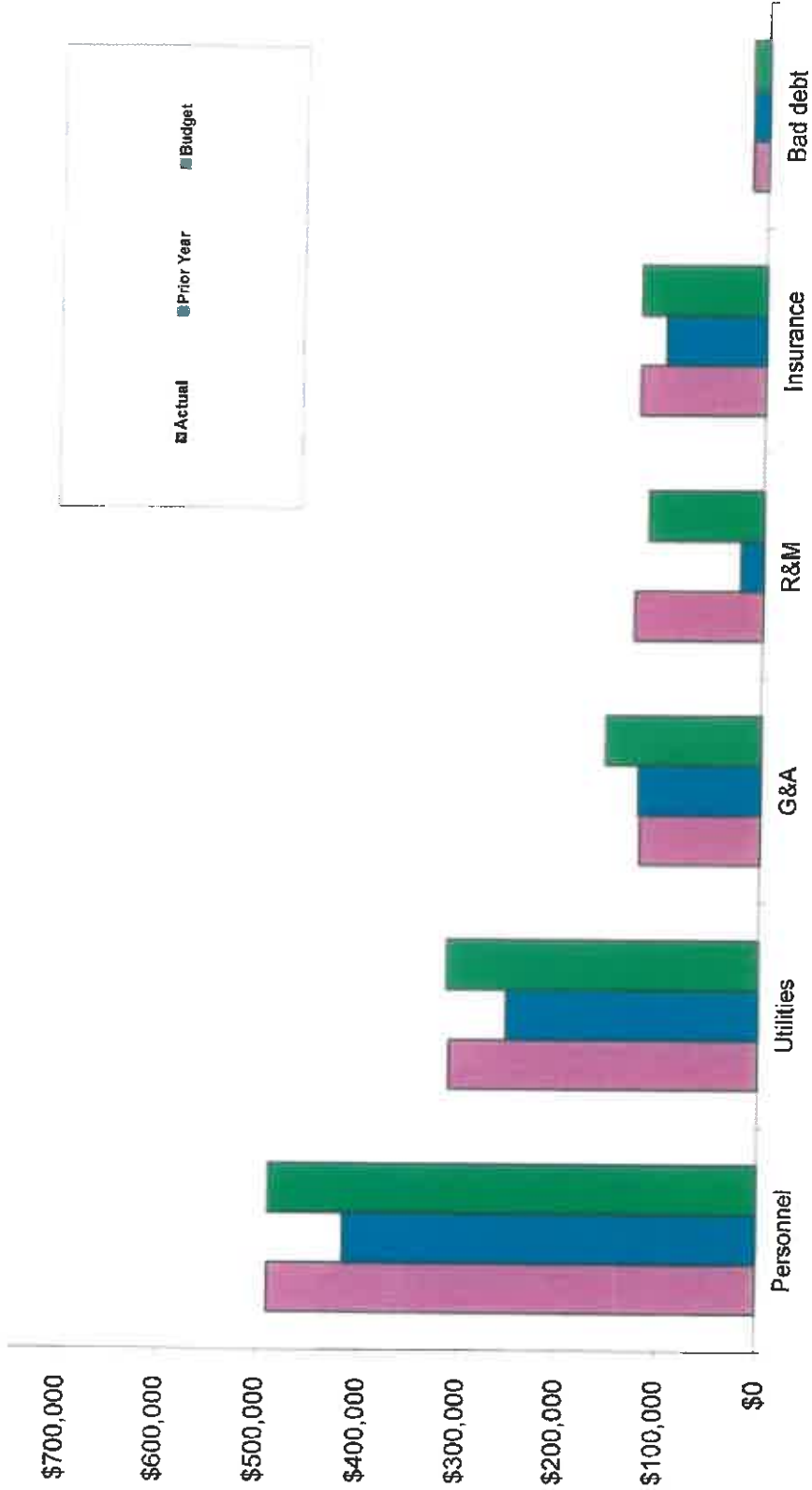
**Moss Landing Harbor District
Warrant Listing
As of December 31, 2024**

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>
Bill Pmt -Check	12/10/2024	21175	Martin Martino	-2,420.60
Bill Pmt -Check	12/10/2024	21176	Mechanics Bank	-660.00
Bill Pmt -Check	12/10/2024	21177	Monterey One Water	-6,426.82
Bill Pmt -Check	12/10/2024	21178	PG&E	-30,000.00
Bill Pmt -Check	12/10/2024	21179	Razzolink, Inc.	-136.85
Bill Pmt -Check	12/10/2024	21180	ReadyRefresh	-48.96
Bill Pmt -Check	12/10/2024	21181	Sea Engineering, Inc.	-5,700.00
Bill Pmt -Check	12/10/2024	21182	Streamline	-200.00
Bill Pmt -Check	12/10/2024	21183	Sudney Drake	-500.06
Bill Pmt -Check	12/10/2024	21184	SWRCB	-2,394.00
Bill Pmt -Check	12/10/2024	21185	Thomas Rich	-500.00
Bill Pmt -Check	12/10/2024	21186	Tommy Razzeca	-350.00
Bill Pmt -Check	12/10/2024	21187	U.S. Bank	-1,699.68
Bill Pmt -Check	12/10/2024	21188	U.S. Bank - Office Equipment Finance Svc	-271.21
Bill Pmt -Check	12/10/2024	21189	US Postage Meter Center, Inc.	-434.47
Bill Pmt -Check	12/10/2024	21190	Valero Marketing and Supply Company	-750.00
Bill Pmt -Check	12/10/2024	21191	Valley Overhead Doors & Gates	-210.00
Bill Pmt -Check	12/10/2024	21192	Verizon Wireless	-112.96
Bill Pmt -Check	12/10/2024	21193	Vision Sevice Plan	-85.96
Bill Pmt -Check	12/10/2024	21194	WASH	-468.24
Bill Pmt -Check	12/10/2024	21195	Carmel Marina Corporation	-3,523.73
Bill Pmt -Check	12/10/2024	21196	Mechanics Bank	-273.60
Bill Pmt -Check	12/10/2024	21197	Carmel Marina Corporation	-2,140.42
Bill Pmt -Check	12/10/2024	21198	Mechanics Bank	-314.45
Bill Pmt -Check	12/10/2024	21199	Mechanics Bank	-384.00
Bill Pmt -Check	12/10/2024	21200	Pajaro/Sunny Mesa C.S.D.	-7,365.16
Bill Pmt -Check	12/11/2024	21202	VALIC	-2,655.74
Check	12/12/2024		Ventek International	-71.43
Check	12/16/2024		Ventek International	-23.81
Check	12/18/2024		MS	-53.00
Check	12/19/2024		Payroll Partners	-175.78
Check	12/20/2024	4224	Ferrante, Vincent	-327.77
Check	12/20/2024	4225	Goulart, James	-114.07
Check	12/20/2024	4226	Jeffries, Russell	-456.26
Check	12/20/2024	4227	Neal Norris	-1,271.72
Check	12/20/2024	4228	Sadie O'Reagan	-1,442.69
Check	12/23/2024		Ventek International	-14.49
Bill Pmt -Check	12/30/2024	21203	AT&T	-461.54
Bill Pmt -Check	12/30/2024	21204	Castroville "ACE" Hardware	-425.11
Bill Pmt -Check	12/30/2024	21205	Cintas	-761.24
Bill Pmt -Check	12/30/2024	21206	Corralitos Electric	-6,319.00
Bill Pmt -Check	12/30/2024	21207	Employ America	-842.93
Bill Pmt -Check	12/30/2024	21208	Freedom Tune Up	-531.08

**Moss Landing Harbor District
Warrant Listing
As of December 31, 2024**

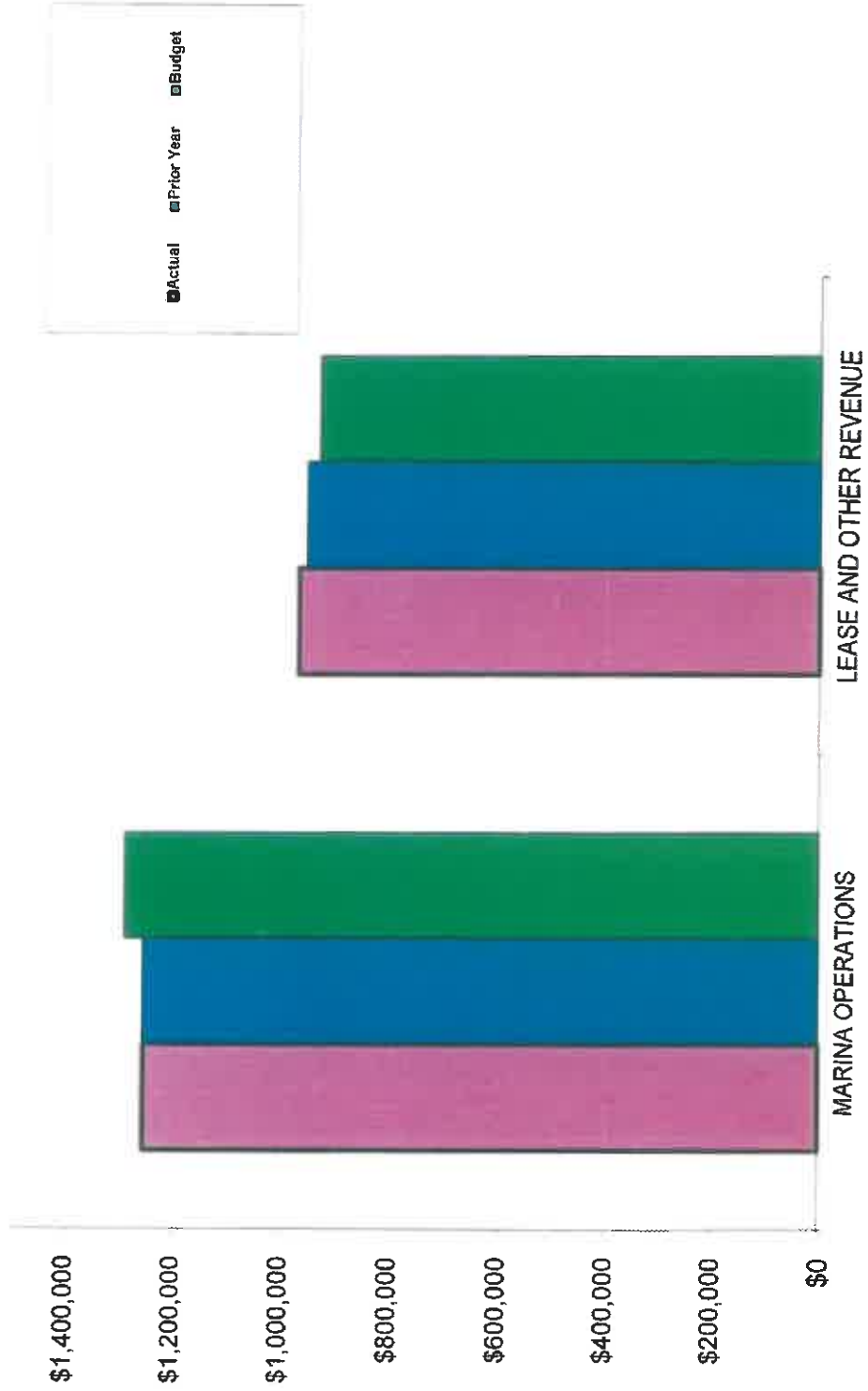
<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>
Bill Pmt -Check	12/30/2024	21209	Home Depot	-1,004.14
Bill Pmt -Check	12/30/2024	21210	Pacific Coast Congress	-365.00
Bill Pmt -Check	12/30/2024	21211	Purchase Power	-539.47
Bill Pmt -Check	12/30/2024	21212	Sea Engineering, Inc.	-5,510.00
Bill Pmt -Check	12/30/2024	21213	SWRCB	-4,212.00
Bill Pmt -Check	12/30/2024	21214	Tynan Backflow Testing	-740.00
Bill Pmt -Check	12/30/2024	21215	United Site Services of Calif., Inc.	-424.84
Bill Pmt -Check	12/30/2024	21216	WASH	-234.12
Bill Pmt -Check	12/30/2024	21217	Wendy L. Cumming, CPA	-3,506.25
Bill Pmt -Check	12/30/2024	21218	California Landscape & Tree Pros, Inc.	-2,145.00
Bill Pmt -Check	12/30/2024	21219	Corralitos Electric	-4,539.00
Check	12/30/2024		Ventek International	-14.49
Total 1001 - 1st Capital Operating Account				-967,337.44
TOTAL				-967,337.44

**Operating Expenses
Year to Date Actuals vs. Budget and Prior Year
December 31, 2024**

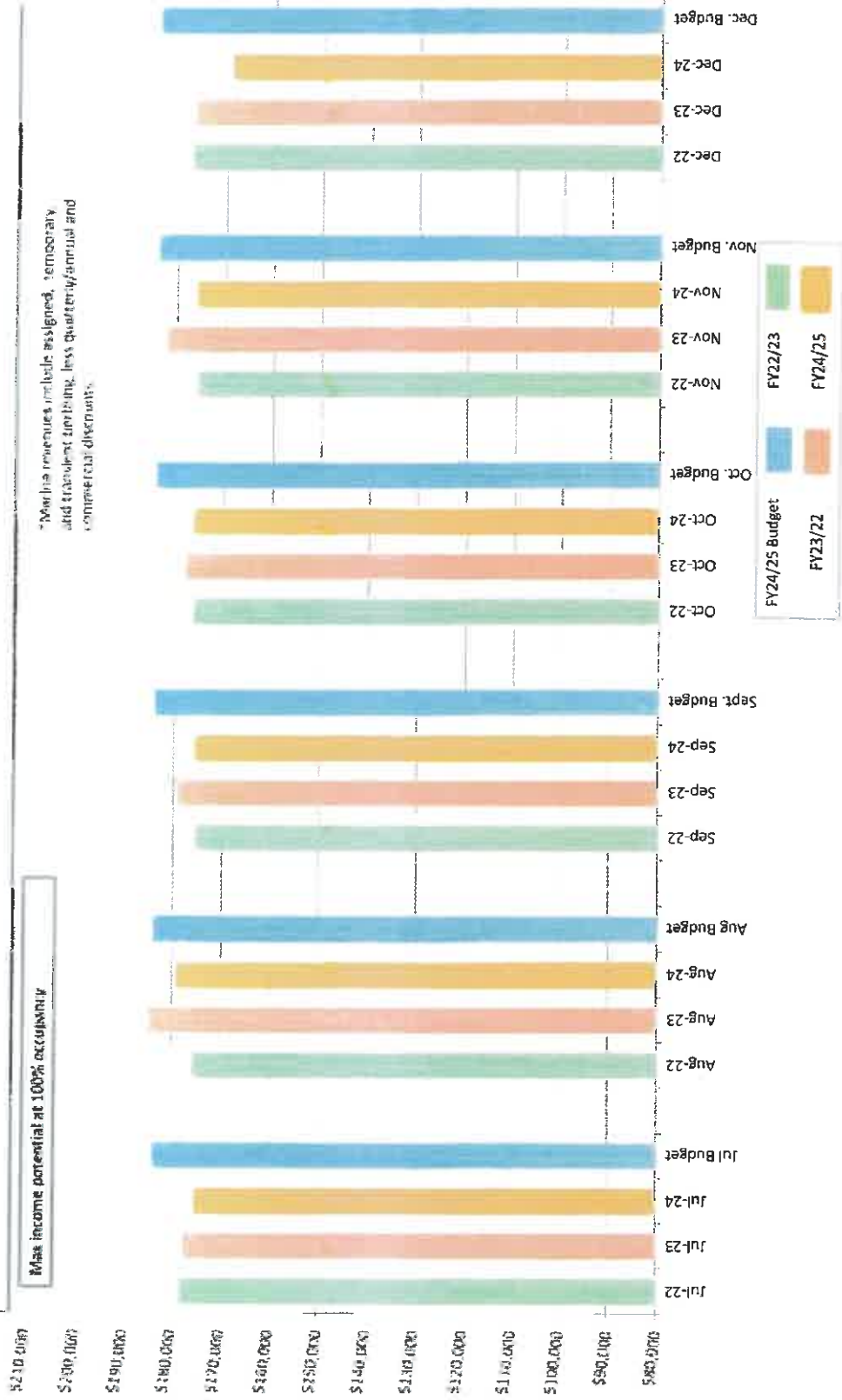


**** Expenses Exclude Dredging, Depreciation and Interest Expenses****

**Marina, Lease and Other Revenue
Year to Date Actual vs. Budget and Prior Year
December 31, 2024**



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





BOARD OF HARBOR COMMISSIONERS

Russell Jeffries
Vincent Ferrante
James Goulart
Liz Soto
Albert Lomeli

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**GENERAL MANAGER
HARBOR MASTER**

Tom Razzeca

STAFF REPORT

ITEM NUMBER 05 – PROJECT STATUS
BOARD MEETING JANUARY 22, 2025

1. North Harbor Building: The majority of this project has been completed. Currently we are completing the gas line hookup for the building and once complete we can begin running the HVAC units. Additional items to be completed are mostly centered around the installation of the elevator which is supposed to begin on February 15, 2025. Staff believes that the construction project will be completed in its entirety prior to the March 2025 Meeting of the Board. As construction proceeds the General Manager will provide monthly updates to the Board via this staff report.

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

3. Harbor infrastructure Improvement Project: Resulting from the tsunami that took place on January 15, 2022, staff discovered that the District has sustained damage to piles, docks, shoreline and navigation channels in the Harbor. The District's consultant, Sea Engineering, has been working with the multiple permitting agencies for over a year to obtain the required permits, but the recent addition of the North Harbor Bank Failure and Dock Access Project has delayed the issuance of permits. Unfortunately we were unable to secure the California Department of Fish and Wildlife permit needed to complete this project during the winter months and the project will now be delayed until the window that allows for these projects to be completed opens back up during Summer of 2025.

4. North Harbor Bank Failure and Dock Access Repair Project: During the Month of September staff noticed that the large concrete abutment attached to the bank at our access point to the North Harbor docks had slid forward causing concern. Staff asked our Structural Engineering Consultant to complete an inspection of the area and provide information back to the District regarding the safety and stability of the dock access area. Our District Consultant informed the General Manager that the bank had failed and that the concrete abutment would likely continue to move until repair/replacement could take place. In the interest of tenant and public safety, the access area to the North Harbor Docks has since been closed off and District maintenance staff has installed a temporary access to the area from the northern most launch ramp (aka old launch

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947

ramp) in the Districts North Harbor Parking lot. A repair to the bank and abutment for this area was already anticipated to take place during the Infrastructure Improvement listed above, however, with the most recent failure/damage in this area will require a more extensive project before the access point can be reopened. Staff and our consultant have submitted all applications and received all permits required to proceed with the project, except for the permit from California Fish and Wildlife. Therefore, the project is expected to be completed during the summer of 2025 in conjunction with the Harbor Infrastructure improvement Project.

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



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GENERAL MANAGER
HARBORMASTER
 Tommy Razzeca

STAFF REPORT

ITEM NUMBER 06 – SUMMARY OF PERMITS ISSUED BOARD MEETING OF JANUARY 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	2/18/2024	Current	Facilities Use	2/18/2025
Whisper Charters	2/28/2024	Current	Facilities Use	2/28/2025
Fast Raft	3/28/2024	Current	Facilities Use	3/28/2025
Monterey Eco Tours	4/16/2024	Current	Facilities Use	4/16/2025
Oceanic Expeditions	4/21/2024	Current	Facilities Use	4/21/2025
Venture Quest Kayaking	6/12/2024	Current	Facilities Use	6/12/2025
Monterey Bay Hydrobikes	6/12/2024	Current	Facilities Use	6/12/2025
Reel Nasty Sportfishing	6/12/2024	Current	Facilities Use	6/12/2025
Last Meal Sportfishing	6/12/2024	Current	Facilities Use	6/12/2025
Kayak Connection	6/30/2024	Current	Facilities Use	6/30/2025
Sanctuary Cruises	6/30/2024	Current	Facilities Use	6/30/2025
Sea Goddess Whale Watching-Tours	6/30/2024	Current	Facilities Use	6/30/2025
MBARI-Slough Test Moorings	6/30/2024	Current	Facilities Use	6/30/2025
Slater Moore Photography	07/07/2024	Current	Facilities Use	07/07/2025
Mother Nature's Temple	10/5/2024	Current	Facilities Use	10/5/2025
Elkhorn Slough Safari - Tours	10/19/2024	Current	Facilities Use	10/19/2025
Blue Water Ventures	10/31/2024	Current	Facilities Use	10/31/2025
Wild Fish-Vicki Crow	11/30/2024	Current	Peddlers	11/30/2025



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GENERAL MANAGER
HARBORMASTER
Tommy Razzeca

STAFF REPORT

ITEM NUMBER 07 – MEETING ANNOUNCEMENTS
BOARD MEETING OF JANUARY 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 – 2023 - <https://montereybay.noaa.gov>

The 2025 meeting schedule has not yet been added to the website.

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947



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**GENERAL MANAGER
HARBOR MASTER**

Tom Razzeca

STAFF REPORT

ITEM NUMBER 08 - LIVEABOARD REPORT BOARD MEETING OF JANUARY 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	Aint to Shabby CF 7434 SL
22. Laoretti, P/ Laoretti, S	Shaka, ON 699611
23. Johnston, Bill	Heart Of Gold, CF 7590 EP
24. Groom D	Phoenix, CF 5084 GJ

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947

25. Jones, H.
26. Jones, T.
27. Kennedy C.
28. Ayres, Lloyd
29. Varier, G
30. Malone, RJ
31. Marsee, E, Lynch, C
32. Burnett, Gary
33. Maris, T.
34. Robinson, D/ Robinson, L
35. Nieman J
- 36 Niswonger, R.
37. Cain, C
38. Otis, T.
39. Paul, J
40. Schlegelmilch, William
41. Bartley, H
42. Raaphorst, D.
43. Reins, D.
44. Rotger, M.
45. Dyer, B
46. Piro, Daniel
47. Schmidt, L
- 48 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

- Laetare, CF 5495 YB
 Sanity, CF 5249 SC
 Aztlan, ON 281903
 Gaviota, CF 4656 GG
 Athena CF 1523 FF
 Francis W, CF 2017 UZ
 Tolly Craft CF 9521 HT
 Zinful CF5419 JG
 Nimble, CF 3730 KB
 Damn Baby CF 9442 EX
 Inia, ON 1074183
 Illusion, CF 0836 TA
 Sails Call, CF 7291 TG
 Blue Moon, CF 1886 GT
 La Wanda CF 5014 FR
 Bull Dog ON 1219673
 Skylarke, CF 8589 TB
 Spirit, ON 664971
 Second Paradise, ON 912484
 Raven, ON 241650
 Star of Light ON 1056334
 Gulf Star CF 6082 GL
 Lady Monroe CF5007 UM
 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-



BOARD OF COMMISSIONERS
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 Liz Soto
 Albert Lomeli

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GENERAL MANAGER/HARBOR MASTER
 Tom Razzeca

STAFF REPORT

ITEM NUMBER 9 - SLIP INCOME REPORT
 BOARD MEETING OF JANUARY 22, 2025

Slip Rates 2024/2025 per linear foot:

Assigned: \$9.70/ft./month
 Temporary: \$14.48/ft./month
 Transient: \$1.25/ft./day

INCOME

<u>December 2024</u>	<u>December 2023</u>	<u>December 2024 Budget</u>
\$168,989	\$176,362	\$184,483

For the month, slip income is lower than budget by \$15k. The lower than budget amount is attributed to primarily lower assigned and temporary berthing revenue. Slip income is lower than the prior year by \$7k, due to lower assigned and temporary berthing revenue.



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GENERAL MANAGER/HARBOR MASTER
Tom Razzuca

STAFF REPORT

ITEM NUMBER 10 – INCIDENT REPORT
BOARD MEETING OF JANUARY 22, 2025

December 28, 2024 Staff received a call that a previous tenant who was evicted from MLHD had returned and was attempting to load her personnel belongings onto a vessel. Staff informed the individual that they needed to exit Harbor District property. MCSO was contacted and the individual was given verbal “no trespassing” warning by deputies before leaving District property.

December 30, 2024 A vessel located on A dock sunk in the Harbor during the late evening hours. The General Manager and Operations Supervisor responded to the area placed boom around the vessel for the night and filed reports to all necessary agencies. The following day Harbor staff was able to refloat the vessel. Staff intends to have the vessel removed from the Harbor water in the very near future.

**AGENDA OF
SPECIAL ANNUAL MEETING
OF THE BOARD OF DIRECTORS
MOSS LANDING HARBOR DISTRICT
FINANCING CORPORATION**

7881 Sandholdt Road
Moss Landing, CA 95039

**January 22, 2025 at 7:00 pm or as soon
thereafter as the MLHD Regular
Board of Harbor Commissioners
meeting is adjourned.**

A. CALL TO ORDER

Roll Call

Russ Jeffries, President	Tommy Razzeca, General Manager
Vince Ferrante, Vice President	Mike Rodriquez, Legal Counsel
James R. Goulart - Treasurer	Shay Shaw, Administrative Assistant
Elizabeth Soto – Secretary	
Albert Lomeli – Director	

B. PUBLIC COMMENTS

Members of the general public may address the Directors 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.

C. NEW BUSINESS

1. ITEM - Approve Minutes from the January 31, 2024 Meeting
2. ITEM – Election of Officers
3. ITEM – Report on any new business

D. ADJOURNMENT

Copies of the agenda for the next Regular Meeting of the Moss Landing Harbor District Financing Corporation will be available 72 hours prior to the meeting and may be obtained by contacting the District at (831) 633-5417. All meetings are noticed and conducted in accordance with the Ralph M. Brown Act. Individuals who require special accommodations are requested to contact the Administrative Assistant Shay Shaw by calling 831.633.5417 or by emailing Shaw@mosslandingharbor.dst.ca.us 72 hours prior to the meeting or in the case of a Special Meeting, as soon as possible after the Agenda is posted.

**MINUTES OF
SPECIAL ANNUAL MEETING
OF THE BOARD OF DIRECTORS
MOSS LANDING HARBOR DISTRICT
FINANCING CORPORATION**

7881 Sandholdt Road
Moss Landing, CA 95039

January 31, 2024

A. CALL TO ORDER

President Jeffries called the meeting to order at 8:35pm

Roll Call

Russ Jeffries, President	Tommy Razzeca, General Manager
Vince Ferrante, Asst. Vice President	Mike Rodriguez, Legal Counsel
James R. Goulart - Treasurer	Shay Shaw, Administrative Assistant
Elizabeth Soto – Secretary	
Albert Lomeli – Director Elect	

B. PUBLIC COMMENTS

No public comment.

C. NEW BUSINESS

1. ITEM - Approve Minutes from the January 23, 2023 meeting. A motion was made by Director Ferrante, Seconded by Director Goulart to approve the minutes. The motion passed unanimously by the 4 sitting officers on a roll-call vote.
2. ITEM – Election of Director – A motion was made by Director Goulart, seconded by Director Ferrante to elect Albert Lomeli as a Director. The motion passed unanimously on a roll-call vote by the 4 sitting directors.
3. ITEM – Election of Officers – A motion was made by Director Soto, seconded by Director Ferrante, to re-elect the existing officers and add Director Lomeli as a Director
4. ITEM – Report on any new business - None

D. ADJOURNMENT

President Jeffries adjourned the meeting at 8:39 pm