



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

April 24, 2024 – 7:00 P.M.

Tommy Razzeca is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us06web.zoom.us/j/84520327958?pwd=flQYJgmjT06pmskUw0FwgEaSEy9z8P.1>

Meeting ID: 845 2032 7958

Passcode: 148815

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+16699006833,,84520327958#,,,,*148815# US (San Jose)

A. CLOSED SESSION

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

1. Consider personnel matters pursuant to Government Code Section 54957(b)(1)- General Manager Employment to discuss the GM Contract expiring June 30, 2024.
2. Confer with real property negotiators pursuant to Government Code §54956.8 regarding Moss Landing Commercial Park. Negotiating parties: General Manager and District Counsel.
3. Confer with real property negotiators (District Counsel and GM) pursuant to Government Code §54956.8 regarding a proposed Boundary Line agreement with Gregg Marine for property located adjacent the Moss Fuel Dock and Woodward Marine Market located at 10932 Clam Way In Moss Landing.

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 March 27, 2024 Meeting Minutes

F. FINANCIAL REPORT

2. Financial report month ending March 31, 2024

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. Adopting Preliminary Budget FY 24/25
 - a. Staff report
 - b. Public comment
 - c. Board discussion
 - d. Board action

J. INFORMATIONAL ITEM

The General Manager will provide the Board an update regarding Ordinance No. 212

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 May 29, 2024 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

March 27, 2024

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

Join Zoom Meeting

<https://us06web.zoom.us/j/85486082839?pwd=blmUq5An2XZY4oM1JHOMWuDWDCPN3O.1>

Meeting ID: 854 8608 2839

Passcode: 658829

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+16694449171,,85486082839#,,,,*658829# 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 pursuant to 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

The meeting was called to order at 7:01 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

Marilyn Vierra, Chief of Staff to Supervisor Glenn Church addressed the Board and said she attends the Harbor meetings to hear if there are any issues that the Harbor District would like her to discuss with the Supervisor. President Russ Jeffries mentioned an old, dilapidated structure on a neighboring property owners dock in need of removal. Marilyn suggested that the General Manager contact her at her office so that she can coordinate with the County Building Department regarding the structure.

E. CONSENT CALENDAR

1. Approval of February 28, 2024 Meeting Minutes. A motion was made by Commissioner Soto, seconded by Commissioner Lomeli to approve the February 2024 Regular Meeting Minutes. The motion passed unanimously on a roll-call vote.

F. FINANCIAL REPORT

2. Financial report month ending February 29, 2024 GM Razzeca gave the report. A motion was made by Commissioner Goulart, seconded by Commissioner Soto 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.

3. Projects Status/Update – nothing to report
4. Summary of Permits Issued – nothing to report
5. Meeting Announcements – nothing to report
6. Assigned Liveboard Report – nothing to report
7. Slip Income Report – nothing to report
8. Incident Report– nothing to report

H. COMMITTEE REPORTS

9. Finance Committee – Ferrante/Goulart – Written report/ no questions
10. Elkhorn Slough Advisory Committee – Lomeli – Written report/ no questions
11. Special Districts – Jeffries/Ferrante – Written report/ no questions
12. Liveboard Committee – Soto/Lomeli – Written report/ no questions
13. Harbor Improvement Committee – Soto/Lomeli – Written report/ no questions
14. Real Property Committee I – Jeffries/Ferrante/Leonardini(Appointed Public Representative) – Written report/ no questions
15. Real Property Committee II – Goulart/Soto – Written report/ no questions
16. Personnel Committee – Jeffries/Goulart – Written report/ no questions
17. Ad Hoc Budget Committee – Goulart/Soto – Commissioner Goulart said that the preliminary budget looks ok and the amenity fee per usual goes up because of the increasing rates associated with utility providers.
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. CONSIDER VOTING FOR A CANDIDATE ON THE LOCAL AGENCY FORMATION COMMISSION OF MONTEREY COUNTY ELECTION BALLOT.

- a. Staff report - GM Razzeca gave the report
- b. Public comment - None
- c. Board discussion – The Board agreed by consensus that VP Vince Ferrante would sign the election Ballot in support of President Russ Jeffries running for the vacant seat on the LAFCO Board.

d. Board action – A motion was made by Commissioner Goulart, seconded by Commissioner Soto to vote in favor of Russ Jeffries for the seat on LAFCO Board. The motion passed on a roll-call vote.

J. INFORMATIONAL ITEM

The General Manager will provide the Board an update regarding Ordinance No. 212

GM Razzeca notified the Board that Ordinance No. 212 suspending late fees related to Commercial Fisherman in the Harbor affected by the closure of fishing seasons remains in effect and that monthly updates will continue moving forward as necessary.

K. COMMISSIONERS COMMENTS AND CONCERNS

None.

L. ADJOURNMENT

President Jeffries adjourned the meeting at 7:25 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 March 31, 2024

	<u>Mar 31, 24</u>	<u>Mar 31, 23</u>	<u>\$ Change</u>	<u>% Change</u>
ASSETS				
Current Assets				
Checking/Savings				
1002 · Petty Cash	500	500		
1022 · 1st Capital Trust Account	3,480,366	3,943,423	-463,057	-12%
1001 · 1st Capital Operating Account	5,510,771	3,639,656	1,871,115	51%
1015 · 1st Capital Bank	1,906,607	1,897,126	9,481	1%
1020 · Umpqua - Restricted	<u>1,017,314</u>	<u>1,017,212</u>	<u>102</u>	
Total Checking/Savings	11,915,558	10,497,917	1,417,641	14%
Accounts Receivable				
1250 · Lease Receivable	4,397,569	4,597,434	-199,865	-4%
1120 · Leases				
1282 · NNN Receivable	104,793	96,636	8,157	8%
1284 · Local Bounty		417	-417	-100%
1291 · Monterey Bay Kayak % Rent	11,873	-1,786	13,659	765%
1120 · Leases - Other	<u>6,124</u>	<u>2,851</u>	<u>3,273</u>	<u>115%</u>
Total 1120 · Leases	122,790	98,118	24,672	25%
1200 · Marina Receivables	172,353	138,011	34,342	25%
1201 · Marina - Allow for Bad Debt	<u>-50,000</u>	<u>-46,041</u>	<u>-3,959</u>	<u>-9%</u>
Total Accounts Receivable	4,642,712	4,787,522	-144,810	-3%
Other Current Assets				
1271 · Prepaid Expenses				
1270 · Insurance	<u>85,794</u>	<u>62,304</u>	<u>23,490</u>	<u>38%</u>
Total 1271 · Prepaid Expenses	85,794	62,304	23,490	38%
Total Other Current Assets	85,794	62,304	23,490	38%
Total Current Assets	16,644,064	15,347,743	1,296,321	8%
Fixed Assets				
1650 · Construction in Progress	5,035,449	5,026,982	8,467	0%
1670 · Equipment	555,676	546,875	8,801	2%
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	8,525,224	8,510,044	15,180	0%
1740 · SH Floating Docks	<u>9,489,310</u>	<u>9,583,746</u>	<u>-94,436</u>	<u>-1%</u>
Total 1700 · Improvements	26,188,144	26,267,400	-79,256	-0%

Moss Landing Harbor District

Balance Sheet

As of March 31, 2024

	<u>Mar 31, 24</u>	<u>Mar 31, 23</u>	<u>\$ Change</u>	<u>% Change</u>
1800 · Less - Depreciation				
1805 · Equipment	-498,419	-470,679	-27,740	-6%
1810 · NH Buildings & Improvements	-4,808,289	-4,163,259	-645,030	-15%
1820 · NH Floating Docks	-524,674	-524,674		
1825 · NH Offsite Improvements	-558,364	-539,574	-18,790	-3%
1830 · SH Buildings & Improvements	-6,570,576	-6,457,441	-113,135	-2%
1840 · SH Floating Docks	-7,738,612	-7,450,958	-287,654	-4%
Total 1800 · Less - Depreciation	<u>-20,698,934</u>	<u>-19,606,585</u>	<u>-1,092,349</u>	<u>-6%</u>
1900 · Land	1,642,860	1,642,860		
Total Fixed Assets	<u>12,723,195</u>	<u>13,877,532</u>	<u>-1,154,337</u>	<u>-8%</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>29,374,848</u></u>	<u><u>29,232,864</u></u>	<u><u>141,984</u></u>	<u><u>0%</u></u>

Moss Landing Harbor District Profit & Loss YTD Comparison July 2023 through March 2024

	Jul '23 - Mar 24	Jul '22 - Mar 23	\$ Change	% Change
Ordinary Income/Expense				
Income				
4000 · MARINA REVENUES				
4100 · Berthing Income				
4110 · Assigned Berthing	1,472,990	1,416,082	56,908	4%
4112 · Qtrly/Annual Discount	-2,849	-4,586	1,737	38%
4113 · Commercial Vessel Dscnt	-9,598	-9,310	-288	-3%
4114 · Away (1 mnth) Dscnt	-276	-212	-64	-30%
4115 · Temporary Berthing	129,232	171,958	-42,726	-25%
4120 · Liveaboard Fees	113,640	105,125	8,515	8%
4130 · Transient Berthing	24,526	9,460	15,066	159%
4220 · Wait List	3,428	5,725	-2,297	-40%
4260 · Towing - Intra Harbor	1,061		1,061	100%
4270 · Pumpouts	1,670	1,200	470	39%
4280 · Late Fees	30,530	27,990	2,540	9%
4282 · Recovered Lien Costs	1,000	700	300	43%
Total 4100 · Berthing Income	<u>1,765,354</u>	<u>1,724,132</u>	<u>41,222</u>	<u>2%</u>
4200 · Other Income - Operations				
4230 · SH Parking	90,049	71,098	18,951	27%
4285 · Dog Fee	740	800	-60	-8%
4290 · Misc	2,466	1,295	1,171	90%
Total 4200 · Other Income - Operations	<u>93,255</u>	<u>73,193</u>	<u>20,062</u>	<u>27%</u>
Total 4000 · MARINA REVENUES	<u><u>1,858,609</u></u>	<u><u>1,797,325</u></u>	<u><u>61,284</u></u>	<u><u>3%</u></u>

Moss Landing Harbor District
A/P Aging Summary
As of March 31, 2024

	<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
Big Creek Lumber	235.14					235.14
CalPERS	5.72	-7,824.53				-7,818.81
Castroville "ACE" Hardware	9.71	56.74	56.11			122.56
Cintas	641.68					641.68
Dilbeck & Sons, Inc.	299,065.50					299,065.50
Employ America	1,369.78		1,369.78			2,739.56
Green Valley Supply	4,795.60					4,795.60
Mechanics Bank	1,294.95					1,294.95
Monterey County Tax Collector			-51.93			-51.93
Monterey Sanitary Supply	429.57					429.57
Pajaro/Sunny Mesa C.S.D.			3,954.08			3,954.08
Pitney Bowes Global Financial Svc LLC		-151.21				-151.21
Razzolink, Inc.		-136.85				-136.85
Sea Engineering, Inc.					3,610.00	3,610.00
Tommy Razzeca		-350.00				-350.00
U.S. Bank	638.31					638.31
Valero Marketing and Supply Company		-750.00				-750.00
VALIC	1,992.00					1,992.00
Verizon Wireless	112.52					112.52
Vision Sevice Plan		-85.96				-85.96
West Marine Pro	146.35				-350.48	-204.13
TOTAL	<u>310,736.83</u>	<u>-9,495.23</u>	<u>5,328.04</u>	<u></u>	<u>3,259.52</u>	<u>309,829.16</u>

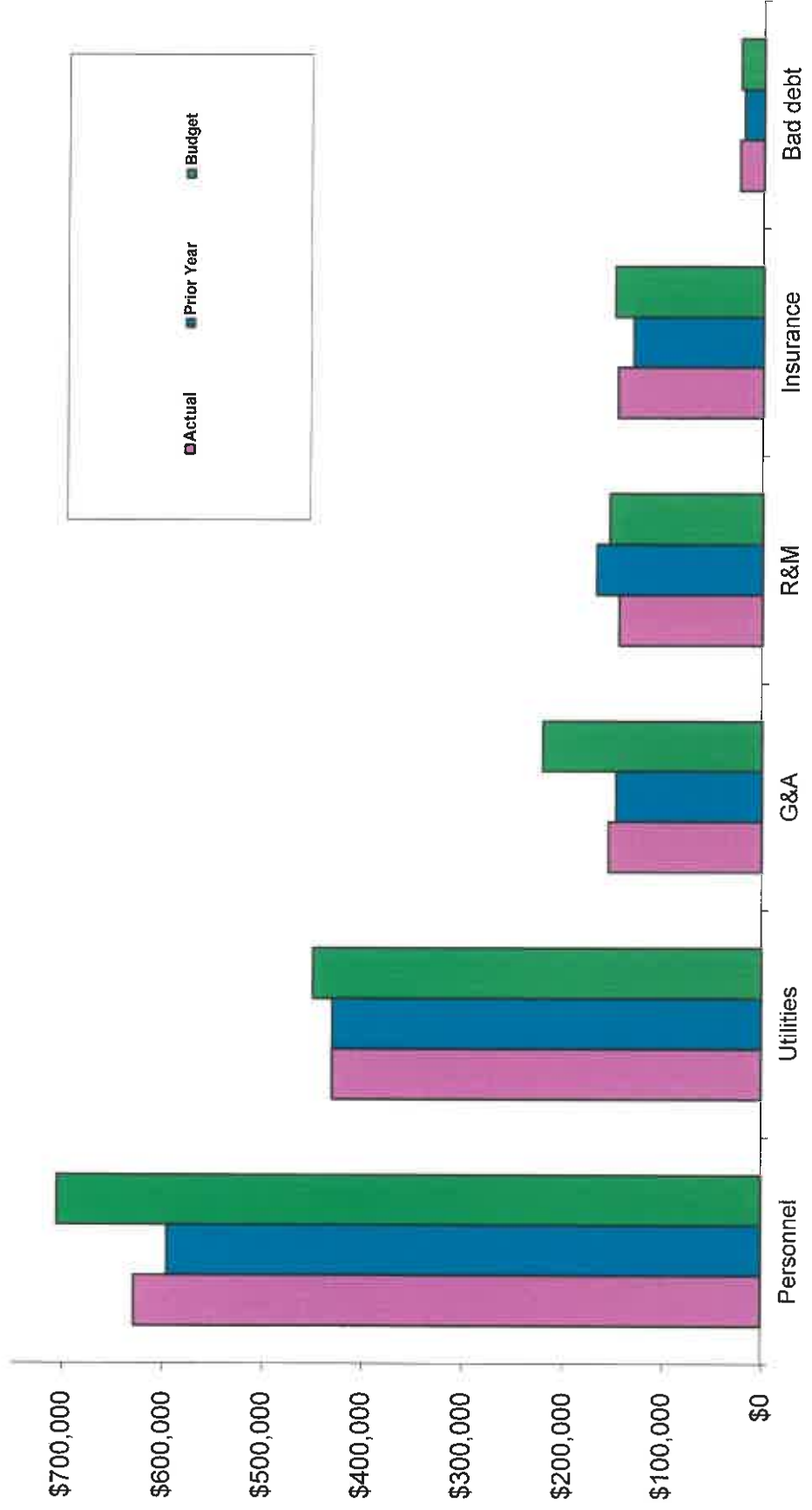
**Moss Landing Harbor District
Warrant Listing
As of March 31, 2024**

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>
1001 - 1st Capital Operating Account				
Check	03/01/2024	4170	Neal Norris	-1,080.35
Bill Pmt -Check	03/04/2024	20619	Haley & Aldrich, Inc.	-9,600.00
Bill Pmt -Check	03/05/2024	20620	CalPERS	-589.44
Check	03/05/2024		NPC Merchant Pymt Proc	-1,898.01
Bill Pmt -Check	03/06/2024	20622	PG&E	-25,000.00
Bill Pmt -Check	03/12/2024	20623	A.L. Lease	-70.70
Bill Pmt -Check	03/12/2024	20624	Allied Administrators for Delta Dental	-253.42
Bill Pmt -Check	03/12/2024	20625	Anton Espino	-306.00
Bill Pmt -Check	03/12/2024	20626	Betty Wichman	-295.00
Bill Pmt -Check	03/12/2024	20627	Big Creek Lumber	-369.53
Bill Pmt -Check	03/12/2024	20628	Carmel Marina Corporation	-9,279.88
Bill Pmt -Check	03/12/2024	20629	Cintas	-639.36
Bill Pmt -Check	03/12/2024	20630	Damm Good Water	-42.30
Bill Pmt -Check	03/12/2024	20631	Employ America	-1,369.78
Bill Pmt -Check	03/12/2024	20632	Green Valley Supply	-643.02
Bill Pmt -Check	03/12/2024	20633	John Dunn -	-500.00
Bill Pmt -Check	03/12/2024	20634	Johnson Electronics, Inc.	-120.00
Bill Pmt -Check	03/12/2024	20635	Lockton Insurance Brokers, LLC	-488.00
Bill Pmt -Check	03/12/2024	20636	Mechanics Bank	-457.12
Bill Pmt -Check	03/12/2024	20637	Moss Landing Boat Works	-28.80
Bill Pmt -Check	03/12/2024	20638	Pajaro/Sunny Mesa C.S.D.	-4,218.93
Bill Pmt -Check	03/12/2024	20639	Razzolink, Inc.	-136.85
Bill Pmt -Check	03/12/2024	20640	ReadyRefresh	-70.94
Bill Pmt -Check	03/12/2024	20641	Streamline	-200.00
Bill Pmt -Check	03/12/2024	20642	Tommy Razzeca	-350.00
Bill Pmt -Check	03/12/2024	20643	U.S. Bank	-1,299.26
Bill Pmt -Check	03/12/2024	20644	Valero Marketing and Supply Company	-750.00
Bill Pmt -Check	03/12/2024	20645	VALIC	-1,992.00
Bill Pmt -Check	03/12/2024	20646	Verizon Wireless	-112.74
Bill Pmt -Check	03/12/2024	20647	Vision Sevice Plan	-85.96
Bill Pmt -Check	03/12/2024	20648	West Marine Pro	-1,083.82
Bill Pmt -Check	03/12/2024	20649	PG&E	-30,000.00
Bill Pmt -Check	03/12/2024	20650	Carmel Marina Corporation	-225.52
Bill Pmt -Check	03/12/2024	20651	Mechanics Bank	-310.78
Bill Pmt -Check	03/13/2024	20652	Carmel Marina Corporation	-2,103.98
Bill Pmt -Check	03/13/2024	20653	Mechanics Bank	-628.50
Bill Pmt -Check	03/13/2024	20654	Carmel Marina Corporation	-1,958.56
Bill Pmt -Check	03/13/2024	20655	Mechanics Bank	-365.70
Check	03/13/2024		Payroll Partners	-169.47
Check	03/15/2024	4171	Ferrante, Vincent	-226.21
Check	03/15/2024	4172	Goulart, James	-114.06
Check	03/15/2024	4173	Jeffries, Russell	-342.19

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

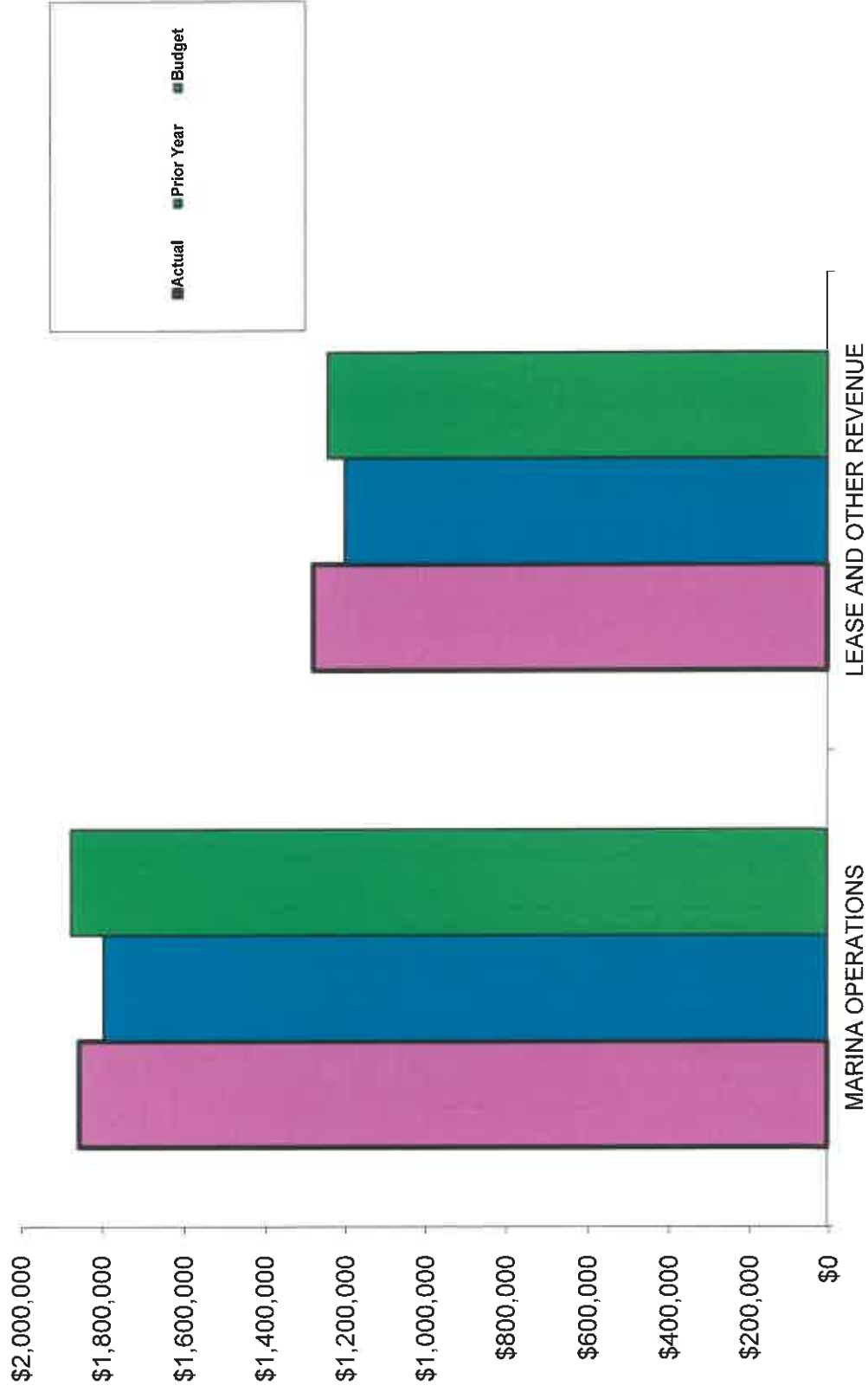
<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>
Check	03/15/2024	4174	Neal Norris	-1,080.35
Bill Pmt -Check	03/20/2024	20656	Kie-Con, Inc.	-297,000.00
Bill Pmt -Check	03/20/2024	20657	Monterey Sanitary Supply	-2,901.46
Bill Pmt -Check	03/26/2024	20659	Big Creek Lumber	-82.05
Bill Pmt -Check	03/26/2024	20660	CalPERS	-7,824.53
Bill Pmt -Check	03/26/2024	20661	Castroville "ACE" Hardware	-647.23
Bill Pmt -Check	03/26/2024	20662	Home Depot	-797.31
Bill Pmt -Check	03/26/2024	20663	Hudson Martin	-433.00
Bill Pmt -Check	03/26/2024	20664	Jarvis Fay, LLP	-2,840.00
Bill Pmt -Check	03/26/2024	20665	Mel Southworth	-255.55
Bill Pmt -Check	03/26/2024	20666	Patrick Bitter	-879.63
Bill Pmt -Check	03/26/2024	20667	Pitney Bowes Global Financial Svc LLC	-151.21
Bill Pmt -Check	03/26/2024	20668	ReadyRefresh	-87.08
Bill Pmt -Check	03/26/2024	20669	State Steel Company	-201.38
Bill Pmt -Check	03/26/2024	20670	United Site Services of Calif., Inc.	-400.25
Bill Pmt -Check	03/26/2024	20671	Wald, Ruhne & Dost Architects, LP	-7,917.75
Bill Pmt -Check	03/26/2024	20672	WASH	-227.52
Bill Pmt -Check	03/26/2024	20673	Wendy L. Cumming, CPA	-4,620.00
Bill Pmt -Check	03/26/2024	20674	West Marine Pro	-41.48
Check	03/27/2024		Payroll Partners	-155.21
Check	03/27/2024		Payroll Partners	-182.25
Total 1001 - 1st Capital Operating Account				-428,501.42
TOTAL				-428,501.42

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

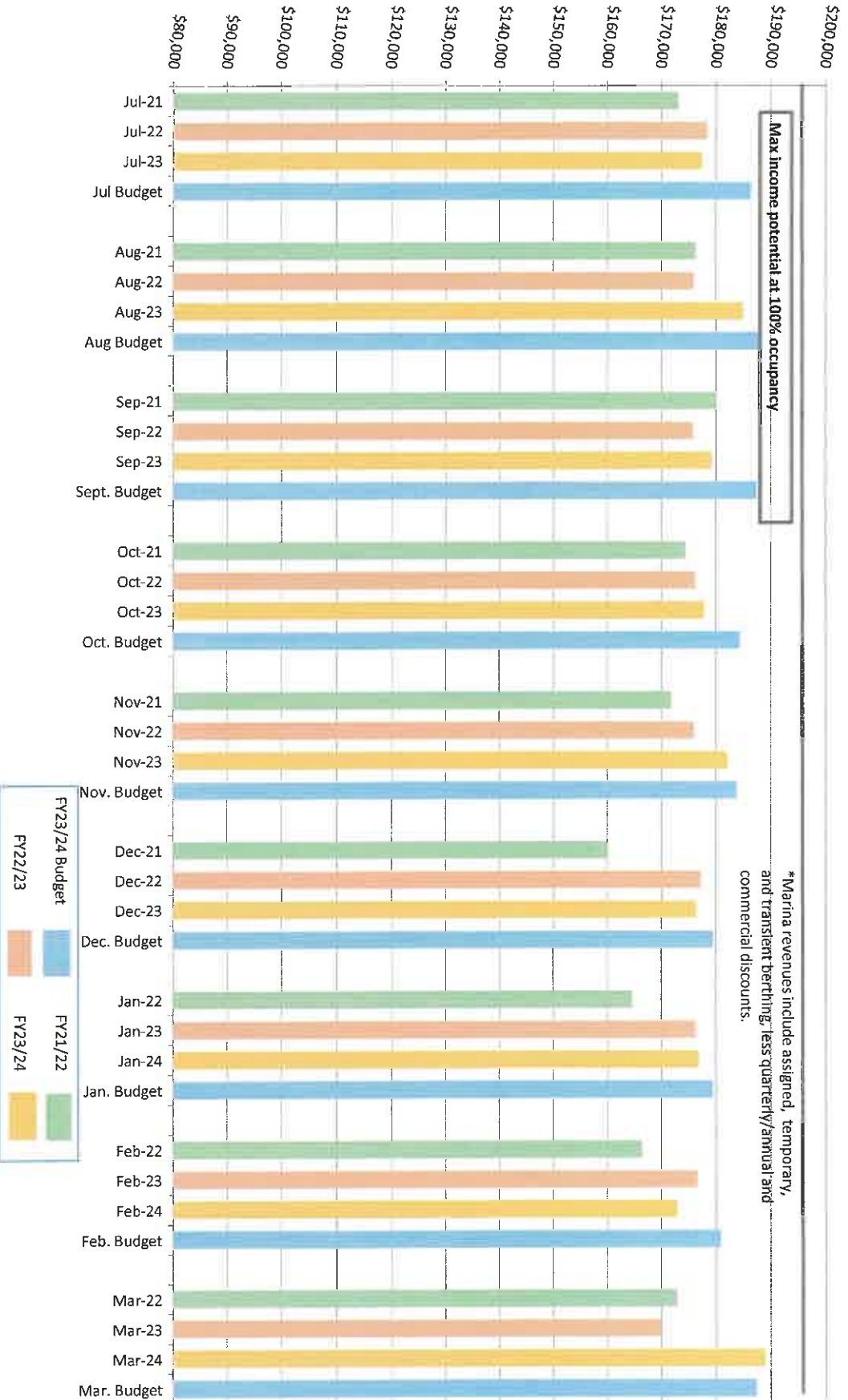


****Expenses Exclude Dredging, Depreciation and Interest Expenses****

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



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





7881 SANDHOLDT ROAD
MOSS LANDING, CA 95039

TELEPHONE – 831.633.5417
FACSIMILE – 831.633.4537



BOARD OF HARBOR COMMISSIONERS

Russell Jeffries
Vincent Ferrante
James Goulart
Liz Soto
Albert Lomeli

**GENERAL MANAGER
HARBOR MASTER**

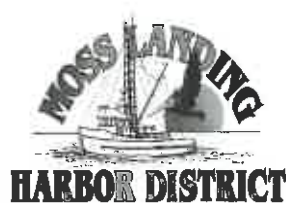
Tom Razzeca

STAFF REPORT

ITEM NUMBER 03 – PROJECT STATUS
BOARD MEETING APRIL 24, 2024

- 1. North Harbor Building:** The project has been awarded to Dilbeck & Sons Inc. and the contract has been executed and construction has begun. Currently the contractor is completing framing Staff expects that the construction project will be completed around the month of September 2024. 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 Districts consultant, Sea Engineering, is currently working with the multiple permitting agencies to obtain the required permits. Staff expects that the District will have all needed permits sometime during the next 2 months. Once permits have been issued staff will put the project out to bid, secure a contractor, and begin the infrastructure improvement project. The Staff goal is to have the project underway during Summer of 2024.
- 4. Harbor Maintenance Dredging and FEMA Project:** The District is currently in the preparation process to dredge the Harbor during the Summer/Fall of 2024. Resulting from the Atmospheric River Storms experienced in 2023, staff discovered that a significant amount of sediment washed into the Harbor berthing spaces and navigation channels. Because the storms associated with the additional sediment accumulation did receive an emergency declaration, staff was able to apply for FEMA funding to remove dredge material directly associated with the storm event. Staff has completed, submitted and received approval of emergency funding with a cumulative amount obligated of \$ 1,151,607.36 for removal of the debris associated with the storm event. Staff will continue to update the Board with additional information regarding this project and its status as we continue to work towards Maintenance Dredging of the Harbor later this year.
- 5. B Dock Concrete Dock Replacement Project:** B Dock has sections of concrete docks that have been in use for over 40 years and need replacement. Staff coordinated with Sea Engineering (the Districts structural engineering consultant) last year to begin the process of acquire quotes for the concrete docks to be replaced with the hope of having the project underway as quickly as possible. Currently the new concrete docks are in production and staff expects them to be delivered and installed sometime in April 2024.

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947



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 Liz Soto
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GENERAL MANAGER
 HARBORMASTER
 Tommy Razzeca

STAFF REPORT

ITEM NUMBER 04 – SUMMARY OF PERMITS ISSUED BOARD MEETING OF APRIL 24, 2024

Permittee	Issue Date	Status	Permit Type	Exp. Date
Elkhorn Slough Research Foundation	01/01/2024	Current	Facilities Use	01/01/2025
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	6/12/2023	Current	Facilities Use	6/12/2024
Monterey Bay Hydrobikes	6/12/2023	Current	Facilities Use	6/12/2024
Reel Nasty Sportfishing	6/12/2023	Current	Facilities Use	6/12/2024
Last Meal Sportfishing	6/12/2023	Current	Facilities Use	6/12/2024
Kayak Connection	6/30/2023	Current	Facilities Use	6/30/2024
Sanctuary Cruises	6/30/2023	Current	Facilities Use	6/30/2024
Sea Goddess Whale Watching-Tours	6/30/2023	Current	Facilities Use	6/30/2024
MBARI-Slough Test Moorings	6/30/2023	Current	Facilities Use	6/30/2024
Slater Moore Photography	07/07/2023	Current	Facilities Use	07/07/2024
Elkhorn Slough Safari - Tours	10/19/2023	Current	Facilities Use	10/19/2024
Blue Water Ventures	10/31/2023	Current	Facilities Use	10/31/2024
Wild Fish-Vicki Crow	11/30/2023	Current	Peddlers	11/30/2024



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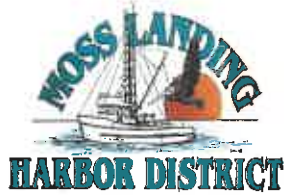
ITEM NUMBER 05 – MEETING ANNOUNCEMENTS
BOARD MEETING OF APRIL 24, 2024

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>

May 17th– *Hybrid (Virtual & In-Person) Meeting*
TBD, Cambria

Moss Landing Community Meeting: Monterey County Supervisor Glenn Church will hold a community meeting in the Moss Landing Harbor Conference Room on May 15, 2024 from 5pm to 7pm



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**GENERAL MANAGER
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STAFF REPORT

ITEM NUMBER 06 - LIVEBOARD REPORT BOARD MEETING OF APRIL 24, 2024

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. Dunn, J	Knot To Worry, CF 6383 GU
11. Chambers, B.	Pyxis, ON 984193
12. Massat, A	No Name no CF#
13. Clark D.	Seaside Escape CF 4356 HW
14. Degnan, P.	No Name, CF 8344 GT
15. Garmon, S	Celine Rose, ON 1110276
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

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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 Sopota, M
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. Bowler, J

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
 Mischief Maker, CF 9666 JK
 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
 Myrtle Mae, CF 3187 FN

Total Number Vessels: 60
 Total Number Persons: 68
 Pending Applications -0-



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GENERAL MANAGER/HARBOR MASTER
 Tom Razzeca

STAFF REPORT

ITEM NUMBER 7 - SLIP INCOME REPORT
 BOARD MEETING OF APRIL 24, 2024

Slip Rates 2023/2024 per linear foot:

Assigned: \$9.44/ft./month
 Temporary: \$14.10/ft./month
 Transient: \$1.25/ft./day

INCOME

<u>March 2024</u>	<u>March 2023</u>	<u>March 2024 Budget</u>
\$188,991	\$169,957	\$187,402

For the month, slip income is higher than budget by \$2k. Slip income is higher than the prior year by \$19k, due to higher assigned and transient berthing revenue in the current year.



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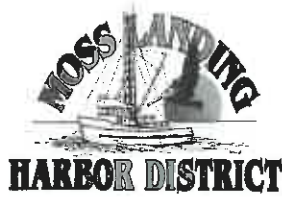
GENERAL MANAGER/HARBOR MASTER
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STAFF REPORT

ITEM NUMBER 08 – INCIDENT REPORT
BOARD MEETING OF APRIL 24, 2024

April 15, 2024 The Harbor office received a call from an MBARI employee reporting that a sailboat was beached in the surf near the MBARI building. Harbor staff called the Coast Guard to report the incident then responded to the scene where a man was struggling with the boat in the surf. The individual came ashore and Harbor staff connected him with a Coast Guard representative. NOAA also responded and took a report. The extent of the Harbor staff involvement was minimal as the incident was taking place off Harbor District property.

No further incidents to report as of April 18, 2024.



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Tommy Razzeca

STAFF REPORT

ITEM NUMBER 19 – CONSIDER ADOPTING PRELIMINARY BUDGET FOR FY 24/25 BOARD MEETING OF APRIL 24, 2024

Harbors & Navigation Code §6093 requires that the Board adopt a Preliminary Budget on or before June 15 of each year and publish a notice that the Preliminary Budget has been adopted, specifying a date not less than 30 days from the publication of the notice for the purpose of fixing the Final Budget. The Ad Hoc Budget Committee held two publicly noticed meetings to discuss and prepare its recommendations for the FY 2024-2025 budget.

The COLA based on CPI for 2024 is 2.72% so increases in slip and lease fees were largely based on that percentage, most notably Assigned Slip Fees which are proposed at \$9.70 per foot per month, up from \$9.44. Amenity fees are based on actual costs incurred during the prior year for utilities and the fee is proposed to increase from \$77.50 to \$90.00 per assigned slip per month. Temporary Slip Fees are proposed at \$14.48 per foot per month, up from \$14.10 and Liveaboard Fees increase from \$190 to \$200 per person per month.

Commissioner Goulart is the Chair of the Ad Hoc Budget Committee and Commissioner Soto is Vice Chair. They may wish to make comments and any other recommendations of the Committee to the Board.

After the Budget Committee's presentation, the Board should hear from the public regarding any comments, issues or questions, consider the Preliminary Budget, make any recommended changes, and adopt the Preliminary Budget.

After adopting the Preliminary Budget, staff recommends the Board direct the General Manager to publish the appropriate notice of the public hearing specifying the date of May 29, 2024 for fixing the final budget.

MOSS LANDING HARBOR DISTRICT									
BUDGET FYE 6/30/2025									
	A	B	C	D	E	F	G	H	
	FYE 6/30/19	FYE 6/30/20	FYE 6/30/21	FYE 6/30/22	FYE 6/30/23	Projected FYE 6/30/24	Budget FYE 6/30/24	Budget FYE 6/30/25	CPI = 2.72%
	22.25%	23.79%	21.30%	21.94%	21.81%	21.38%	21.50%	21.50%	
	7.90/ft	8.15/ft	8.40/ft	8.55/ft	9.02/ft	9.44/ft	9.44/ft	9.70/ft	
Revenues									
Marina Revenues									
1 Assigned Berthing	1,626,780	1,644,944	1,750,735	1,767,672	1,867,815	1,965,502	1,962,570	2,016,624	Prior year \$9.44, with CPI \$9.70
2 Temporary Berthing	277,828	264,746	285,457	274,643	223,482	190,000	275,000	200,000	14.48ft no amenity fee (Prior year 14.10ft)(Added CPI)
3 Transient Berthing	52,720	38,852	23,093	10,466	12,521	14,000	15,000	15,000	1.25ft (Prior year 1.25ft)
4 Qtrly/Annual Discount	(2,499)	(1,890)	(3,326)	(4,637)	(5,754)	(3,000)	(3,000)	(3,000)	3% quarterly/ annual
5 Commercial Discount	(13,446)	(12,574)	(12,123)	(12,130)	(12,417)	(12,750)	(12,750)	(12,750)	less \$0.50/ft, 41 berth holders avg. 30 ft. boats
6 Liveboard Fees	119,975	125,558	128,895	135,210	139,795	150,000	150,000	160,000	\$200 for each person (Prior year \$190)(Added \$10) *
7 Intra-Harbor Towing	450	900	600	650	150	600	600	600	\$200 each way
8 Pump outs	400	1,850	1,600	600	1,200	1,500	1,000	1,000	\$200 per occurrence
9 Non-Op Surcharge	-	-	-	-	-	-	-	-	\$175 per month
10 Assigned Slip/LA App. Fee	10,375	5,625	9,603	10,450	7,025	5,000	7,500	7,500	\$100 filing fee/\$300 application fee liveboard
11 Recovered Lien Costs	2,985	1,790	200	100	700	1,500	2,000	2,000	
12 Late Fees	42,172	24,540	33,510	31,556	35,550	38,000	38,000	40,000	
13 Total Marina Revenues	2,117,740	2,084,341	2,218,244	2,214,580	2,270,067	2,350,352	2,435,920	2,426,974	\$35 dollar charge per month (Prior year \$30), on balances over \$140 past due
14 Trust Lands Lease Revenue									
15 MBARI - Dock	28,254	28,961	29,058	29,749	30,793	32,296	32,296	33,123	Paid annually w/CPI (Expires 4/39)
16 MBARI-MARS Cable	1,378	1,378	1,421	1,449	1,453	1,524	1,524	1,563	Paid annually w/CPI (Expires 2/31)
17 Vistra	67,716	69,070	72,437	73,927	72,038	75,554	75,554	77,488	Paid annually w/CPI (Expires 3/56)
18 Total Trust Lands Lease Revenue	97,348	99,409	102,916	105,125	104,284	109,374	109,374	112,174	
19 Leases									
20 Cannery Suites - (3)	80,216	93,555	95,270	99,149	103,677	107,441	107,441	110,257	\$9,071.97 mo. (ML Seafood Lund's, Prev. Sea Harvest)(Expires 5/30)
21 - (4)	88,420	91,368	93,283	95,952	100,266	103,907	103,907	106,630	\$8,773.54/mo. (Monterey Fish)(Expires 5/30)
22 - (1&10)	18,147	18,788	22,331	19,803	22,540	29,101	29,101	29,863	\$2,457.17/mo. (Local County) (Expires 9/37)
23 - (2)	32,668	33,736	34,863	35,855	37,492	38,853	38,853	39,872	\$3,280.65/mo. (Deyerie) (Expires 8/31)
24 - (5 A&B, 4B)	10,448	12,350	11,077	6,671	48,252	51,185	51,185	53,936	\$4,437.87 (Lusamerica)(Expires 8/30)
25 - (5A)	14,831	15,621	15,883	10,456	8,251	-	-	-	\$965.21 (Running Stream)(Month to Month)
26 - (5B)	26,607	26,947	21,884	10,740	-	-	-	-	\$1,391.07 (Local County)(Expires 7/22) w/ (1) 1-yr options
27 - (6A, B &D)	-	-	-	-	-	-	-	-	\$1,244.00 (Deep Water Desal)(Expires 2/23) w/ (1) 1-yr option
28 - (7 A&B, 4A)	9,127	8,544	8,225	9,175	22,730	24,130	24,130	24,762	\$2,037.43/mo. Upstairs inside (Miller Marine Solutions)(Exp. 4/27)
29 - (9)	9,090	9,363	9,644	9,933	10,356	10,590	10,590	10,838	\$891.72/mo. (Veridian Advisors)(Month to month)
30 - (8)	43,591	20,878	67,981	45,909	40,000	40,000	40,000	40,000	\$891.72/mo. (Verizon) Roof top and under stairs (3/23)
32 Cannery NNN	34,662	35,750	36,716	40,863	39,452	40,967	40,967	42,038	Utility reimbursement per lease
33 Sea Harvest/Deyerie	-	-	-	-	-	-	-	-	\$3,458.91 base + % rent (Expires 8/30)
34 Pot Stop	-	-	-	-	-	-	-	-	Not occupied
35 MB Kayak	40,511	44,572	103,093	64,988	42,302	60,561	80,561	60,561	\$1,713.39/mo. plus percentage rent (Month to month)
36 Martin/Mason	26,355	24,562	28,481	26,911	30,984	32,496	32,496	33,328	\$7,879.88, or 24% of gross, whichever is greater (Exp. 10/24)
37 S.H. Spare Office	-	-	-	-	-	-	-	-	\$436.21/mo.
38 RV Lot	33,599	34,764	35,525	36,417	38,364	39,834	39,834	40,879	\$3,363.49/mo. (Reynolds Resort) No less than 3% in lease agmt. (Expires 9/31)
39 Total Lease Revenue	478,272	480,532	618,556	568,032	554,480	589,005	609,005	603,164	
40 Revenues - Other									
41 Amenities Fee - Slip holders	281,184	277,938	345,647	354,156	370,919	410,000	410,000	451,000	\$90.00 for all assign. vessels in harbor (prior year \$77.55)
42 Passenger Vessel Fees	12,480	28,946	-	12,748	27,978	33,000	30,000	30,000	\$100 per multiplied by vessel capacity due annually.
43 Dry Storage (2)-Gear & Trailer	58,463	60,557	58,209	62,541	60,796	55,000	60,000	60,000	10'x20'x\$120, 10'x30'x\$130, 10'x40'x\$140
44 Near Shore Storage	-	-	-	-	-	-	-	-	Current 10'x20'x\$180, 10'x30'x\$200, 10'x40'x\$220
45 North Harbor Use Fee	121,398	112,693	195,085	224,038	153,645	180,000	160,000	185,000	Current Vessels: \$23 use/park, \$17 use, \$230 annual use/park. Kayaks/ PWC: \$18 use/park, \$12 use, \$180 annual use/park, \$115 annual use only
46 NH Boat Wash	1,559	1,076	551	731	150	50	1,200	200	*\$4 for 5 min
47 SH Parking	105,430	84,330	92,313	121,557	103,827	140,000	130,000	140,000	Monthly permits \$140, daily \$14 (CCC Reg.)
48 Camping/RV	200	650	643	2,182	52	500	1,500	1,500	\$75.00 per night
49 Equipment Rental	-	-	118	285	2,303	500	50	50	
50 Facilities Use Permits	13,505	4,920	8,082	10,906	8,362	6,500	6,500	6,500	\$250 1st application, \$50 renewal Application, \$250 issuance fee
51 Vending (Soda/Laundry)	9,415	8,123	6,577	10,340	7,179	6,500	8,500	8,000	\$1.25-\$1.50 per load to wash/dry
52 Merchandise - Clothing, etc.	108	222	42	-	-	-	-	-	
53 Key Sales, Copies, Bid Packages, etc.	6,022	4,617	1,708	5,546	9,016	6,000	5,000	5,000	\$1.00 pg. .15 pg. thereafter, Gate Keys \$10-25
54 Citations	-	-	6,052	6,759	1,370	6,000	4,500	4,500	
55 Government Grants	148,919	-	-	-	-	-	-	1,000,000	State and Federal Grants (Budget Year FEMA Dredging)

MOSS LANDING HARBOR DISTRICT									
BUDGET FYE 6/30/2025									
	A	B	C	D	E	F	G	H	
	FYE 6/30/19	FYE 6/30/20	FYE 6/30/21	FYE 6/30/22	FYE 6/30/23	Projected FYE 6/30/24	Budget FYE 6/30/24	Budget FYE 6/30/25	
56 Misc. Charge/Pet fee	2,865	1,531	3,840	1,130	2,756	750	2,500	1,500	CPI = 2.72%
57 Surplus Sale & Misc., Insurance reimb.	126,967	-	-	7,972	-	-	100	100	Pet fee \$5 monthly
58 Total Other Revenue	888,515	585,603	718,367	820,891	748,353	844,800	819,850	1,893,350	Excess District equipment
59 TOTAL REVENUES	3,581,875	3,249,885	3,658,583	3,708,628	3,677,184	3,893,531	3,974,150	5,035,662	
60 Expenses									
61 Media/Publications/Advertising	6,101	7,192	5,175	10,341	1,770	4,000	6,500	6,500	Newspaper ads, NH Development, website, public notice
62 General & Administrative	58,954	68,835	87,888	68,930	65,080	65,000	80,000	80,000	Telephone, office supplies, postage, etc.
63 Accountant	35,250	38,179	37,751	37,918	46,200	42,000	42,000	42,000	
64 Auditor	15,500	16,500	17,000	17,000	17,250	18,000	20,000	20,000	
65 Attorney	69,873	52,770	43,909	36,512	41,789	50,000	100,000	100,000	
66 Personnel	739,957	639,705	711,931	691,082	798,964	815,000	920,000	976,000	
67 Insurance & Bonding	144,388	163,307	189,644	172,180	179,500	200,000	200,000	250,000	
68 PG&E	201,187	281,088	275,064	298,555	313,710	320,000	320,000	350,000	
69 Sewer	37,246	39,865	43,196	47,623	52,453	55,000	55,000	60,000	
70 Water	31,819	36,097	36,922	38,757	47,736	53,000	50,000	55,000	
71 Trash	62,552	98,269	114,138	119,225	135,645	148,000	135,000	165,000	
72 Maintenance & Repairs	65,674	68,002	60,810	25,382	46,953	60,000	80,000	80,000	dock/mat/roofing/gangway
73 Operating Supplies	26,047	32,109	33,480	25,858	31,821	25,000	40,000	35,000	Fuel, paper products, parking envelopes, uniforms
74 Outside Service Contracts	74,454	74,325	76,522	110,546	162,273	90,000	80,000	100,000	
75 Bad Debt (berthing revenue)	52,378	29,531	34,872	30,102	20,577	32,000	32,000	32,000	
76 Commissioner Expenses	16,006	14,588	18,343	17,896	16,776	12,000	25,000	25,000	
77 Comm Election	-	-	-	-	350,145	-	-	750,000	Only if incumbent challenged, \$7-\$10 per voter
78 Derelict Disposal	19,184	34,666	40,690	42,161	38,264	50,000	50,000	50,000	
79 LAFCO	6,160	6,357	5,425	5,393	5,868	6,466	7,000	7,000	Mandatory membership fee
80 CSDA	6,740	7,077	7,253	7,615	8,186	8,187	8,200	8,200	Optional membership (required for workers comp policy)
81 County EIR	-	-	-	-	-	-	-	-	Moss Landing Community planning
82 Dredging	202,353	1,483,856	-	18,305	24,906	27,411	1,250,000	3,000,000	
83 Depreciation	841,062	772,652	757,058	761,784	777,285	1,500,000	1,500,000	1,500,000	Increase for NH Building (Est. to start 7/1/24)
84 Total Expenses	2,712,885	3,966,970	2,586,571	2,583,165	3,183,151	3,581,064	5,000,700	7,691,700	
85 Net Operating Income (Loss)	868,990	(717,085)	1,072,012	1,125,463	494,033	312,467	(1,026,550)	(2,656,038)	
86									
87 Interest, Tax and Other Income									
88 Interest - First Capital Bank Investment	3,090	3,131	3,111	9,983	8,882	9,600	9,500	9,600	1.50% on \$1,90M
89 Interest Umpqua	2,586	2,815	508	102	102	100	100	100	.05% on \$1.17M
90 Interest 1st Capital Bank - Trust Account	200	-	-	-	48,644	60,000	40,000	60,000	1.61% on \$3.5M
91 Interest Union Bank	200	296	285	387	-	-	-	-	Nader Agha per reimbursement agreement
92 Desal Reimbursement	6,879	20,553	5,686	-	-	-	-	-	
93 Property Taxes	315,386	325,922	348,780	373,362	402,733	400,000	325,000	375,000	
94 Total Other Income	328,341	352,717	358,370	383,834	460,361	469,700	374,600	444,700	
95									
96 Interest and Other Expenses									
97 Interest - UMPQUA (Includes refi. Fees)	99,407	83,776	72,449	62,540	53,663	49,475	49,475	42,463	Note interest 2.85%
98 CEQA-Desal Expenses reimbursable	5,781	20,553	5,686	-	-	-	-	-	Aspen Environmental
99 Interest - Premium Finance	800	800	800	800	800	800	800	800	Insurance policy, financed through AFCO
100 Total Other Expenses	105,988	105,129	78,935	63,340	54,463	50,275	50,275	43,263	
101									
102 NET INCOME (LOSS)	1,091,343	(469,497)	1,351,447	1,445,957	899,931	731,892	(702,225)	(2,254,601)	
103									
104 Capital Projects:									
105 Electric Panel Cabinets (3 of 6)	-	-	12,101	-	-	-	-	-	Subject to quote
106 Security Camera	-	-	-	9,617	-	-	-	-	
107 Piling replacement project	-	-	-	-	-	-	-	-	
108 Dock maintenance	104,546	-	126,562	-	-	-	175,000	175,000	\$12K each, pile only, tsunami damage repair
109 B Dock Concrete/Electrical	-	-	-	-	-	350,000	350,000	350,000	Lumber, material, electrical and floats
110 Harbor infrastructure improvement proj.	-	-	-	-	-	450,000	1,500,000	1,050,000	Concrete and electrical
									Dock infrastructure/improvements

MOSS LANDING HARBOR DISTRICT								
BUDGET	A	B	C	D	E	F	G	H
FYE 6/30/2025	FYE 6/30/19	FYE 6/30/20	FYE 6/30/21	FYE 6/30/22	FYE 6/30/23	Projected FYE 6/30/24	Budget FYE 6/30/24	Budget FYE 6/30/25
111 Computers (incl software)		9,763						
112 New NH Building	2,204,319	306,397		16,830	134,877	2,150,000	3,000,000	5,000
113 NH Visitor Dock				76,718				1,450,000
114 NH Pkg Resurfacing				28,081				
115 SH Pkg Resurfacing							100,000	100,000
116 SH Streetlight replacement							40,000	40,000
117 Tsunami Erosion Repair	79,307							
118 NH 30 Rm. Hotel								
119 Fisherman's Dorm/Café								
120 Cannery - Roof								
121 Cannery HVAC/Mechanical Penthouse			12,473	298,707	181,229			40,000
122 Misc. Small Capital Purchases				17,240	25,324	15,000	60,000	60,000
123 Pot Stop Building demo.				19,253	90,458			
124 District Vehicle	33,000							
125 Total Capital Requirements	2,421,172	316,160	151,136	466,446	431,888	2,965,000	5,230,000	2,920,000
126								
127 Capital Project Funding:								
128 From: FEMA		662,710		329,034				
129 General Funds	2,421,172	316,160	151,136	466,446	431,888	2,965,000	5,230,000	2,920,000
130 Total Capital Contributions	2,421,172	978,870	151,136	795,480	431,888	2,965,000	5,230,000	2,920,000
131 Capital Projects Budget								
132								
133 Loan Payments								
134 Loan - UMPQUA	(379,197)	(389,516)	(400,107)	(344,871)	(306,504)	(242,841)	(242,841)	(249,176)
135 Total Loan Payments	(379,197)	(389,516)	(400,107)	(344,871)	(306,504)	(242,841)	(242,841)	(249,176)
136								
137 Cash Flow Reconciliation								
138 Add: Net Income (Loss)	1,091,343	(469,497)	1,351,447	1,445,957	899,931	731,892	(702,225)	(2,254,601)
139 Add: Depreciation	841,062	772,652	757,058	761,784	777,285	1,500,000	1,500,000	1,500,000
140 Plus: Loan Payments	(379,197)	(389,516)	(400,107)	(344,871)	(306,504)	(242,841)	(242,841)	(249,176)
141 Net Increase (decrease) in Cash	1,553,208	(86,361)	1,708,398	1,862,870	1,370,712	1,989,051	554,934	(1,003,777)
142								
143 Reserved Funds Allocation								
144 Capital Projects to be Funded	(2,421,172)	(316,160)	(151,136)	(466,446)	(431,888)	(2,965,000)	(5,230,000)	(2,920,000)
145 Plus Net increase (decrease) in Cash	1,553,208	(86,361)	1,708,398	1,862,870	1,370,712	1,989,051	554,934	(1,003,777)
146								
147 From General Funds	(867,964)	(402,521)	1,557,262	1,396,424	938,824	(975,949)	(4,675,066)	3,923,777

CPI = 2.72%

Replace Marina program and system maintenance
New North Harbor Building, including lighting
Repair/replacement

2 at NH, 1 at SH
Through permitting
Roof and drywall
1 replaced, 3 left to replace
Example: Painting, siding, etc.

Maint. Truck

For dredging - 2017 Atmospheric River Storms
All other capital projects funded by General funds

Principal Payment (Unpaid balance \$1,614,535 int. rate 2.85%)

All other capital projects funded by General funds

Extra funds needed for capital project funds