



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

April 23, 2025

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

Join Zoom Meeting

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Meeting ID: 880 0032 3377

Passcode: 057029

One tap mobile

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A. CLOSED SESSION

Prior to going into closed session, the Board added an item to the closed session agenda pursuant to Government Code Section 54954.2(b) upon a unanimous finding that the matter arose after the agenda was posted and that the matter required immediate attention. Thereafter, the 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 real property negotiators regarding pending land use matters in reference to APN 133-181-001-000 pursuant to Government Code Section 54956.8. Discussion includes purchase and potential terms of payment of real property.

B. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE

President Jeffries called the meeting to order at 7:01 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
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 suggested to the Board that it would be a good idea to find a way to bring the liveboards together by having an indoor meeting area for interaction and start a garden in a designated area that the Board and General Manager would approve. Caroline Chaperone said that the Harbor has changed tremendously. Liza Schmidt asked the Board if they knew the best way she could clean her vessel after the Battery plant fire and does the Harbor have a plan of action in place for cleanup. President Jeffries suggested she contact Monterey County and Vistra Corp. with her questions related to the fire. President Jeffries also suggested contacting Senator John Laird as the Harbor District has no regulatory authority over the neighboring Battery Plant property. Liza then asked the Board about a comment letter the District submitted regarding the Moss Landing Community Plan and if it is specific to the Vistra Battery Fire. General Manager Razzeca told her the letter was not related to the Battery Fire and that if interested she can submit comments and concerns directly to Monterey County regarding the Moss Landing Community Plan update.

E. SPECIAL PRESENTATION

Melissa Mahoney of the Monterey Bay Fisheries Trust and her associate Hannah Ditty addressed the Board and provided information related to the groundbreaking initiative called The Future of Blue and their efforts and plans for continuing support of the commercial fishing industry in the in the Monterey Bay. Commissioner Ferrante said that he is in support of the initiative because he and members of his family were commercial fishermen in the Monterey Bay and he supports efforts to get the commercial fishing industry back on track. Commissioner Goulart asked if there was any economic funding they would need from the Harbor District and Melissa said no we do not need finances at this time we are only seeking a letter of support.

F. CONSENT CALENDAR

1. Approval of March 26, 2025 Meeting Minutes. A motion was made by Commissioner Ferrante, seconded by Commissioner Goulart to approve the March 26, 2025 Meeting Minutes. The motion passed 3-2. Commissioner Soto and Commissioner Lomeli abstained.

G. FINANCIAL REPORT

2. Financial report month ending March 31, 2025. GM Razzeca gave the report. A motion was made by Commissioner Soto, seconded by Commissioner Lomeli to accept the financial report. The motion passed unanimously on a roll-call vote.

H. MANAGER'S REPORTS

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

3. Projects Status/Update– 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

I. 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 – Commissioner Jeffries and Commissioner Ferrante attended a Special District meeting and reported on events that took place.
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

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- 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 – no report at this time. Adoption of the Preliminary budget is one the agenda as Item 21.
- 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. Commissioner Ferrante attended a CSDA meeting in Sacramento and reported on the events that took place.

J. NEW BUSINESS

19. ITEM - CONSIDER DIRECTING GENERAL MANAGER RAZZECA TO PREPARE A LETTER OF SUPPORT RELATED TO THE FUTURE OF BLUE INITIATIVE OF BEHALF OF MLHD

- a. Staff report – GM Razzeca gave the report
- b. Public comment – None
- c. Board discussion - None
- d. Board Action – A motion was made by Commissioner Ferrante, seconded by Commissioner Goulart to direct the General Manager to prepare a letter of support related to the Blue Initiative on behalf of the MLHD. The motion passed unanimously on a roll-call vote.

20. ITEM – CONSIDER APPROVAL OF QUOTE REGARDING WINDOW REPLACEMENT AND RAIN GUTTER REMOVAL AT THE NEW MLHD NORTH HARBOR BUILDING

- a. Staff report – GM Razzeca gave the report
- b. Public comment - None
- c. Board discussion – The project is not to exceed 125K and Commissioner Ferrante said that it will provide the future tenant with a better view. President Jeffries said that he agrees that we need to ensure that the task is completed right the first time and with an open design it is more appealing with a view overlooking Monterey Bay.
- d. Board Action - A motion was made by Commissioner Soto, seconded by Commissioner Goulart to approve the quote regarding window replacement and rain gutter removal at the new MLHD North Harbor Building. The motion passed unanimously on a roll-call vote

21. ITEM – ADOPTING PREMINILARY BUDGET FY 25/26

- a. Staff report – GM Razzeca gave the report
- b. Public comment – Liza Schmidt inquired about the amenity fees and General Manager Razzeca responded by informing Liza that the amenity fee was only increasing by \$2.80 per month.
- c. Board discussion – Commissioner Goulart said that he wanted to thank Tommy and Wendy for their help with the budget. Commissioner Soto said that everything was by CPI increase and working to keep the Harbor afloat and she also wanted to thank Wendy and Tommy for all of their help.
- d. Board Action – A motion was made by Commissioner Goulart, seconded by Commissioner Soto to adopt the Preliminary Budget FY 25/26. The motion passed unanimously on a roll-call vote.

K. COMMISSIONERS COMMENTS AND CONCERNS

None.

L. ADJOURNMENT

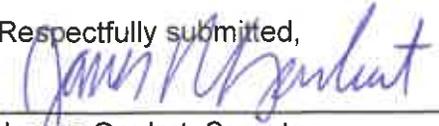
President Jeffries adjourned the meeting at 8:10 pm.

ATTEST:



Tommy Razzeca, Deputy Secretary
Board of Harbor Commissioners

Respectfully submitted,



James Goulart, Secretary
Board of Harbor Commissioners