



**AGENDA
REGULAR MEETING
OF THE BOARD OF HARBOR COMMISSIONERS
MOSS LANDING HARBOR DISTRICT
7881 Sandholdt Road, Moss Landing, CA 95039
September 30, 2026
7:00 P.M.**

In person and remote attendance is available for District Board Meetings. If you wish to attend remotely, please use the information below for remote access via Zoom.

Join Zoom Meeting

<https://us06web.zoom.us/j/89434068940?pwd=w4yGOcO5SB7cDgWvtCaHTnCTMPI9e.1>

Meeting ID: 894 3406 8940

Passcode: 132015

One tap mobile

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+16699006833,,89434068940#,,, *132015# US (San Jose)

Join instructions

<https://us06web.zoom.us/join/89434068940/invitations?signature=PuCQThNcOcTJc8FpMdlYR-bncQvQ2pdow3ku8kbud3I>

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 regarding pending land use matters in reference to APN 133251009000 pursuant to Government Code Section 54956.8.
2. Confer with real property negotiators pursuant to Government Code §54956.8 regarding Moss Landing Commercial Park- licenses and easements. Negotiating parties: General Manager and District Counsel.
3. Confer with legal counsel regarding pending litigation which has been initiated formally and to which the District is a party- Claim of Varier, pursuant to Government Code Section 54956.9 (a)(d)(1).

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 July 22, 2026 Meeting Minutes

F. FINANCIAL REPORT

2. Financial report month ending August 31, 2026

G. MANAGER'S REPORTS

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

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

H. COMMITTEE REPORTS

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

I. NEW BUSINESS

No New Business.

J. COMMISSIONERS COMMENTS AND CONCERNS

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

K. ADJOURNMENT

The next Meeting of the Board of Harbor Commissioners is scheduled for October 28, 2026 at the Moss Landing Harbor District, 7881 Sandholdt Road, Moss Landing, CA. Individuals requiring special accommodations should contact Administrative Assistant, Shay Shaw at Shaw@mosslandingharbor.dst.ca.us or at 831.633.2461 no less than 72 hours prior to the meeting or if a Special Meeting, as soon as possible after the Agenda is posted. Copies of the agenda will be available 72 hours prior to Regular Meetings and 24 hours prior to Special Meetings and/or by contacting the District at 831.633.5417 or Razzeca@mosslandingharbor.dst.ca.us or on the District's website at www.mosslandingharbor.dst.ca.us. All meetings are noticed and conducted in accordance with the Ralph M. Brown Act



**MINUTES
REGULAR MEETING
OF THE BOARD OF HARBOR COMMISSIONERS
MOSS LANDING HARBOR DISTRICT
7881 Sandholdt Road, Moss Landing, CA 95039
July 22, 2026**

In person and remote attendance is available for District Board Meetings. If you wish to attend remotely, please use the information below for remote access via Zoom.

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

Join Zoom Meeting

<https://us06web.zoom.us/j/88330953556?pwd=bRZ44JCbsaTvEyJlO6yjCHGMpgPice.1>

Meeting chat link

<https://us06web.zoom.us/jc/88330953556>

Meeting ID: 883 3095 3556

Passcode: 625446

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+16699006833,,88330953556#,,,*625446# US (San Jose)

A. CLOSED SESSION

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

1. Confer with real property negotiators regarding pending land use matters in reference to APN 133251009000 pursuant to Government Code Section 54956.8.
2. Confer with real property negotiators pursuant to Government Code §54956.8 regarding Moss Landing Commercial Park- licenses and easements. Negotiating parties: General Manager and District Counsel.
3. Confer with legal counsel regarding pending litigation which has been initiated formally and to which the District is a party- Claim of Varier, pursuant to Government Code Section 54956.9 (a)(d)(1).

B. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE

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

Commissioners Present:

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

Staff Present:

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

C. PRESIDENT'S REMARKS

President Jeffries reported that the Board met in Closed Session and a decision was made regarding the Varier Claim. District Counsel Mike Rodriguez said that items 1 and 2 no reportable action was taken and on item 3 the claim for Varier, the Board voted unanimously to reject the claim and provided direction to District Counsel. No other reportable actions were taken.

D. PUBLIC COMMENTS

None.

E. CONSENT CALENDAR

1. Approval of June 24, 2026 Meeting Minutes. A motion was made by Commissioner Goulart, seconded by Commissioner Soto to approve the June 2026 Regular Meeting Minutes. The motion passed 4-0-1 Commissioner Lomeli abstained.

F. FINANCIAL REPORT

2. Financial report month ending June 30, 2026 GM Razzeca gave highlights of the financial report. A motion was made by Commissioner Ferrante seconded by Commissioner Lomeli to accept the Financial Report. The motion passed unanimously on a roll-call vote

G. MANAGER'S REPORTS

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

3. Projects Status/Update – written report, no questions
4. Summary of Permits Issued – written report, no questions
5. Meeting Announcements – written report, no questions
6. Assigned Liveaboard Report – written report, no questions
7. Slip Income Report – written report, no questions
8. Incident Report – General Manager Tommy Razzeca explained that this is not the first time the lock has been cut off at Kirby Park. District Counsel asked if the gate is locked at night. GM Razzeca said that the gate is locked at sundown by a contracted security company and that the Harbor District and Monterey County share the cost of the security services. The lock was replaced and the Sheriff Department has been informed that this is a high traffic area at night that needs to be patrolled frequently.

H. COMMITTEE REPORTS

9. Finance Committee – Ferrante/Goulart – Nothing to report
10. Elkhorn Slough Advisory Committee – Lomeli – Nothing to report
11. Special Districts – Jeffries/Ferrante – Commissioner Jeffries and Commissioner Ferrante attended a Special District meeting and reported out on the events that took place more discussion ensued.
12. Liveaboard Committee – Soto/Lomeli – Nothing to report
13. Harbor Improvement Committee – Soto/Lomeli – Nothing to report
14. Real Property Committee I – Jeffries/Ferrante/Leonardini (Appointed Public Representative) – written report, no questions
15. Real Property Committee II – Goulart/Soto – Nothing to report
16. Personnel Committee – Jeffries/Goulart – Nothing to report
17. Ad Hoc Budget Committee – Goulart/Soto – Nothing to report
18. Meetings attended by Commissioners at District expense since the last regular meeting of the Board (AB 1234 requirements). Such reports may be oral or written. – None.

I. NEW BUSINESS

No New Business.

J. COMMISSIONERS COMMENTS AND CONCERNS

None.

K. ADJOURNMENT

The meeting adjourned at 7:24pm

Respectfully submitted,

James Goulart, Secretary
Board of Harbor Commissioners

ATTEST:

Tommy Razzeca, Deputy Secretary
Board of Harbor Commissioners

Moss Landing Harbor District

Balance Sheet

As of August 31, 2026

	Aug 31, 26	Aug 31, 25	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
1002 · Petty Cash	500	500		
1022 · WCCB Trust Account	472,436	4,384,431	-3,911,995	-89%
1001 · WCCB Operating Account	2,970,046	2,653,713	316,333	12%
1015 · WCCB MM Bank	1,929,861	1,920,236	9,625	1%
1020 · Columbia - Restricted	1,017,552	1,017,459	93	
1032 · WCCB Bank (CalMarine)	52,056	52,034	22	
Total Checking/Savings	6,442,451	10,028,373	-3,585,922	-36%
Accounts Receivable				
1250 · Lease Receivable	3,162,447	3,505,867	-343,420	-10%
1120 · Leases	127,830	103,334	24,496	24%
1200 · Marina Receivables	119,901	112,548	7,353	7%
1201 · Marina - Allow for Bad Debt	-67,333	-35,333	-32,000	-91%
Total Accounts Receivable	3,342,845	3,686,416	-343,571	-9%
Other Current Assets				
1271 · Prepaid Expenses	373,026	64,753	308,273	476%
Total Other Current Assets	373,026	64,753	308,273	476%
Total Current Assets	10,158,322	13,779,542	-3,621,220	-26%
Fixed Assets				
1650 · Construction in Progress	8,703,792	8,703,795		
1670 · Equipment	493,911	493,911		
1700 · Improvements	25,305,907	25,305,907		
1800 · Less - Depreciation	-21,277,215	-19,777,215	-1,500,000	-8%
1900 · Land	1,642,860	1,642,860		
Total Fixed Assets	14,869,255	16,369,258	-1,500,003	-9%
Other Assets				
1320 · Workers Comp Deposit	200	200		
1530 · Principal Financial CS	7,389	7,389		
Total Other Assets	7,589	7,589		
TOTAL ASSETS	25,035,166	30,156,389	-5,121,223	-17%

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

	<u>Aug 31, 26</u>	<u>Aug 31, 25</u>	<u>\$ Change</u>	<u>% Change</u>
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
2010 · Accounts Payable	-22,815	25,855	-48,670	-188%
Total Accounts Payable	-22,815	25,855	-48,670	-188%
Other Current Liabilities				
2013 · Accrued Expenses		183,053	-183,053	-100%
2020 · Accrued Salaries Payable	8,416	12,233	-3,817	-31%
2021 · Accrued Vacation	35,565	35,565		
2024 · Accrued Payroll Taxes	233	623	-390	-63%
2030 · Customer Deposits	356,877	367,872	-10,995	-3%
2051 · Note Interest Payable	6,278	2,636	3,642	138%
2080 · Prepaid Berth Fees	179,472	185,410	-5,938	-3%
2011 · Lusamerica Reimb. Acct.	15,000	15,000		
2087 · Lease Deposits	37,963	37,518	445	1%
Total Other Current Liabilities	639,804	839,910	-200,106	-24%
Total Current Liabilities	616,989	865,765	-248,776	-29%
Long Term Liabilities				
2500 · Storage Facility Loan	90,000	120,000	-30,000	-25%
2200 · Deferred RTU Lease Revenue	2,910,013	3,390,936	-480,923	-14%
2605 · Umpqua Loan	898,761	1,109,730	-210,969	-19%
Total Long Term Liabilities	3,898,774	4,620,666	-721,892	-16%
Total Liabilities	4,515,763	5,486,431	-970,668	-18%
Equity				
3020 · Retained Net Assets	6,456,231	6,456,231		
3050 · Prior Year Earnings	14,013,714	18,293,000	-4,279,286	-23%
Net Income	49,458	-79,273	128,731	162%
Total Equity	20,519,403	24,669,958	-4,150,555	-17%
TOTAL LIABILITIES & EQUITY	25,035,166	30,156,389	-5,121,223	-17%

Moss Landing Harbor District

Profit & Loss Budget vs. Actual

July through August 2026

	<u>Jul - Aug 26</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
4000 · MARINA REVENUES	472,849	469,750	3,099	101%
4400 · LEASE AND OTHER INCOME	279,976	279,018	958	100%
Total Income	752,825	748,768	4,057	101%
Expense				
5200 · General & Administrative	33,568	47,706	-14,138	70%
5300 · Personnel	170,938	183,338	-12,400	93%
5400 · Insurance	51,750	51,750		100%
5500 · Utilities	102,441	103,332	-891	99%
5600 · Operating Supplies	5,009	5,834	-825	86%
5700 · Depreciation	125,000	125,000		100%
5800 · Repairs & Maintenance	20,248	45,834	-25,586	44%
5900 · Financial Expenses	5,334	5,334	0	100%
7000 · LEASE AND OTHER EXPENSES	138,694	140,936	-2,242	98%
Total Expense	652,982	709,064	-56,082	92%
Net Ordinary Income	99,843	39,704	60,139	251%
Other Expense				
9000 · CAPITAL PROJECT EXPENSES	50,385		50,385	100%
Total Other Expense	50,385		50,385	100%
Net Other Income	-50,385		-50,385	100%
Net Income	49,458	39,704	9,754	125%

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

	<u>Jul - Aug 26</u>	<u>Jul - Aug 25</u>	<u>\$ Change</u>	<u>% Change</u>
Ordinary Income/Expense				
Income				
4000 · MARINA REVENUES	472,849	439,062	33,787	8%
4400 · LEASE AND OTHER INCOME	279,976	280,819	-843	-0%
Total Income	<u>752,825</u>	<u>719,881</u>	<u>32,944</u>	<u>5%</u>
Expense				
5200 · General & Administrative	33,568	50,630	-17,062	-34%
5300 · Personnel	170,938	167,250	3,688	2%
5400 · Insurance	51,750	45,000	6,750	15%
5500 · Utilities	102,441	59,534	42,907	72%
5600 · Operating Supplies	5,009	5,541	-532	-10%
5700 · Depreciation	125,000	125,000		
5800 · Repairs & Maintenance	20,248	32,186	-11,938	-37%
5900 · Financial Expenses	5,333	5,333		
7000 · LEASE AND OTHER EXPENSES	138,694	137,878	816	1%
Total Expense	<u>652,981</u>	<u>628,352</u>	<u>24,629</u>	<u>4%</u>
Net Ordinary Income	<u>99,844</u>	<u>91,529</u>	<u>8,315</u>	<u>9%</u>
Other Income/Expense				
Other Expense				
9000 · CAPITAL PROJECT EXPENSES	50,385	170,802	-120,417	-71%
Total Other Expense	<u>50,385</u>	<u>170,802</u>	<u>-120,417</u>	<u>-71%</u>
Net Other Income	<u>-50,385</u>	<u>-170,802</u>	<u>120,417</u>	<u>71%</u>
Net Income	<u><u>49,459</u></u>	<u><u>-79,273</u></u>	<u><u>128,732</u></u>	<u><u>162%</u></u>

Moss Landing Harbor District

A/P Aging Summary

As of August 31, 2026

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
Allied Administrators for Delta Dental		-253.42				-253.42
Bayside Oil, Inc.	185.50					185.50
Big Creek Lumber	1,226.11					1,226.11
CalPERS		-9,934.22				-9,934.22
Castroville "ACE" Hardware	351.90					351.90
Central Coast Systems, Inc.		564.35				564.35
Cintas	1,020.76					1,020.76
Department of Toxic Substances Control		250.00				250.00
Ferrante, Vincent	1,172.96					1,172.96
Fidelity Investments		630.66				630.66
Johnson Electronics, Inc.	135.00					135.00
Mario Iglesias	720.00					720.00
Mechanics Bank		664.44				664.44
Monterey Sanitary Supply	2,119.13					2,119.13
Pajaro/Sunny Mesa C.S.D.	4,041.22					4,041.22
PG&E		-32,000.00				-32,000.00
Phil Beghtel	479.50					479.50
Primo Brands	37.32					37.32
Razzolink, Inc.		-136.85				-136.85
The Landscape Company		-360.00				-360.00
U.S. Bank	4,414.78					4,414.78
U.S. Bank - Office Equipment Finance Svc		-308.45				-308.45
Valero Marketing and Supply Company		-750.00				-750.00
VALIC		3,014.25				3,014.25
Vision Sevice Plan		-99.62				-99.62
TOTAL	<u>15,904.18</u>	<u>-38,718.86</u>	<u></u>	<u></u>	<u></u>	<u>-22,814.68</u>

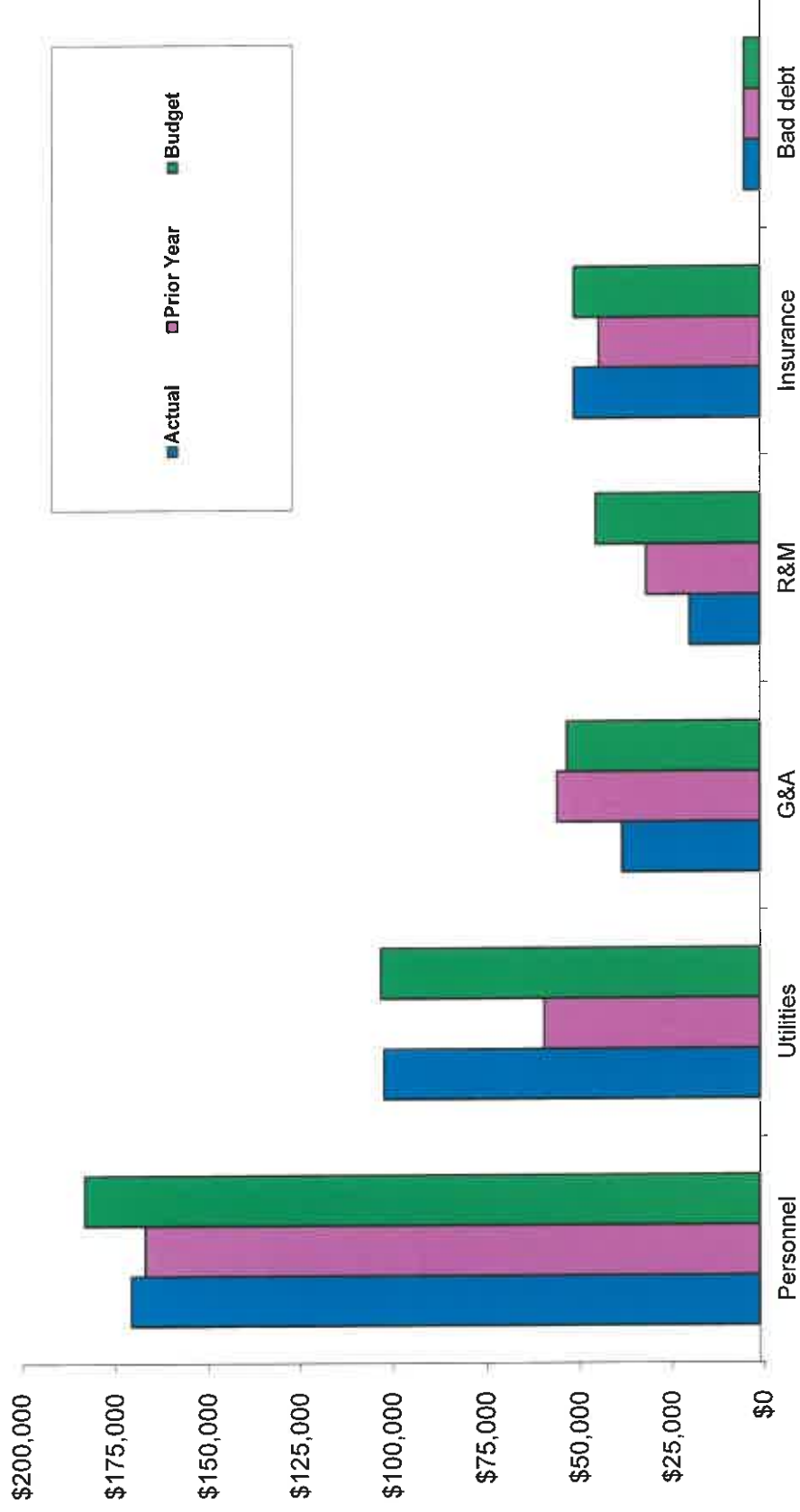
Moss Landing Harbor District
Warrant Listing
As of August 31, 2026

Type	Date	Num	Name	Amount
1001 - WCCB Operating Account				
Check	08/03/2026		MS	-16.56
Bill Pmt -Check	08/04/2026	22406	CalPERS	-245.42
Bill Pmt -Check	08/05/2026	22407	The Landscape Company	-1,080.00
Bill Pmt -Check	08/05/2026	22408	The Landscape Company	-1,545.00
Check	08/05/2026		NPC Merchant Pymt Proc	-5,165.09
Bill Pmt -Check	08/11/2026	22409	Allied Administrators for Delta Dental	-253.42
Bill Pmt -Check	08/11/2026	22410	Anton Espino	-454.50
Bill Pmt -Check	08/11/2026	22411	AT&T	-173.78
Bill Pmt -Check	08/11/2026	22412	Big Creek Lumber	-458.05
Bill Pmt -Check	08/11/2026	22413	Brandon Amburgey	-304.00
Bill Pmt -Check	08/11/2026	22414	CalPERS	-9,934.22
Bill Pmt -Check	08/11/2026	22415	Carmel Marina Corporation	-1,482.58
Bill Pmt -Check	08/11/2026	22416	Castroville "ACE" Hardware	-291.19
Bill Pmt -Check	08/11/2026	22417	Central Coast Systems, Inc.	-946.00
Bill Pmt -Check	08/11/2026	22418	Cintas	-1,020.76
Bill Pmt -Check	08/11/2026	22419	David Hall	-550.00
Bill Pmt -Check	08/11/2026	22420	David Kubo	-390.50
Bill Pmt -Check	08/11/2026	22421	Diep Vo	-504.50
Bill Pmt -Check	08/11/2026	22422	Don Chapin	-50,385.28
Bill Pmt -Check	08/11/2026	22423	Employ America	-1,307.20
Bill Pmt -Check	08/11/2026	22424	Fidelity Investments	-621.96
Bill Pmt -Check	08/11/2026	22425	IBS of San Jose	-1,394.97
Bill Pmt -Check	08/11/2026	22426	Jose Torres	-25.00
Bill Pmt -Check	08/11/2026	22427	Mechanics Bank	-326.52
Bill Pmt -Check	08/11/2026	22428	Mike Syracuse	-500.00
Bill Pmt -Check	08/11/2026	22429	Monterey One Water	-7,217.81
Bill Pmt -Check	08/11/2026	22430	Monterey Sanitary Supply	-419.42
Bill Pmt -Check	08/11/2026	22431	Nathan Nazaroff	-358.00
Bill Pmt -Check	08/11/2026	22432	PG&E	-32,000.00
Bill Pmt -Check	08/11/2026	22433	Precision Alarms & Automation	-160.00
Bill Pmt -Check	08/11/2026	22434	Primo Brands	-418.58
Bill Pmt -Check	08/11/2026	22435	Razzolink, Inc.	-136.85
Bill Pmt -Check	08/11/2026	22436	ROI Safety Services, LLC	-4,500.00
Bill Pmt -Check	08/11/2026	22437	Royal Wholesale Electric	-459.38
Bill Pmt -Check	08/11/2026	22438	The Landscape Company	-360.00
Bill Pmt -Check	08/11/2026	22439	Tommy Razzeca	-350.00
Bill Pmt -Check	08/11/2026	22440	U.S. Bank	-2,681.91
Bill Pmt -Check	08/11/2026	22441	U.S. Bank - Office Equipment Finance Svc	-308.45
Bill Pmt -Check	08/11/2026	22442	United Site Services of Calif., Inc.	-699.36
Bill Pmt -Check	08/11/2026	22443	Valero Marketing and Supply Company	-750.00
Bill Pmt -Check	08/11/2026	22444	VALIC	-3,014.25
Bill Pmt -Check	08/11/2026	22445	Vision Sevice Plan	-99.62

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

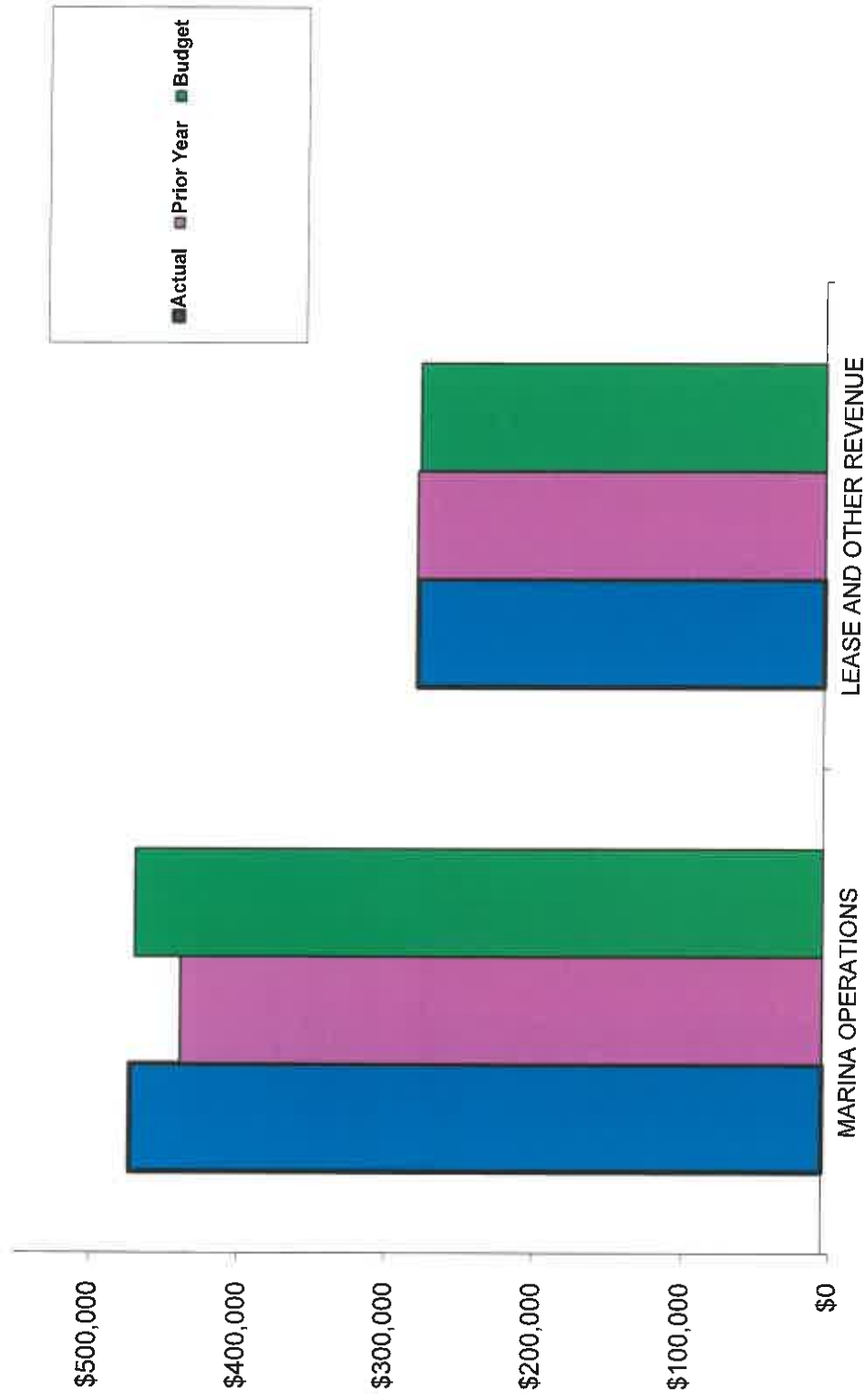
Type	Date	Num	Name	Amount
Bill Pmt -Check	08/11/2026	22446	Zade Stone-Hinds	-25.00
Bill Pmt -Check	08/11/2026	22447	Carmel Marina Corporation	-255.52
Bill Pmt -Check	08/11/2026	22448	Mechanics Bank	-323.99
Bill Pmt -Check	08/11/2026	22449	Carmel Marina Corporation	-2,005.02
Bill Pmt -Check	08/11/2026	22450	Mechanics Bank	-303.74
Bill Pmt -Check	08/11/2026	22451	Pajaro/Sunny Mesa C.S.D.	-4,774.17
Bill Pmt -Check	08/11/2026	22452	Carmel Marina Corporation	-7,458.40
Check	08/13/2026		Payroll Partners	-158.74
Check	08/14/2026	50100	Jack Pearson	-1,535.71
Check	08/14/2026	50101	Neal Norris	-1,115.81
Check	08/17/2026		MS	-823.00
Bill Pmt -Check	08/27/2026	22453	AT&T	-2,122.01
Bill Pmt -Check	08/27/2026	22454	Henderson Marine Supply	-795.41
Bill Pmt -Check	08/27/2026	22455	Home Depot	-695.32
Bill Pmt -Check	08/27/2026	22456	Jarvis Fay, LLP	-3,280.00
Bill Pmt -Check	08/27/2026	22457	Pajaro Valley Lock Shop	-1,163.43
Bill Pmt -Check	08/27/2026	22458	Purchase Power	-380.46
Bill Pmt -Check	08/27/2026	22459	Tri County Fire Protection	-607.17
Bill Pmt -Check	08/27/2026	22460	Verizon Wireless	-152.86
Bill Pmt -Check	08/27/2026	22461	WASH	-241.15
Bill Pmt -Check	08/27/2026	22462	Wendy L. Cumming, CPA	-4,042.50
Bill Pmt -Check	08/27/2026	22463	Chris Counts	-353.00
Bill Pmt -Check	08/27/2026	22464	Chris Ferraira	-25.00
Bill Pmt -Check	08/27/2026	22465	David Ball	-525.00
Bill Pmt -Check	08/27/2026	22466	AT&T	-674.18
Bill Pmt -Check	08/27/2026	22467	AT&T	-914.07
Check	08/27/2026		Payroll Partners	-158.74
Check	08/28/2026	50102	Jack Pearson	-1,501.31
Check	08/28/2026	50103	Neal Norris	-1,086.29
Total 1001 - WCCB Operating Account				-170,807.13
TOTAL				-170,807.13

Operating Expenses
Year to Date Actuals vs. Budget and Prior Year
For the Two Month Period Ended August 31, 2026

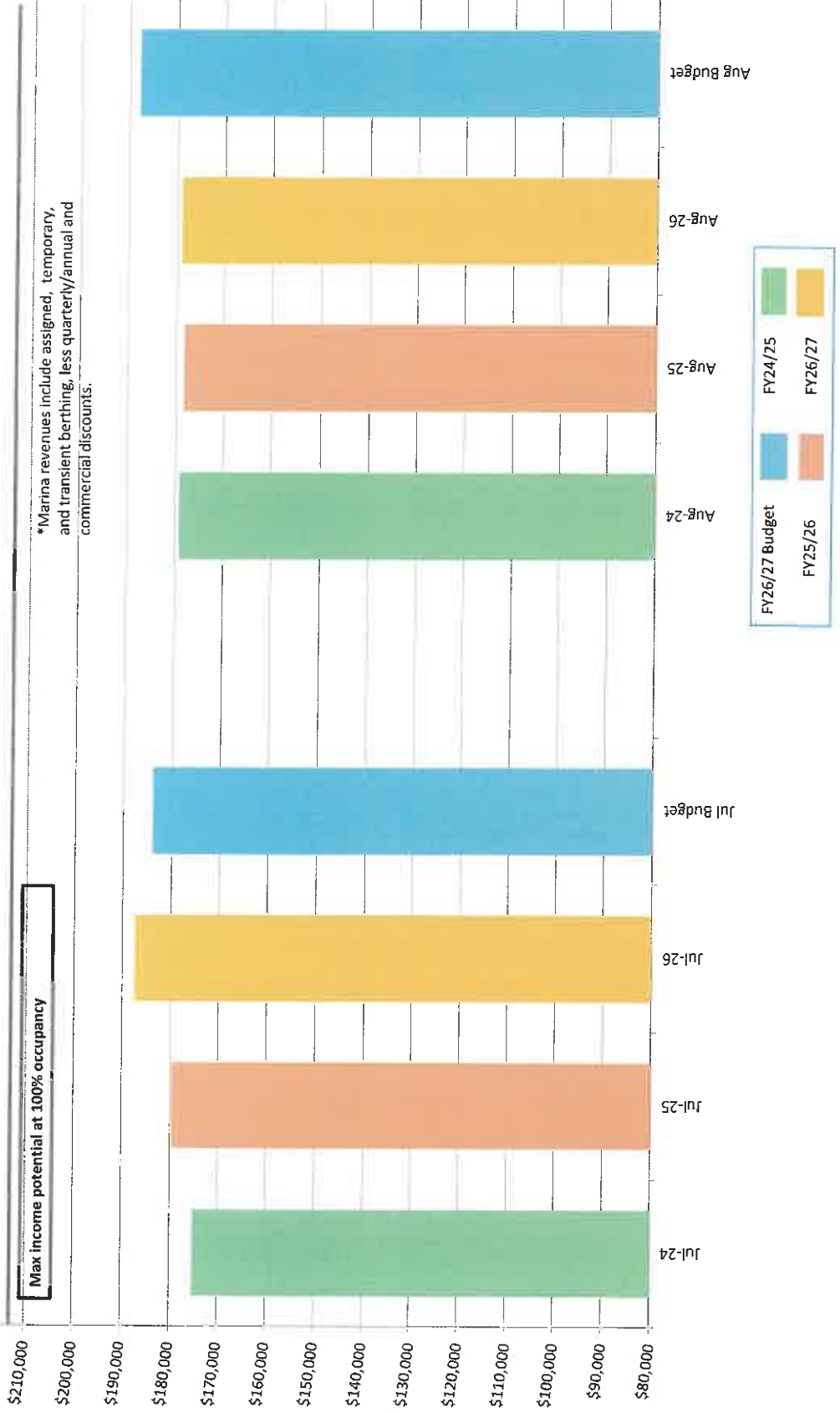


****Expenses Exclude Dredging, Depreciation and Interest Expenses****

Marina, Lease and Other Revenue
Year to Date Actual vs. Budget and Prior Year
For the Two Month Period August 31, 2026



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





BOARD OF HARBOR COMMISSIONERS

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**GENERAL MANAGER
HARBOR MASTER**

Tommy Razzeca

STAFF REPORT

**ITEM NUMBER 03 – PROJECT STATUS
BOARD MEETING SEPTEMBER 30, 2026**

- 1. North Harbor Building:** This project has been completed in its entirety, and the General Manager has had professional pictures and a virtual tour of the property completed which is available for view on the Districts website. Staff focus is now on the search for a tenant/s to lease the building.

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

- 3. Harbor Infrastructure Improvement Project:** This project is currently on hold due to budget constraints associated with the high cost of maintenance dredging in the Harbor. Staff anticipates that we will be completing aspects of the improvement project (shoreline repairs and pile driving) in the coming year/s once funding becomes available.

- 5. Harbor Maintenance Dredging and FEMA Project:** The Maintenance Dredging project has been completed in its entirety. The General Manager and our project consultant have submitted our FEMA reimbursement application related to costs associated with the increased sediments deposited in the Harbor directly resulting from the Tonga Tsunami event that took place in January 2022. As the FEMA process continues, staff will provide monthly updates at each Meeting of the Board regarding the District FEMA claim status until the process is complete.

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947



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STAFF REPORT

ITEM NUMBER 04 – SUMMARY OF PERMITS ISSUED BOARD MEETING OF SEPTEMBER 30, 2026

Permittee	Issue Date	Status	Permit Type	Exp. Date
Elkhorn Slough Research Foundation	01/01/2026	Current	Facilities Use	01/01/2027
Blue Knuckles Sport Fishing	2/10/2026	Current	Facilities Use	2/10/2027
Enocean Tours	2/10/2026	Current	Facilities Use	2/20/2027
Blue Ocean Whale Watch	2/18/2026	Current	Facilities Use	2/18/2027
SRI International	2/18/2026	Current	Facilities Use	2/18/2027
Whisper Charters	2/28/2026	Current	Facilities Use	2/10/2027
Fast Raft	3/28/2026	Current	Facilities Use	3/28/2027
Monterey Eco Tours	4/16/2026	Current	Facilities Use	4/16/2027
Oceanic Expeditions	4/21/2026	Current	Facilities Use	4/21/2027
Venture Quest Kayaking	6/12/2026	Current	Facilities Use	6/12/2027
Reel Nasty Sport Fishing	6/12/2026	Current	Facilities Use	6/12/2027
Last Meal Sport Fishing	6/12/2026	Current	Facilities Use	6/12/2027
Kayak Connection	6/30/2026	Current	Facilities Use	6/30/2027
Sanctuary Cruises	6/30/2026	Current	Facilities Use	6/30/2027
Sea Goddess Whale Watching Tours	6/30/2026	Current	Facilities Use	6/30/2027
MBARI Test Moorings	6/30/2026	Current	Facilities Use	6/30/2027
Elkhorn Slough Safari Tours	10/19/2025	Current	Facilities Use	10/19/2026
Blue Water Ventures	10/31/2025	Current	Facilities Use	10/31/2026
Wild Fish – Vicki Crow	11/30/2025	Current	Peddlers	11/30/2026



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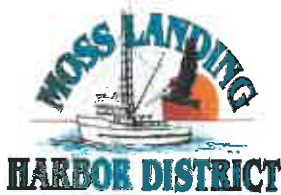
**ITEM NUMBER 05 – MEETING ANNOUNCEMENTS
BOARD MEETING SEPTEMBER 30, 2026**

Moss Landing Chamber of Commerce Meetings – Meetings scheduled to take place on the 2nd Thursday of each month in Moss Landing Harbor District Board Room, 4 p.m.

Monterey Bay Sanctuary Advisory Council Meetings – 2026 - <https://montereybay.noaa.gov>

January 8, 2027 hybrid meeting - Monterey Bay Aquarium Research Institute

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947



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**GENERAL MANAGER
HARBOR MASTER**

Tommy Razzeca

STAFF REPORT

ITEM NUMBER 06 - LIVEABOARD REPORT BOARD MEETING SEPTEMBER 30, 2026

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

<u>Name</u>	<u>Vessel</u>
1. Hartman, Guenter	Taku, CF 7913 KL
2. Jones, L	Intrepid CF 0292 VE
3. Matsunaga, F	Mon Rochelle CF 8424 FB
4. Burns, P.	Tralfamadore, CF 9430 GL
5. Byrnes, K.	Grand Slam, CF 4540 FE
6. Doyle, M	Billikon, CF 3946 TM
7. Danh, S	Isle Of View ON 997142
8. Michael, McVay	Gaviota, CF 4863 FP
9. Hughes, S	Sojourn, on 1067078
10. Canpbell, P	Teachers Pet CF 4703 JH
11. Chambers, B.	Pyxis, ON 984193
12. Flatguard, J	Black Jack, CF 2133 JA
13. Dupont, R	One Love ON 920174
14. Degnan, P.	No Name, CF 8344 GT
15. Gressley, A	La Muchacha CF 7833 SC
16. Elwell, G.	Pearl, ON 557575
17. Faneuf, C.	Ghost Ryder ON 1048498
18. Buford, C	No Name, CF 9215 EF
19. Potter, D.	Danu CF 4085 GC
20. Listle, A	Tekin ON 616325
21. Glovin, D	Aint to Shabby CF 7434 SL
22. Laoretti, P/ Laoretti, M	Shaka, ON 699611
23. Johnston, Bill	Heart Of Gold, CF 7590 EP
24. Groom D	Phoenix, CF 5084 GJ

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947

25. Jones, H.
26. Redding, B.
27. Kennedy C.
28. Ayres, Lloyd
29. Nealand, I
30. Sconce, P
31. Lynch, C
32. Burnett, Gary
33. Maris, T.
34. Robinson, D/ Robinson, L
35. Kristen, Shayna
36. Niswonger, R/Athena Taylor
37. Cain, C
38. Otis, T.
39. Tabiayo, R
40. Schlegelmilch, William
41. Bartley, H
42. Raaphorst, D.
43. Reins, D.
44. Rotger, M.
45. Dyer, B
46. Piro, Daniel
47. Barry, C
48. Conrad, J./Conrad, S
49. Thomas, S/Puri, N
50. Salisbury, J.
51. Thomas, B.
52. Tufts, M.
53. Mc Dermont, J
54. Wolinski, Peter
55. Hudkins, Leah / Steven Hudkins
56. Samuelson, T.
57. Vinsky, J
58. Riberal, Y/ Eric Duekerson
59. Schwontes, N/ Mosolov, A
60. Chaperon, C/ J Wood
61. Pastic, M

Laetare, CF 5495 YB
 Knot to Worry CF 6383 GV
 Aztlan, ON 281903
 Gaviota, CF 4656 GG
 Landnsea CF327 VE
 Sea Gypsy OR 844 GP
 Tolly Craft CF 9521 HT
 Zinful CF5419 JG
 Nimble, CF 3730 KB
 Damn Baby CF 9442 EX
 Y Knot CF 1922 UZ
 Illusion, CF 0836 TA
 Sails Call, CF 7291 TG
 Blue Moon, CF 1886 GT
 Rachel T, ON 291509
 Bull Dog ON 1219673
 Skylarke, CF 8589 TB
 Spirit, ON 664971
 Second Paradise, ON 912484
 Raven, ON 241650
 Star of Light ON 1056334
 Gulf Star CF 6082 GL
 Jersey Devil CF 7645 SC
 Finnaly Us ON 931706
 Pelagic Pelican CF 5417 HC
 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
 Sea Ray CF 1937 GS

Total Number Vessels: 61
 Total Number Persons: 70
 Pending Applications -0-



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GENERAL MANAGER/HARBOR MASTER
Tommy Razzeca

STAFF REPORT

ITEM NUMBER 7 - SLIP INCOME REPORT BOARD MEETING OF SEPTEMBER 30, 2026

Slip Rates 2026/2027 per linear foot:

Assigned: \$10.20/ft./month
Temporary: \$15.62/ft./month
Transient: \$1.30/ft./day

INCOME

August 2026

\$175,075

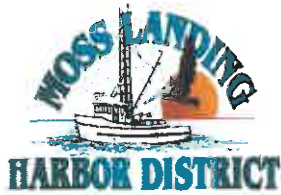
August 2025

\$179,473

August 2026 Budget

\$187,834

For the month, slip income is in below budget by \$9k. The primary difference for the below budget is lower than budgeted assigned and temporary berthing revenues offset by higher transient berthing revenues. Slip income is in line with the prior year.



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ITEM NUMBER 08 – INCIDENT REPORT BOARD MEETING SEPTEMBER 30, 2026

July 25, 2026 A tenant was walking near B-dock when he was struck by a vehicle driven by another tenant. Paramedics and law enforcement arrived on scene and the tenant struck was taken by ambulance to the hospital. The tenant who struck the individual was interviewed by deputies and released.

August 26, 2026 Staff witnessed North County Fire and AMS near A-dock and went down to investigate. When staff arrived someone had been placed in the ambulance. Staff saw a tenant standing near and asked what had happened. The tenant told staff that another tenant had called 911 due to feeling ill.

September 14, 2026 A tenant came into the office and reported that something was taken from his finger while he was out fishing. Staff informed him that they would check the surveillance cameras to see if anything was captured. Staff reviewed the camera footage but was unable to see the incident take place. The object reported stolen was later found by a staff member in one of the District dumpster enclosures and it returned to the tenant.

September 16, 2026 A tenant came in and reported that fuel had been stolen out of his vehicle on two separate occasions in the past week. Staff reviewed security camera footage and though the vehicle in question was visible on the footage, staff did not see a theft take place.

September 19, 2026 North County Fire stopped by office and said that a tenant had called from B-dock saying he was feeling ill, so staff opened the gate for them. The tenant later came up with the fire department where his vitals were checked. The tenant refused to go to the hospital and returned to his vessel and the scene was cleared.

September 18, 2026 A fire at the neighboring battery storage facility took place. Monterey County sent out a “shelter in place” order for the Moss Landing area. Staff made notifications via our PA system to notify the general public in the Harbor area in addition to phone calls made to notify all Live Aboard tenants. Ultimately the shelter in place order was lifted by Monterey County later in the afternoon. The fire is believed to have reignited during the ongoing cleanup efforts currently underway on the neighboring property.

No further incidents as of September 23, 2026.