



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

April 23, 2025 – 7:00 P.M.

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

Join Zoom Meeting

<https://us06web.zoom.us/j/88000323377?pwd=nhlspggh37MICjCnj8VAdb9ZbodNymo.1>

Meeting ID: 880 0032 3377

Passcode: 057029

One tap mobile

+16699006833,,88000323377#,,,,*057029# US (San Jose)

+16694449171,,88000323377#,,,,*057029# US

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 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.

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. SPECIAL PRESENTATION

Melissa Mahoney of the Montrey Bay Fisheries Trust, and Kristin Coates of Regenerative California, will address the Board to provide 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.

F. CONSENT CALENDAR

1. Approval of March 26, 2025 Meeting Minutes

G. FINANCIAL REPORT

2. Financial report month ending March 31, 2025

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
4. Summary of Permits Issued
5. Meeting Announcements
6. Assigned Liveboard Report
7. Slip Income Report
8. Incident Report

I. 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.

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
- b. Public comment
- c. Board discussion
- d. Board Action

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

- a. Staff report
- b. Public comment
- c. Board discussion
- d. Board Action

21. ITEM – ADOPTING PREMINILARY BUDGET FY 25/26

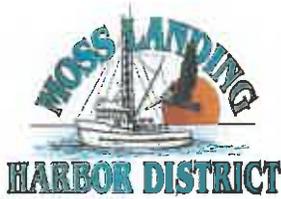
- a. Staff report
- b. Public comment
- c. Board discussion
- d. Board Action

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 May 28, 2025 at the Moss Landing Harbor District, 7881 Sandholdt Road, Moss Landing, CA. Individuals requiring special accommodations should contact Administrative Assistant, Shay Shaw at Shaw@mosslandingharbor.dst.ca.us or at 831.633.2461 no less than 72 hours prior to the meeting or if a Special Meeting, as soon as possible after the Agenda is posted. Copies of the agenda will be available 72 hours prior to Regular Meetings and 24 hours prior to Special Meetings and/or by contacting the District at 831.633.5417 or Razzeca@mosslandingharbor.dst.ca.us or on the District's website at www.mosslandingharbor.dst.ca.us. All meetings are noticed and conducted in accordance with the Ralph M. Brown Act



BOARD OF COMMISSIONERS
Russell Jeffries
Vincent Ferrante
James Goulart
Liz Soto
Albert Lomeli

7881 SANDHOLDT ROAD
MOSS LANDING, CA 95039

TELEPHONE – 831.633.2461
FACSIMILE – 831.633.1201

GENERAL MANAGER/HARBOR MASTER
Tom Razzeca

SPECIAL PRESENTATION

Melissa Mahoney of the Monterey Bay Fisheries Trust, and Kristin Coates of Regenerative California, will address the Board to provide 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.

THE FUTURE OF BLUE

Developing a Shared Vision for Monterey Bay's Blue Economy



PROJECT SUMMARY

Overview

The [Monterey Bay Fisheries Trust](#), [Regenerative California](#), and other select regional partners are launching a groundbreaking initiative called The Future of Blue. This community-based effort aims to unlock the immense potential of Monterey Bay's marine ecosystem and human communities, creating a thriving, resilient, and innovative regional blue economy by 2030. As stewards of this remarkable ecosystem, we recognize that the future of Monterey Bay depends on revitalizing our working waterfronts while preserving the region's rich social, cultural, and ecological heritage.

Through community-led improvements to port infrastructure, workforce development, seafood supply chains, and distribution systems, The Future of Blue will serve as a model for sustainable and profitable coastal development across California and beyond.

Why Monterey Bay?

Monterey Bay is one of the most productive ocean ecosystems on the planet, home to vibrant marine life and a rich fishing tradition that stretches back generations. As one of the oldest and most active fishing regions in the United States, the Bay holds immense promise for sustainable growth and innovation. Yet, its potential remains underutilized, and coastal communities face significant challenges, from aging infrastructure to the impacts of climate change.

The Future of Blue seeks to harness this untapped potential, building a blue economy that not only supports local food systems and ocean health but also fosters innovation, smart technology, economic diversity, social justice, and community resilience.

The history of fishing for commercial food production in Monterey Bay dates back to the early 1800s. The story of Cannery Row in the mid-1900s put Monterey on the map

California's blue economy generated \$51 billion in 2021 (24% increase since 2011) and employed over 511,300 people, according to the Center for the Blue Economy (NOEP). Local seafood production contributes significantly to our economy (Leeworthy et al. 2014), is an important part of our cultural heritage, and attracts tourism¹.

¹Respondents showed great concern for the fishery and the local fishing fleet, and knowing that the seafood is caught in a sustainable way, by local fishermen. They also show great concern for being able to get fresh seafood, and moderate concern about cost ([Responsive Management 2008](#))

as the center of seafood production on the West Coast ([Palumbi and Sotka 2011](#)). Fisheries for sardine, anchovy, salmon, and groundfish (e.g., rockfish and soles) were the key economic drivers of the region for over 50 years. Over decades, due to changes in state and federal laws, the total allowable catches for many species were drastically reduced. The lack of activity compromised jobs and livelihoods, businesses and related infrastructure, and the overall economic prosperity of the region. Today, regulatory challenges, climate disruption, and lack of unified governance bring new and growing threats to Monterey Bay.

Monterey Bay fisheries help to address food insecurity and malnutrition through MBFT's Community Seafood Program (CSP). Erica Padilla-Chavez, CEO of Second Harvest Food Bank, who receives locally sourced seafood through the program, says "This initiative is not just about providing food; it's a commitment to nurturing our community, cultivating equity, and sowing the seeds of positive change. By working hand-in-hand with local farmers and fisheries, we're filling stomachs and fostering a resilient and sustainable future for all. Together, we're distributing food and cultivating change." This work is essential as, according to the Monterey County Health Needs Collaborative, the county has the highest rates of food insecurity of all 58 counties in California. One in three children and one in four adults are affected by food scarcity and 34% of county residents cannot afford food consistently (Community Health Needs Assessment 2022).



In the Monterey Bay region, the fishing community is unable to contribute its full potential to the regional economy and the resilience of our local food system. Similar to other regions in California and across the U.S., fishermen and women in our region are largely unable to profit from current activities due to high costs of fishing, competition with cheaper imported seafood, lack of market distinction and demand for local species ([MBA 2020](#)), and outdated infrastructure and services ([Anderson 2024](#)). Infrastructure is a particular challenge, as fishermen in our region can't reliably access gear and cold storage, ice machines, and processing facilities to support viable fishing activities ([Monterey Fishing Community Sustainability Plan 2013](#)). Existing infrastructure is also increasingly at risk from deferred maintenance and climate change ([Hanak and Moreno 2011](#)).

It is critical for all communities across the Bay to participate in a collaborative planning effort to implement change. We want to ensure that our local fisheries continue to thrive and contribute to a vibrant, nutritious local food system and diverse economy. Our project seeks to fill a critical gap in facilitating communication and collaboration amongst stakeholders, to co-create a cohesive vision for how the Monterey Bay blue economy can thrive in the face of the many challenges.

How We'll Achieve This Vision

The Future of Blue initiative is built on four key strategies:

1. Socioeconomic Data Gathering and Analysis

By collecting robust data on the region's economy, fisheries, and coastal communities, we'll establish a clear understanding of current challenges and opportunities. This information will guide evidence-based decision-making and planning.

2. Collaborative Visioning and Implementation

Leaders and creative thinkers from across sectors—including commercial seafood, tribes, research institutions, and technology innovators—will come together to co-create a shared vision for Monterey Bay's future. Through a collaborative process, we'll develop an actionable plan to achieve this vision.

3. Education and Storytelling Campaign

To engage the community and inspire broader adoption of our approach, we'll share the challenges, successes, and lessons learned through a dynamic storytelling campaign. This will amplify the voices of those working on the frontlines of Monterey Bay's transformation.

4. Building a Regenerative Blue Economy

Strengthen our economy and local food security by enhancing seafood supply chains, preserve ocean health through sustainable practices and climate adaptation, foster innovation by attracting investments and advancing technology, and unite communities (businesses, organizations, and agencies) to achieve shared goals.

Who We Are

The [Monterey Bay Fisheries Trust](#) (MBFT) is a nonprofit organization dedicated to sustainable fisheries, resilient communities, and a healthy ocean. A trusted ally to the fishing community, MBFT promotes the benefits of locally produced seafood, supports vulnerable populations through [seafood donations](#), and strengthens the local fishing economy. By providing tools, resources, and technical assistance, MBFT supports fishermen, harbors, and seafood businesses essential to Monterey Bay's maritime heritage and economic health. Over the past decade, MBFT has collaborated with fishermen, harbor managers, scientists, policymakers, and nonprofits to advance sustainable fisheries and coastal resilience.

[Regenerative California](#) is a project of Multiplier, a 501(c)3 nonprofit organization dedicated to supercharging regional economies through on-the-ground collaboration across sectors and industries to design and implement pilot projects positioned to drive system-level change. We bring people together to enable a new era of regenerative business development and enduring health, resilience, and prosperity. Regenerative California's [Monterey County pilot](#) is well underway, demonstrating a process and approach that can be replicated across regions, and ultimately statewide.

Together we will create new opportunities to grow and diversify the economy of Monterey Bay and strengthen the social cohesion and adaptive capacity of our fishing community to anticipate and respond to change. Join us!

Contacts:

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

March 26, 2025

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

Join Zoom Meeting

<https://us06web.zoom.us/j/89313128587?pwd=MKnFbmT2PucJX4IV5BzngOznNFAuSL>

1

Meeting ID: 893 1312 8587

Passcode: 301526

One tap mobile

+16699006833,,89313128587#,,,,*301526# US (San Jose)

+16694449171,,89313128587#,,,,*301526# US

A. CLOSED SESSION

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

1. Confer with real property negotiators pursuant to Government Code §54956.8 regarding Moss Landing Commercial Park- licenses and easements. Negotiating parties: General Manager and District Counsel.
2. Confer with real property negotiators regarding pending land use matters in reference to APN 133251009000 pursuant to Government Code Section 54956.8.

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

Absent:

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

None.

E. SPECIAL PRESENTATION

Melissa Mahoney of the Montrey Bay Fisheries Trust, and Kristin Coates of Regenerative California presentation was postponed until another date.

F. CONSENT CALENDAR

1. Approval of February 26, 2025 Meeting Minutes. A motion was made by Commissioner Goulart, seconded Commissioner Ferrante to approve the February 2025 regular meeting minutes. The motion passed 3 to 2. Commissioner Soto and Commissioner Lomeli were absent.

G. FINANCIAL REPORT

2. Financial report month ending February 28, 2025. GM Razzeca gave the report. A motion was made by Commissioner Ferrante, seconded by Commissioner Goulart to accept the February 2025 financial report. The motion passed 3 to 2 Commissioner Soto and Commissioner Lomeli were absent.

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– 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
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16. Personnel Committee – Jeffries/Goulart – Written report, no questions
17. Ad Hoc Budget Committee – Goulart/Soto – Written report, no questions
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.

J. NEW BUSINESS

NO BUSINESS

K. COMMISSIONERS COMMENTS AND CONCERNS

Commissioner Ferrante attended a meeting about the Vistra Fire at Salinas Valley Community Church in Salinas. While present he listened to the reports and testimonies of the affected as

they voiced their concerns. He wanted them to know that the Harbor District is concerned as well because we too had personnel that were affected by the fire. He mentioned that the Harbor District will be drafting a letter to the to address our concerns for the future. Marilyn Vierra said that the County website has online resources that the public can access to see updates as to the progress of the cleanup of the Vistra plant and currently they do not have a demolition permit. President Jeffries asked where they are hauling the batteries. Marilyn replied that she did not know at this time but did mention that Vistra owns their own recycling for their batteries in Texas and Arizona and no dumping is happening in CA.

L. ADJOURNMENT

The meeting adjourned at 7:16pm

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 March 31, 2025

ASSETS	Mar 31, 25	Mar 31, 24	\$ Change	% Change
Current Assets				
Checking/Savings				
1002 · Petty Cash	500	500		
1022 · SCCB Trust Account	4,044,454	3,480,366	564,088	16%
1001 · SCCB Operating Account	2,803,743	5,465,604	-2,661,861	-49%
1015 · SCCB MM Bank	1,916,215	1,906,607	9,608	1%
1020 · Umpqua - Restricted	1,017,417	1,017,314	103	
1032 · SCCB Bank (CalMarine)	52,023		52,023	100%
Total Checking/Savings	9,834,352	11,870,391	-2,036,039	-17%
Accounts Receivable				
1250 · Lease Receivable	3,394,372	3,933,526	-539,154	-14%
1120 · Leases				
1282 · NNN Receivable	114,607	104,793	9,814	9%
1291 · Monterey Bay Kayak % Rent	21,873	11,873	10,000	84%
1120 · Leases - Other		6,124	-6,124	-100%
Total 1120 · Leases	136,480	122,790	13,690	11%
1200 · Marina Receivables	175,049	178,121	-3,072	-2%
1201 · Marina - Allow for Bad Debt	-54,000	-50,000	-4,000	-8%
Total Accounts Receivable	3,651,901	4,184,437	-532,536	-13%
Other Current Assets				
1271 · Prepaid Expenses				
1270 · Insurance	108,392	85,794	22,598	26%
Total 1271 · Prepaid Expenses	108,392	85,794	22,598	26%
Total Other Current Assets	108,392	85,794	22,598	26%
Total Current Assets	13,594,645	16,140,622	-2,545,977	-16%
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	9,880,746	153,935	2%
Total 1700 · Improvements	26,738,446	26,579,580	158,866	1%

Moss Landing Harbor District
Balance Sheet
As of March 31, 2025

	<u>Mar 31, 25</u>	<u>Mar 31, 24</u>	<u>\$ Change</u>	<u>% Change</u>
1800 · Less - Depreciation				
1805 · Equipment	-520,483	-498,419	-22,064	-4%
1810 · NH Buildings & Improvements	-5,043,820	-4,808,289	-235,531	-5%
1820 · NH Floating Docks	-524,674	-524,674		
1825 · NH Offsite Improvements	-577,154	-558,364	-18,790	-3%
1830 · SH Buildings & Improvements	-6,701,855	-6,570,576	-131,279	-2%
1840 · SH Floating Docks	-8,216,667	-7,833,048	-383,619	-5%
Total 1800 · Less - Depreciation	<u>-21,584,653</u>	<u>-20,793,370</u>	<u>-791,283</u>	<u>-4%</u>
1900 · Land	1,642,860	1,642,860		
Total Fixed Assets	<u>13,997,423</u>	<u>13,032,188</u>	<u>965,235</u>	<u>7%</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>27,599,657</u></u>	<u><u>29,180,399</u></u>	<u><u>-1,580,742</u></u>	<u><u>-5%</u></u>

Moss Landing Harbor District
Balance Sheet
As of March 31, 2025

	<u>Mar 31, 25</u>	<u>Mar 31, 24</u>	<u>\$ Change</u>	<u>% Change</u>
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
2010 · Accounts Payable	42,636	424,858	-382,222	-90%
Total Accounts Payable	<u>42,636</u>	<u>424,858</u>	<u>-382,222</u>	<u>-90%</u>
Other Current Liabilities				
2013 · Accrued Expenses	76,804		76,804	100%
2020 · Accrued Salaries Payable	12,233	12,233		
2021 · Accrued Vacation	35,419	32,165	3,254	10%
2023 · Accrued Payroll Taxes	474	474		
2030 · Customer Deposits	365,499	368,533	-3,034	-1%
2051 · Note Interest Payable				
2062 · Umpqua Accrued Interest	8,556	11,007	-2,451	-22%
Total 2051 · Note Interest Payable	<u>8,556</u>	<u>11,007</u>	<u>-2,451</u>	<u>-22%</u>
2080 · Prepaid Berth Fees	178,311	198,137	-19,826	-10%
2011 · Lusamerica Reimb. Acct.	15,000	15,000		
2087 · Lease Deposits	56,343	19,625	36,718	187%
Total Other Current Liabilities	<u>748,639</u>	<u>657,174</u>	<u>91,465</u>	<u>14%</u>
Total Current Liabilities	<u>791,275</u>	<u>1,082,032</u>	<u>-290,757</u>	<u>-27%</u>
Long Term Liabilities				
2200 · Deferred RTU Lease Revenue	3,365,604	3,885,623	-520,019	-13%
2605 · Umpqua Loan	1,365,359	1,614,535	-249,176	-15%
Total Long Term Liabilities	<u>4,730,963</u>	<u>5,500,158</u>	<u>-769,195</u>	<u>-14%</u>
Total Liabilities	<u>5,522,238</u>	<u>6,582,190</u>	<u>-1,059,952</u>	<u>-16%</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	-1,759,039	-57,395	-1,701,644	-2,965%
Total Equity	<u>22,077,419</u>	<u>22,598,209</u>	<u>-520,790</u>	<u>-2%</u>
TOTAL LIABILITIES & EQUITY	<u><u>27,599,657</u></u>	<u><u>29,180,399</u></u>	<u><u>-1,580,742</u></u>	<u><u>-5%</u></u>

8:04 PM
04/15/25

Moss Landing Harbor District
Statement of Cash Flows
July 2024 through March 2025

Jul '24 - Mar 25

OPERATING ACTIVITIES

Net Income -1,759,039

Adjustments to reconcile Net Income

to net cash provided by operations:

1120 · Leases:1291 · Monterey Bay Kayak % Rent -1,028
1120 · Leases:1230 · Sea Harvest 10,049
1200 · Marina Receivables -17,042
1201 · Marina - Allow for Bad Debt 24,000
1250 · Lease Receivable 486,701
1120 · Leases:1282 · NNN Receivable -576
1271 · Prepaid Expenses 113,953
1271 · Prepaid Expenses:1270 · Insurance -108,392
1210 · Grants Receivable 74,237
1221 · Taxes Receivable 24,947
1800 · Less - Depreciation:1805 · Equipment 14,400
1800 · Less - Depreciation:1810 · NH Buildings & Improvements 728,100
1800 · Less - Depreciation:1825 · NH Offsite Improvements 13,500
1800 · Less - Depreciation:1830 · SH Buildings & Improvements 81,000
1800 · Less - Depreciation:1840 · SH Floating Docks 288,000
2010 · Accounts Payable -463,801
2020 · Accrued Salaries Payable -22,455
2023 · Accrued Payroll Taxes -2,155
2030 · Customer Deposits -2,578
2080 · Prepaid Berth Fees -8,661
2087 · Lease Deposits 36,718
2051 · Note Interest Payable:2062 · Umpqua Accrued Interest -10,616

Net cash provided by Operating Activities

-500,738

FINANCING ACTIVITIES

2200 · Deferred RTU Lease Revenue -431,200
2605 · Umpqua Loan -249,176

Net cash provided by Financing Activities

-680,376

Net cash increase for period

-1,181,114

Cash at beginning of period

11,015,465

Cash at end of period

9,834,351

8:09 PM
04/15/25

Moss Landing Harbor District A/P Aging Summary As of March 31, 2025

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
AFCO Direct		28,622.29				28,622.29
Allied Administrators for Delta Dental		-253.42				-253.42
Audrey Bennett					575.00	575.00
Auto Care Towing	5,628.00					5,628.00
California Landscape & Tree Pros, Inc.		15,000.00				15,000.00
CalPERS		-9,688.80				-9,688.80
Castroville "ACE" Hardware	416.15					416.15
Cintas	1,046.19					1,046.19
Despard Marine Services		250.00				250.00
Employ America		1,053.68				1,053.68
Fidelity Investments	364.42					364.42
Internal Revenue Service					188.42	188.42
John Uinsky	500.00					500.00
Mechanics Bank	1,375.20					1,375.20
Pajaro Valley Lock Shop	588.15					588.15
Pajaro/Sunny Mesa C.S.D.	3,308.43					3,308.43
PG&E		-32,000.00				-32,000.00
Razzolink, Inc.		-136.85				-136.85
Sea Engineering, Inc.				5,939.00		5,939.00
Streamline	28.00					28.00
TowBoatU.S. Santa Cruz	14,800.00					14,800.00
U.S. Bank	2,009.43					2,009.43
U.S. Bank - Office Equipment Finance Svc		-271.21				-271.21
Valero Marketing and Supply Company		-750.00				-750.00
VALIC	2,655.74					2,655.74
Vision Sevice Plan		-85.96				-85.96
West Marine Pro	1,473.88					1,473.88
TOTAL	<u><u>34,193.59</u></u>	<u><u>1,739.73</u></u>	<u><u> </u></u>	<u><u>5,939.00</u></u>	<u><u>763.42</u></u>	<u><u>42,635.74</u></u>

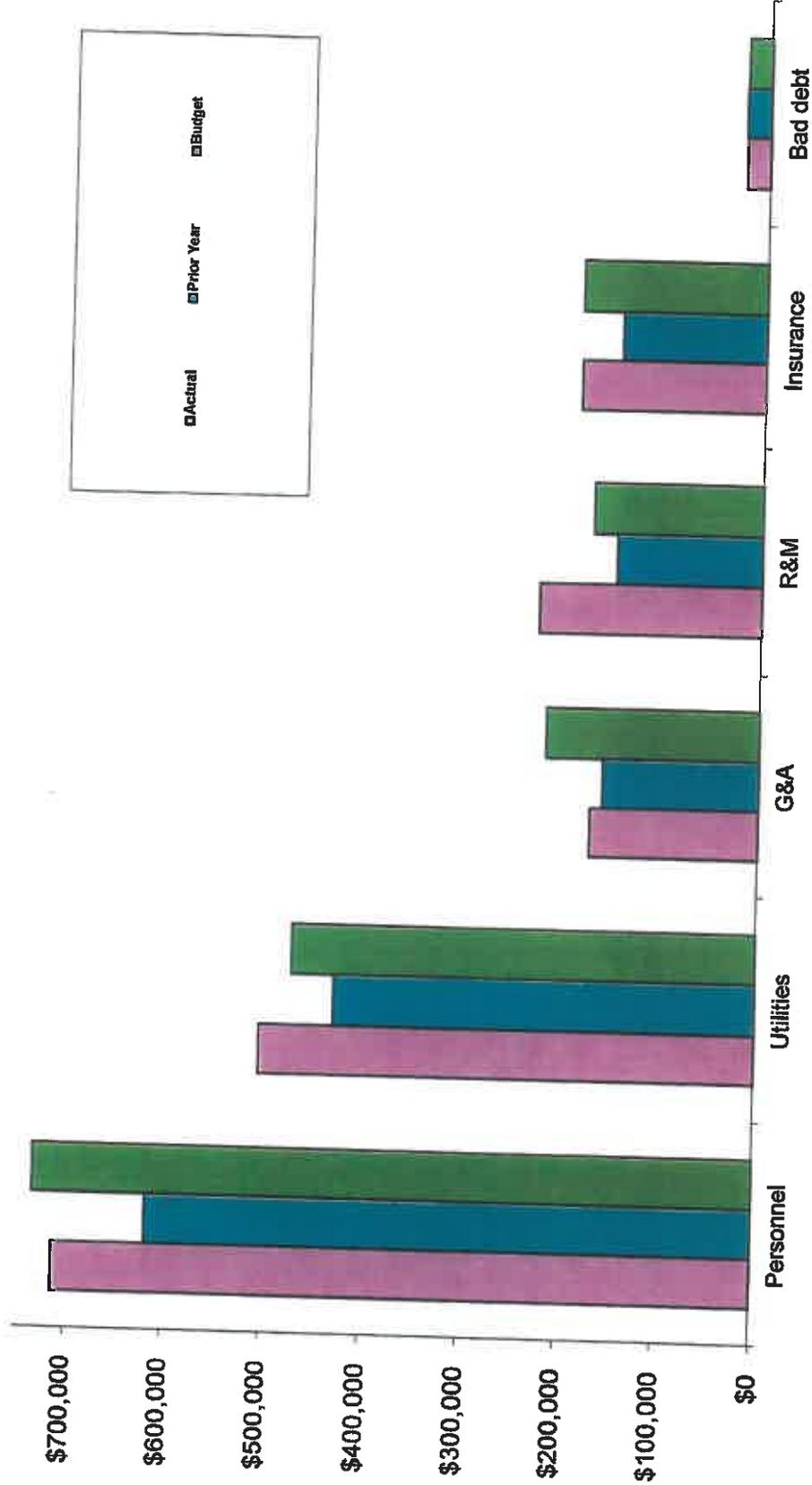
**Moss Landing Harbor District
Warrant Listing
As of March 31, 2025**

Type	Date	Num	Name	Amount
1001 - SCCB Operating Account				
Check	03/05/2025		NPC Merchant Pymt Proc	-2,238.48
Check	03/10/2025		MS	-948.00
Bill Pmt -Check	03/11/2025	21343	Allied Administrators for Delta Dental	-253.42
Bill Pmt -Check	03/11/2025	21344	Auto Care Towing	-16,779.00
Bill Pmt -Check	03/11/2025	21345	Bayside Oil, Inc.	-2,785.26
Bill Pmt -Check	03/11/2025	21346	Big Creek Lumber	-418.98
Bill Pmt -Check	03/11/2025	21347	CalPERS	-9,688.80
Bill Pmt -Check	03/11/2025	21348	Carmel Marina Corporation	-1,411.57
Bill Pmt -Check	03/11/2025	21349	Chris Wilson Plumbing & Heating Repair	-110.00
Bill Pmt -Check	03/11/2025	21350	Cintas	-757.76
Bill Pmt -Check	03/11/2025	21351	Cody Forsythe	-500.00
Bill Pmt -Check	03/11/2025	21352	Doctors on Duty	-145.00
Bill Pmt -Check	03/11/2025	21353	Employ America	-1,027.34
Bill Pmt -Check	03/11/2025	21354	Green Valley Supply	-201.87
Bill Pmt -Check	03/11/2025	21355	Haley & Aldrich, Inc.	-68,863.00
Bill Pmt -Check	03/11/2025	21356	Johnson Electronics, Inc.	-120.00
Bill Pmt -Check	03/11/2025	21357	Mechanics Bank	-307.20
Bill Pmt -Check	03/11/2025	21358	Monterey Bay Diving	-2,065.00
Bill Pmt -Check	03/11/2025	21359	Monterey Sanitary Supply	-1,534.39
Bill Pmt -Check	03/11/2025	21360	Mothers Natures Temple	-338.23
Bill Pmt -Check	03/11/2025	21361	MP Express	-136.10
Bill Pmt -Check	03/11/2025	21362	New Pig	-2,626.39
Bill Pmt -Check	03/11/2025	21363	Pajaro Valley Lock Shop	-100.76
Bill Pmt -Check	03/11/2025	21364	Pajaro/Sunny Mesa C.S.D.	-3,732.23
Bill Pmt -Check	03/11/2025	21365	PG&E	-32,000.00
Bill Pmt -Check	03/11/2025	21366	Razzolink, Inc.	-136.85
Bill Pmt -Check	03/11/2025	21367	Priomo Brands	-53.46
Bill Pmt -Check	03/11/2025	21368	Roto Rooter	-994.01
Bill Pmt -Check	03/11/2025	21369	Tommy Razzeca	-350.00
Bill Pmt -Check	03/11/2025	21370	U.S. Bank	-1,517.99
Bill Pmt -Check	03/11/2025	21371	U.S. Bank - Office Equipment Finance Svc	-271.21
Bill Pmt -Check	03/11/2025	21372	Valero Marketing and Supply Company	-750.00
Bill Pmt -Check	03/11/2025	21373	VALIC	-2,655.74
Bill Pmt -Check	03/11/2025	21374	Verizon Wireless	-113.00
Bill Pmt -Check	03/11/2025	21375	Vision Sevice Plan	-85.96
Bill Pmt -Check	03/11/2025	21376	Carmel Marina Corporation	-240.95
Bill Pmt -Check	03/11/2025	21377	Mechanics Bank	-660.00
Bill Pmt -Check	03/11/2025	21378	Wald, Ruhnke & Dost Architects, LP	-1,125.00
Bill Pmt -Check	03/11/2025	21379	Carmel Marina Corporation	-7,101.20
Bill Pmt -Check	03/11/2025	21380	Mechanics Bank	-290.40
Bill Pmt -Check	03/11/2025	21381	Carmel Marina Corporation	-1,908.99
Bill Pmt -Check	03/12/2025	21382	Fidelity Investments	-1,587.08

**Moss Landing Harbor District
Warrant Listing
As of March 31, 2025**

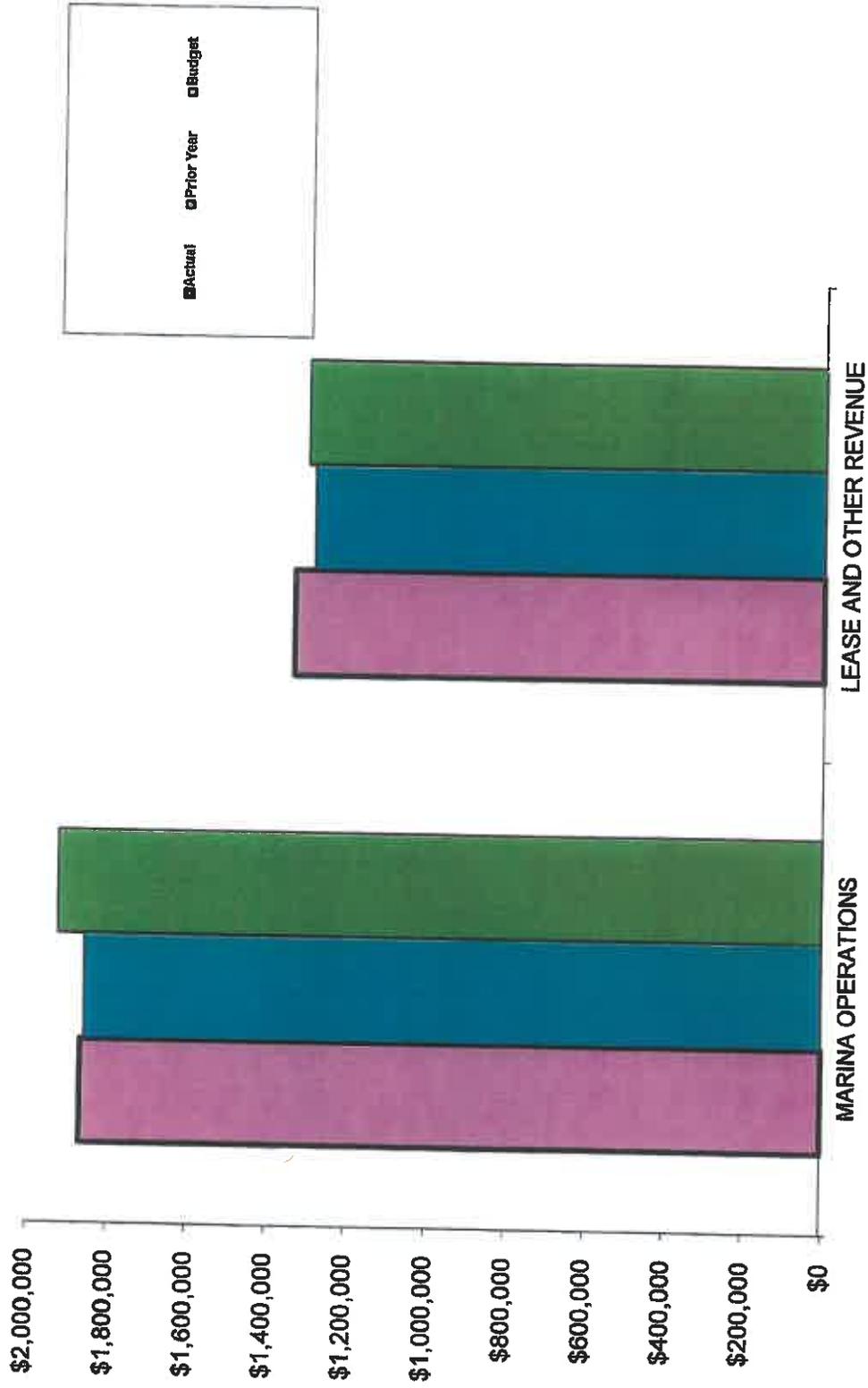
<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>
Check	03/13/2025		Payroll Partners	-185.25
Check	03/14/2025	4243	Ferrante, Vincent	-227.50
Check	03/14/2025	4244	Goulart, James	-113.93
Check	03/14/2025	4245	Jeffries, Russell	-227.88
Check	03/14/2025	4246	Neal Norris	-1,190.78
Check	03/14/2025	4247	Sadie O'Reagan	-1,184.95
Bill Pmt -Check	03/26/2025	21383	AT&T	-1,525.85
Bill Pmt -Check	03/26/2025	21384	Big Creek Lumber	-883.79
Bill Pmt -Check	03/26/2025	21385	CAHM & PC	-450.00
Bill Pmt -Check	03/26/2025	21386	Castroville "ACE" Hardware	-280.84
Bill Pmt -Check	03/26/2025	21387	Corralitos Electric	-2,601.30
Bill Pmt -Check	03/26/2025	21388	Egor Chibisou	-1,037.70
Bill Pmt -Check	03/26/2025	21389	Home Depot	-870.52
Bill Pmt -Check	03/26/2025	21390	Jarvis Fay, LLP	-2,140.00
Bill Pmt -Check	03/26/2025	21391	Lena Fisher	-525.00
Bill Pmt -Check	03/26/2025	21392	Pacific Publishers, LLC	-545.00
Bill Pmt -Check	03/26/2025	21393	Royal Wholesale Electric	-442.23
Bill Pmt -Check	03/26/2025	21394	WASH	-468.24
Bill Pmt -Check	03/26/2025	21395	Wendy L. Cumming, CPA	-3,588.75
Check	03/27/2025		Payroll Partners	-174.94
Check	03/28/2025	4248	Neal Norris	-1,190.76
Check	03/28/2025	4249	Sadie O'Reagan	-1,239.64
Check	03/28/2025	4250	Blaine Schuchman	-182.30
Total 1001 - SCCB Operating Account				-190,207.77
TOTAL				-190,207.77

**Operating Expenses
Year to Date Actuals vs. Budget and Prior Year
March 31, 2025**

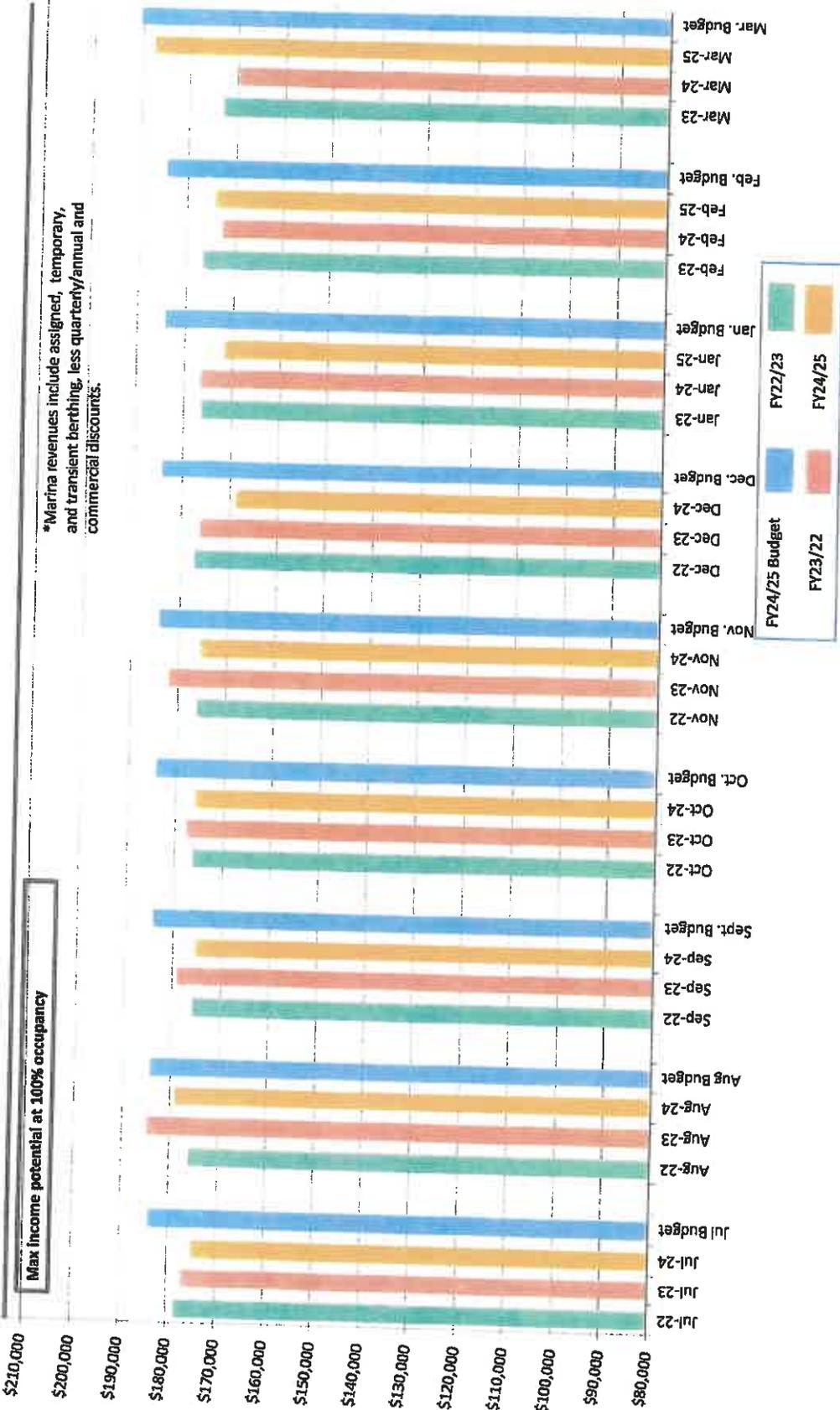


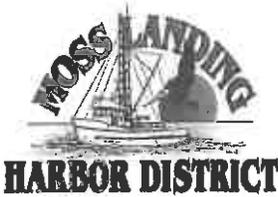
****Expenses Exclude Dredging, Depreciation and Interest Expenses****

**Marina, Lease and Other Revenue
Year to Date Actual vs. Budget and Prior Year
March 31, 2025**



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





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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 23, 2025**

1. North Harbor Building: This project is 99% complete. Currently we await installation of the smoke curtain that is on order and is associated with the building elevator. Once the curtain is received and installed drywall in the elevator shaft and carpeting of the staircase will be finished and the project will be completed in full. Staff is hopeful that the project will be completed in full by early to mid-May 2025.

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

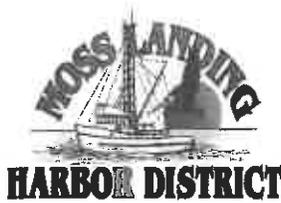
3. Harbor Infrastructure Improvement Project: Resulting from the tsunami that took place on January 15, 2022, staff discovered that the District has sustained damage to piles, docks, shoreline and navigation channels in the Harbor. The District's consultant, Sea Engineering, has been working with the 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. Staff is hopeful that we will have all permits in hand and have the project out for public bid in May or June of 2025, construction is expected to be underway this summer.

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

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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 is hopeful that we will have all permits in hand and have the project out for public bid in May or June of 2025, construction is expected to be underway this summer in conjunction with the previously listed Harbor Infrastructure Improvement Project.

5. Harbor Maintenance Dredging and FEMA Project: Staff previously received notice from the Army Corps of Engineers that dredging of the Federal Channel will take place during Summer 2025. The District's 2025 Maintenance Dredging Project is currently out for public bid with a bid opening date of May 23, 2025. Staff expects of both the Federal Channel dredging and Harbor Maintenance Dredging to be completed this summer.



BOARD OF COMMISSIONERS
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 Vince Ferrante
 James R. Goulart
 Liz Soto
 Albert Lomeci

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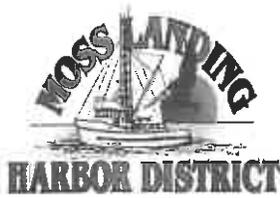


GENERAL MANAGER
 HARBORMASTER
 Tommy Razzeca

STAFF REPORT

**ITEM NUMBER 04 – SUMMARY OF PERMITS ISSUED
 BOARD MEETING OF April 23, 2025**

Permittee	Issue Date	Status	Permit Type	Exp. Date
Elkhorn Slough Research Foundation	01/01/2025	Current	Facilities Use	01/01/2026
Blue Ocean Whale Watch	2/18/2025	Current	Facilities Use	2/18/2026
SRI International	2/18/2025	Current	Facilities Use	2/18/2026
Whisper Charters	2/28/2025	Current	Facilities Use	2/28/2026
Fast Raft	3/28/2025	Current	Facilities Use	3/28/2026
Monterey Eco Tours	4/16/2025	Current	Facilities Use	4/16/2026
Oceanic Expeditions	4/21/2025	Current	Facilities Use	4/21/2026
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
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 05 – MEETING ANNOUNCEMENTS
BOARD MEETING OF April 23, 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>

May 23rd– Hybrid (Virtual & In-Person) Meeting
TBD, Cambria/San Simeon

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**GENERAL MANAGER
HARBOR MASTER**

Tom Razzeca

STAFF REPORT

**ITEM NUMBER 06 - LIVEABOARD REPORT
BOARD MEETING OF April 23, 2025**

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

<u>Name</u>	<u>Vessel</u>
1. Hartman, Guenter	Taku, CF 7913 KL
2. Jones, L	Intrepid CF 0292 VE
3. Matsunaga, F	Mon Rochelle CF 8424 FB
4. Burns, P.	Tralfamadore, CF 9430 GL
5. Byrnes, K.	Grand Slam, CF 4540 FE
6. Doyle, M	Billikon, CF 3946 TM
7. Danh, S	Isle Of View ON 997142
8. Michael, McVay	Gaviota, CF 4863 FP
9. Hughes, S	Sojourn, on 1067078
10 Franks, V	Jolly Rover CF 9069 EW
11. Chambers, B.	Pyxis, ON 984193
12. Flatguard, J	Black Jack, CF 2133 JA
13. Clark D.	Seaside Escape CF 4356 HW
14. Degnan, P.	No Name, CF 8344 GT
15. Gressley, A	La Muchacha CF 7833 SC
16. Elwell, G.	Pearl, ON 557575
17. Faneuf, C.	Ghost Ryder ON 1048498
18. Buford, C	No Name, CF 9215 EF
19. Potter, D.	Danu CF 4085 GC
20. Listle, A	Tekin ON 616325
21. Glovin, D/ Glovin, K	Aint to Shabby CF 7434 SL
22. Laoretti, P/ Laoretti, 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. 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. PENDING APPLICATION
48. Conrad, J.
49. Silveira, P
50. Salisbury, J.
51. Thomas, B.
52. Tufts, M.
53. Mc Dermont, J
54. Wolinski, Peter
55. Hudkins, Leah / Steven Hudkins
56. Samuelson, T.
57. Vinsky, J
58. Riberal, Y/ Eric Duekerson
59. Schwontes, N/ Mosolov, A
60. Chaperon, C/ J Wood

Laetare, CF 5495 YB
 Sanity, CF 5249 SC
 Aztlan, ON 281903
 Gaviota, CF 4656 GG
 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

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: 59
 Total Number Persons: 65
 Pending Applications -0-



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 Albert Lomeli

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GENERAL MANAGER/HARBOR MASTER
 Tom Razzeca

STAFF REPORT

ITEM NUMBER 7 - SLIP INCOME REPORT
 BOARD MEETING OF APRIL 23, 2025

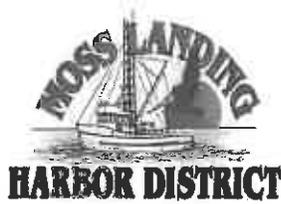
Slip Rates 2024/2025 per linear foot:

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

INCOME

<u>March 2025</u>	<u>March 2024</u>	<u>March 2025 Budget</u>
\$187,730	\$188,991	\$190,556

For the month, slip income is lower than budget by \$3k. The lower than budget amount is attributed to primarily lower transient and temporary berthing revenue, offset by higher assigned berthing revenue. Slip income is lower than the prior year by \$1k, due to lower transient berthing, offset by higher assigned berthing revenue



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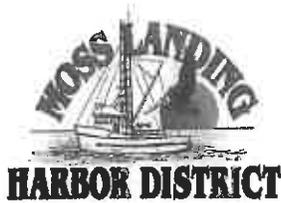
GENERAL MANAGER/HARBOR MASTER
Tom Razzeca

STAFF REPORT

ITEM NUMBER 08 – INCIDENT REPORT
BOARD MEETING OF April 23, 2025

April 4, 2025 A tenant from A dock reported that her boat had been hit by another boat repeatedly. The operator of the other boat was her neighbor on A dock and the incident was believed to be an accident. She has also made a report with MCSO about the incident. As of this report, no further incidents or altercations have occurred between the two individuals.

No further incidents as of April 18, 2025



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GENERAL MANAGER/HARBOR MASTER
Tom Razzeca

BOARD OF COMMISSIONERS
Russell Jeffries
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Albert Lomeli

STAFF REPORT

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

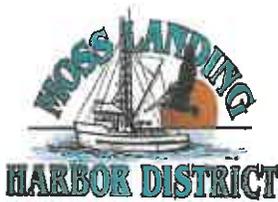
BOARD MEETING OF APRIL 23, 2025

During Section E of tonight's Agenda Melissa Mahoney (Monterey Bay Fisheries Trust) and Kristin Coats (Regenerative California) gave a Special Presentation to the Board of Harbor Commissioners providing information related to the Future of Blue initiative. Melissa and Kristin have also requested a letter of support from the Moss Landing Harbor District (MLHD) that they would like submitted to the Monterey County Board of Supervisors showing MLHD support for the Future of Blue Initiative which aims to create a thriving, resilient and innovative regional blue Economy by in Monterey Bay 2030.

Attached to this Staff Report is a letter template provided by Melissa and Kristian showing the basic structure of the requested letter of support. Staff recommends that the Board of Harbor Commissioners review the attached letter template along with the informational packet (also Included with this report) and consider directing the General Manager to complete the letter on behalf of MLHD and then provide the letter to the Monterey County Board of Supervisors.

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947

ITEM 19- CONSIDER DIRECTING GENERAL MANAGER RAZZECA TO PREPARE A LETTEER OF SUPPORT RELATED TO THE FUTURE OF BLUE INITISTIVE OF BEHALF OF MLHD.
04/23/2025 REGULAR MEETING



BOARD OF COMMISSIONERS
Russell Jeffries
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GENERAL MANAGER/HARBOR MASTER
Tommy Razzeca

LETTER OF SUPPORT TEMPLATE FOR BOARD CONSIDERATION

April 25, 2025

Monterey County Board of Supervisors:

The Moss Landing Harbor District (MLHD), governed by the Board of Harbor Commissioners (BOHC), is a special district and stakeholder in the Moss Landing Harbor community in Monterey County District 2. We are responsible for the efficient management and development of the Harbor and the protection of its natural resources. Our key responsibilities include managing and improving Harbor facilities to support commerce, developing cost-effective infrastructure to enhance Harbor operations, and providing public access to the ocean and harbor.

As the Harbormaster, I am writing to express MLHD and BOHC's strong support for the *Future of Blue* (FoB) initiative organized by Monterey Bay Fisheries Trust (MBFT) and Regenerative California (RC).

On March 5, 2025, MLHD staff member Jeff Pritchard attended a community roundtable meeting in Moss Landing facilitated by MBFT/RC. We gained firsthand knowledge of these groups and the FoB, whose goal is to develop a comprehensive plan for a thriving, resilient, and innovative regional blue economy by 2030. The project leads also presented to the BOHC's monthly meeting on April 23rd, further educating our group on their efforts, the outcomes and beneficiaries.

The Harbor Commissioners support this initiative because it addresses critical needs and opportunities in the Moss Landing harbor community. [Insert perspective here - what is missing or needed in ML that would Help the Harbor/ the community thrive? 2-3 sentences - use the graphic if you need insights]

County-level funding would be instrumental in ensuring an inclusive community engagement process. It would demonstrate strong governmental support for this cross-sector collaboration and enable MBFT and RC to lead a robust process for data gathering, analysis, convenings, and the development of a thorough 5-year action plan to attract public-private investments.

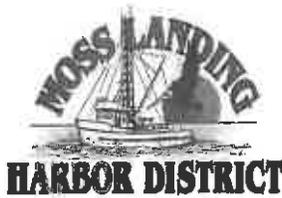
A thriving Moss Landing Harbor community will serve as a catalyst for a blue economy movement in Monterey Bay. The FoB aims to foster collaboration among diverse community voices, revitalize the working waterfront economy, and preserve the region's rich social, cultural, and ecological heritage.

I fully support Monterey Bay Fisheries Trust and Regenerative California's leadership of the Future of Blue initiative. Thank you for your consideration.

Sincerely,

[add signature]

Tommy Razzeca
General Manager/Harbor Master
7881 Sandholdt Road
Moss Landing, CA 95039
razzeca@mosslandingharbor.dst.ca.us



BOARD OF COMMISSIONERS
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GENERAL MANAGER/HARBOR MASTER
Tom Razzeca

STAFF REPORT

**ITEM NUMBER 20 – CONSIDER APPROVAL OF QUOTE REGARDING WINDOW REPLACEMENT AND RAIN GUTTER REMOVAL AT THE NEW MLHD NORTH HARBOR BUILDING
BOARD MEETING OF APRIL 23, 2025**

During the original construction of the North Harbor Building the District had a lease with a tenant who selected windows for the building. During the project construction, the lease was eventually cancelled and the District discovered that having windows in the upstairs waterside portion of the building that do not open creates a problem as they cannot be accessed and cleaned due to the building being constructed in such close proximity to the water. Additionally, the building has a section of rain gutters on the back water side of the building that have become overgrown with vegetation and just like the issues regarding the windows, District staff has been unable to find a contractor who has the ability of reaching the gutters to clean them out due to the buildings close proximity to the water and angle of the building's roof.

District staff has met and discussed these problems with both our architectural consultant and contractor on multiple occasions over the past year of construction attempting to find a solution to address these 2 specific problems and we have only found one practical solution. Attached to this email is a quote from our Contractor Dilbeck and Sons to replace the unaccusable windows and remove the unneeded rain gutter at the North Harbor Building. The windows that would replace the current windows will open and rotate making cleaning easy and convenient which staff believes is necessary for securing a lease with a future tenant. To complete this project our contractor will need to build scaffold at the back of the building to make both the rain gutter and windows accessible for the project to take place.

Staff recommend that the Board review the attached quote and consider directing the General Manager to proceed with the project at an estimated cost of \$98,760.00.

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947

**ITEM NUMBER 20 – CONSIDER APPROVAL OF QUOTE REGARDING WINDOW REPLACEMENT AND RAIN GUTTER REMOVAL AT THE NEW MLHD NORTH HARBOR BUILDING
04/23/2025 REGULAR MEETING**



INCORPORATED
GENERAL CONTRACTORS

P.O. Box 6088
26 Quail Run Circle

License No. 430708
Salinas, CA 93912

Telephone (831) 422-8213
Fax (831) 422-1882

PROPOSAL SUBMITTED TO MOSS LANDING HARBOR		PHONE 831-229-9763	EMAIL RAZZECA@MOSSLANDINGHARBOR.CA.GOV	DATE 4/7/2025
STREET 7881 SANDHOLDT ROAD		JOB NAME REPLACE FIX GLASS WITH CASEMENT WINDOWS		
CITY, STATE AND ZIP CODE MOSS LANDING, CA 95039		JOB LOCATION OCEAN SIDE BOTH FLOORS		
ARCHITECT WRD	WORK ORDER #	ATTN: TOM RAZZECA	JOB PHONE	

We hereby submit specifications and estimates for:

1. REMOVE, PREP, AND INSTALL NEW ALL WEATHER ALUMINUM WINDOWS AS SHOWN ON PLANS DATED 11-17-17, UPDATED IN MARCH 2025 FOR BID.
2. BID FOR 45 NEW CASEMENT WINDOWS WITH ROTO OPERATOR AND SCREEN.
3. HAUL OFF ALL UNUSED AND REMOVE WINDOWS FROM SITE.
4. ERECT SCAFFOLD REQUIRED TO CHANGE OUT WINDOWS.
5. REMOVE EXISTING GUTTER AND DOWNSPOUT ON THE WATER SIDE ONLY.

EXCLUDES: PLANS, PERMIT, COUNTY FEES, TESTING OR TESTING FEES.

"Contractors are required by law to be licensed and regulated by the Contractors' State License Board. Any questions concerning a contractor may be referred to the Registrar, Contractors' State License Board, P.O. Box 26000, Sacramento, CA 95826"

We propose hereby to furnish material and labor - complete in accordance with the above specifications, for the sum of:

NINETY EIGHT THOUSAND SEVEN HUNDRED SIXTY DOLLARS (\$98,760.00)

BASE BID ONLY

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our works are fully covered by Workmen's Compensation Insurance.

Authorized

Signature: Lupe Santos

Note: This proposal may be withdrawn by us if not accepted within 30 days

ACCEPTANCE OF PROPOSAL - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Signature _____

Date of Acceptance:



BOARD OF COMMISSIONERS
Russ Jeffries
Vince Ferrante
James R. Goulart
Liz Soto
Albert Lomeli

7881 SANDHOLDT ROAD
MOSS LANDING, CA 95039

TELEPHONE – 831.633.5417
FACSIMILE – 831.633.4537



GENERAL MANAGER
HARBORMASTER
Tommy Razzeca

STAFF REPORT

ITEM NUMBER 21 – CONSIDER ADOPTING PRELIMINARY BUDGET FOR FY 25/26 BOARD MEETING OF APRIL 23, 2025

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 a publicly noticed meetings to discuss and prepare its recommendations for the FY 2025-2026 budget.

The COLA based on CPI for 2025 is 2.08% so increases in slip and lease fees were largely based on that percentage, most notably Assigned Slip Fees which are proposed at \$9.90 per foot per month, up from \$9.70. Amenity fees are based on actual costs incurred during the prior year for utilities and the fee is proposed to increase from \$90.00 to \$92.80 per assigned slip per month. Temporary Slip Fees are proposed at \$15.15 per foot per month, up from \$14.48.

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 28, 2024 for fixing the final budget.

MOSS LANDING HARBOR DISTRICT									
	A	B	C	D	E	F	G	H	
BUDGET FYE 6/30/2026									
Revenues	FYE 6/30/20	FYE 6/30/21	FYE 6/30/22	FYE 6/30/23	FYE 6/30/24	Projected FYE 6/30/25	Budget FYE 6/30/25	Budget FYE 6/30/26	CPI = 2.05%
	8.15/ft	21.30%	21.94%	21.81%	21.56%	9.70/ft	9.70/ft	9.90/ft	Vacancy Rate based on 22070 LF
1 Assigned Berthing	1,644,944	1,750,735	1,767,672	1,867,815	1,961,114	1,980,000	2,016,624	2,058,204	Prior year \$9.90, with CPI \$9.70
2 Temporary Berthing	254,746	285,457	274,643	223,482	161,454	115,000	200,000	150,000	15.15/ft no amenity fee (Prior year 14.78/ft)(added CPI)
3 Transient Berthing	38,852	23,093	10,466	12,521	28,121	16,000	15,000	15,000	1.25/ft (Prior year 1.25/ft.)
4 Qrly/Annual Discount	(1,890)	(3,326)	(4,637)	(5,754)	(4,070)	(3,000)	(3,000)	(3,000)	3% quarterly/ annual
5 Commercial Discount	(12,574)	(12,123)	(12,130)	(12,417)	(12,512)	(12,000)	(12,750)	(12,750)	less \$0.50/ft. 41 berth holders avg. 30 ft. boats
6 Liveboard Fees	125,558	128,895	135,210	139,795	152,170	170,000	160,000	160,000	\$200 for each person (Prior year \$190)(Added \$10) *
7 Intra-Harbor Towing	900	600	650	150	1,811	2,000	600	800	\$200 each way
8 Pump outs	1,850	1,600	600	1,200	2,270	1,200	1,000	1,400	\$200 per occurrence
9 Non-Op Surcharge	-	-	-	-	-	-	-	-	\$175 per month
10 Assigned Slip/LA App. Fee	5,625	9,603	10,450	7,025	4,228	5,000	7,500	7,000	\$100 filing fee/\$300 application fee livesboard
11 Recovered Lien Costs	1,790	200	100	700	1,000	250	2,000	500	
12 Late Fees	24,540	33,510	31,556	35,550	39,671	37,000	40,000	40,000	\$35 dollar charge per month (Prior year \$30), on balances over \$140 past due
13 Total Marina Revenues	2,084,341	2,218,244	2,214,580	2,270,067	2,335,257	2,311,450	2,426,974	2,417,154	
14 Trust Lands Lease Revenue									
15 MBARI - Dock	28,961	29,058	29,749	30,793	33,123	33,123	33,123	33,891	Paid annually w/CPI (Expires 4/39)
16 MBARI-MARS Cable	1,378	1,421	1,449	1,453	1,563	1,563	1,563	1,598	Paid annually w/CPI (Expires 2/31)
17 Vistra	69,070	72,437	73,927	72,038	73,883	77,488	77,488	78,286	Paid annually w/CPI (Expires 3/58)
18 Total Trust Lands Lease Revenue	99,409	102,916	105,125	104,284	108,569	112,174	112,174	113,775	
19 Leases									
20 Cannery Suites - (3)	93,555	95,270	99,149	103,677	107,505	110,257	110,257	120,301	\$9,282.45 mo. (ML Seafood Lund's, Prev. Sea Harvest) (Expires 5/30)
21 - (4)	91,368	93,283	95,952	100,266	103,968	106,630	106,630	116,342	\$8,977.04/mo. (Cal Marine) (Expires 5/30)
22 - (1&10)	18,788	22,331	19,803	22,540	29,118	29,863	29,863	32,584	\$2,514.17/mo. (Local Bounty) (Expires 9/37)
23 - (2)	33,736	34,863	35,855	37,492	38,876	39,872	39,872	43,504	\$3,356.76/mo. (Deyertele) (Expires 8/31)
24 - (5 A&B, 4B)	-	19,439	38,055	48,252	38,393	53,936	53,936	42,963	\$3,315.04 (Lusamerica) (Expires 8/30)
25 - (5A)	12,350	11,077	6,671	-	-	-	-	-	\$965.21 (Running Stream) (Month to Month)(Expired)
26 - (5B)	15,621	15,863	10,456	8,251	-	-	-	-	\$1,391.07 (Local Bounty)(Expires 7/22) w/ (1) 1-yr options (Expired)
27 - (6A, B &D)	26,947	21,884	10,740	-	-	-	-	-	\$1,244.00 (Deep Water Desal) (Expires 2/23) w/ (1) 1-yr option (Expired)
28 - (7 A&B, 4A)	9,734	14,861	17,155	22,730	24,144	24,762	24,762	27,018	\$2,084.70/mo. Upstairs Inside (Miller Marine Solutions)(Exp. 4/27)
29 - (8)	8,544	8,225	9,175	9,813	9,946	10,200	10,200	-	\$858.76/mo. (Veridian Advisors) (Month to month)(Expired)
30 - (8)	9,363	9,644	9,933	10,356	10,590	10,838	10,838	10,838	\$912.41/mo. (Verizon) Roof top and under stairs (3/23)
32 Cannery NIN	20,878	67,981	45,909	40,000	37,956	40,000	40,000	40,000	Utility reimbursement per lease
33 Deyerte/Pacific House	35,750	36,716	40,863	39,452	65,050	42,038	42,038	60,868	\$3,539.16 base + % rent (Expires 8/30)
35 MB Kayak	44,572	103,093	64,988	42,302	58,676	60,561	60,561	63,589	\$1,965.72/mo, plus percentage rent (Month to month)
36 Martin/Mason	24,562	28,481	26,911	30,984	27,798	33,328	33,328	-	\$7,879.88, or 24% of gross, whichever is greater (Exp. 10/24)(Expired)
37 RV Lot	34,764	35,525	36,417	38,364	39,858	40,879	40,879	44,602	\$3,441.52/mo. (Reynolds Resort) No less than 3% in lease agmt. (Expires 9/3)
38 Total Lease Revenue	480,532	618,556	588,032	554,480	591,879	603,163	603,164	602,607	
39 Revenues - Other									
40 Amenities Fee - Slip holders	277,938	345,647	354,156	370,919	409,034	460,000	451,000	473,000	\$92.80 for all assign. vessels in harbor (prior year \$90.00)
41 Passenger Vessel Fees	28,946	-	12,748	27,978	31,145	28,000	30,000	30,000	\$100 per multiplied by vessel capacity due annually.
42 Dry Storage (2)-Gear & Trailer	60,557	58,209	62,541	60,796	52,595	45,000	60,000	45,000	10'X20'/\$125, 10'X30'/\$135, 10'X40'/\$145
43 Storage Unit Facility	-	-	-	-	-	-	-	128,706	4'X10'/\$100, 8'X10'/\$140, 10'X10'/\$245

MOSS LANDING HARBOR DISTRICT	A		B		C		D		E		F		G		H	
	FYE 6/30/20	FYE 6/30/21	FYE 6/30/22	FYE 6/30/23	FYE 6/30/24	Projected FYE 6/30/25	Budget FYE 6/30/25	Budget FYE 6/30/26	CPI = 2.08%							
BUDGET FYE 6/30/2026																
44 Near Shore Storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
45 North Harbor Use Fee	112,693	195,085	224,038	153,645	159,776	155,000	185,000	180,000	Current 10'X20'/\$180, 10'X30'/\$200, 10'X40'/\$220							
46 NH Boat Wash	1,076	551	731	150	-	-	200	200	Current Vessels: \$25 use/park, \$20 use, \$250 annual use/park. Kayaks/ PWC: \$20 use/park, \$14 use, \$200 annual use/park, \$140 annual use only							
47 SH Parking	84,330	92,313	121,557	103,827	124,860	170,000	140,000	140,000	*\$4 for 5 min							
48 Camping/RV	650	643	2,182	52	378	85	1,500	1,500	Monthly permits \$150, daily \$15 (CCC Reg.)							
49 Equipment Rental	-	118	285	2,303	1,735	3,000	50	50	\$75.00 per night							
50 Facilities Use Permits	4,920	8,082	10,906	8,362	6,947	5,750	6,500	7,500	\$250 1st application, \$50 renewal Application, \$250 Issuance fee							
51 Vending (Soda/Laundry)	8,123	6,577	10,340	7,179	6,710	4,500	8,000	7,000	\$1.25-\$1.50 per load to wash/dry							
52 Merchandise - Clothing, etc.	222	42	-	-	-	-	-	-								
53 Key Sales, Copies, Bid Packages, etc.	4,617	1,708	5,546	9,016	5,501	4,000	5,000	5,000	\$1.00 Pg. .15 pg. thereafter, Gate Keys \$10-25							
54 Citations	-	6,052	6,759	1,370	3,935	1,200	4,500	4,500								
55 Government Grants	-	-	-	-	-	41,139	1,000,000	1,000,000	State and Federal Grants (Budget year FEMA Dredging)							
56 Misc. Charge/Pet fee	1,531	3,840	1,130	2,756	1,047	1,000	1,500	1,500	Pet fee \$5 monthly							
57 Surplus Sale & Misc., Insurance reimb.	-	-	7,972	-	2,185	2,000	100	100	Excess District equipment							
58 Total Other Revenue	585,603	718,867	820,891	748,353	805,848	920,674	1,893,350	2,024,056								
59 TOTAL REVENUES	3,249,885	3,658,583	3,708,628	3,677,184	3,841,553	3,947,461	5,035,662	5,157,592								
60 Expenses																
61 Media/Publications/Advertising	7,192	5,175	10,341	1,770	2,689	3,300	6,500	6,500	Newspaper ads, NH Development, website, public notice							
62 General & Administrative	68,835	87,888	68,930	65,080	65,578	95,950	80,000	90,000	Telephone, office supplies, postage, permits, etc.							
63 Accountant	38,179	37,751	37,918	46,200	45,459	43,000	42,000	43,000								
64 Auditor	16,500	16,500	17,000	17,250	18,000	18,750	20,000	20,000								
65 Attorney	52,770	43,909	36,512	41,789	42,521	29,000	100,000	100,000								
66 Personnel	639,705	711,931	691,082	798,964	841,464	960,000	976,000	1,140,650								
67 Insurance & Bonding	163,307	189,644	172,180	179,500	229,196	250,000	250,000	270,000								
68 PG&E	281,088	275,064	298,555	313,710	330,512	360,000	350,000	360,000								
69 Sewer	39,865	43,196	47,623	52,453	57,249	45,000	60,000	60,000								
70 Water	38,097	36,922	38,757	47,736	47,879	65,000	55,000	60,000								
71 Trash	98,269	114,138	119,225	135,645	155,240	145,000	165,000	165,000								
72 Maintenance & Repairs	68,002	50,810	25,382	46,953	75,618	80,000	80,000	85,000	dock/mat/litroofing/gangway							
73 Operating Supplies	32,109	33,480	25,858	31,821	29,830	30,000	35,000	35,000	Fuel, paper products, parking envelopes, uniforms							
74 Outside Service Contracts	74,325	76,522	110,546	162,273	148,726	105,000	100,000	130,000								
75 Bad Debt (berthing revenue)	29,531	34,872	30,102	20,577	25,797	32,000	32,000	32,000								
76 Commissioner Expenses	14,588	18,343	17,896	16,776	14,959	14,000	25,000	25,000	Only if incumbent challenged, \$7-\$10 per voter							
77 Comm Election	-	-	-	350,145	-	-	750,000	-								
78 Derelict Disposal	34,666	40,690	42,161	36,264	46,536	75,000	50,000	60,000								
79 LAFCO	6,357	5,425	5,393	5,868	6,466	6,332	7,000	7,000	Mandatory membership fee							
80 CSDA	7,077	7,253	7,615	8,186	8,187	9,073	8,200	9,100	Optional membership (required for workers comp policy)							
81 County EIR	-	-	-	-	-	-	-	-	Moss Landing Community planning							
82 Dredging	1,483,856	-	18,305	24,906	261,401	230,000	3,000,000	3,000,000								
83 Depreciation	772,652	757,058	761,784	777,285	791,283	1,500,000	1,500,000	1,500,000	Increase for NH Building (Est. to start 7/1/25)							
84 Total Expenses	3,966,970	2,586,571	2,583,165	3,183,151	3,244,590	4,096,405	7,691,700	7,198,250								

MOSS LANDING HARBOR DISTRICT									
	A	B	C	D	E	F	G	H	
BUDGET FYE 6/30/2026	FYE 6/30/20	FYE 6/30/21	FYE 6/30/22	FYE 6/30/23	FYE 6/30/24	Projected FYE 6/30/25	Budget FYE 6/30/25	Budget FYE 6/30/26	CPI = 2.08%
85 Net Operating Income (Loss)	(717,085)	1,072,012	1,125,463	494,033	596,963	(148,944)	(2,656,038)	(2,040,658)	
86									
87 Interest, Tax and Other Income									
88 Interest - SCCB Investment	3,131	3,111	9,983	8,882	14,500	9,600	9,600	9,600	.50% on \$1.91M
89 Interest Umpqua	2,815	508	102	102	102	100	100	100	.05% on \$1.02M
90 Interest SCCB - Trust Account	-	-	-	48,644	55,000	60,000	60,000	55,000	1.34% on \$4.03M
91 Interest Union Bank	296	285	387	-	-	-	-	-	
92 Desal Reimbursement	20,553	5,686	-	-	-	-	-	-	Nader Agha per reimbursement agreement
93 Property Taxes	325,922	348,780	373,362	402,733	430,900	400,000	375,000	375,000	
94 Total Other Income	352,717	358,370	383,834	460,361	500,502	469,700	444,700	439,700	
95									
96 Interest and Other Expenses									
97 Interest - UMPQUA (includes ref. Fees)	83,776	72,449	62,540	53,663	46,591	42,463	42,463	35,270	Note Interest 2.85%
98 CEQA-Desal Expenses reimbursable	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	105,129	78,935	63,340	54,463	47,391	43,263	43,263	36,070	
101									
102 NET INCOME (LOSS)	(469,497)	1,351,447	1,445,957	899,931	1,050,074	277,493	(2,254,601)	(1,637,028)	
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	-	126,562	-	-	-	-	175,000	350,000	\$12K each; pile only, tsunami damage repair
109 B Dock Concrete/Electrical	-	-	-	-	-	30,000	-	-	Lumber, material, electrical, floats and contractors
110 Harbor Infrastructure improvement proj.	-	-	-	-	428,766	-	1,050,000	1,700,000	Concrete and electrical
111 New NH Building	306,397	-	16,830	134,877	1,597,652	3,500,000	1,450,000	100,000	Dock Infrastructure/Improvements
112 NH Visitor Dock	-	-	-	-	-	-	-	-	New North Harbor Building, including lighting
113 NH Pkg Resurfacing	-	-	76,718	-	-	-	-	-	Repair/Replacement
114 SH Pkg Resurfacing/Cannery bldg.	-	-	28,081	-	-	-	100,000	100,000	
115 SH Streetlight replacement	-	-	-	-	-	-	40,000	40,000	
116 Tsunami Erosion Repair	-	-	-	-	-	-	-	-	
117 NH 30 Rm. Hotel	-	-	-	-	-	-	-	-	2 at NH, 1 at SH
118 Fisherman's Dorm/Cafe	-	-	-	-	-	-	-	-	Through permitting
119 Cannery - Roof	-	-	-	-	-	-	40,000	40,000	Through permitting
120 Cannery HVAC/Mechanical Penthouse	-	-	288,707	181,229	-	-	-	-	Roof and drywall
121 Misc. Small Capital Purchases	-	12,473	17,240	25,324	39,093	60,000	60,000	100,000	1 replaced, 3 left to replace
122 Pot Stop Building demo.	-	-	19,253	90,458	-	-	-	-	Example: Painting, siding, restroom improvements, etc.
123									
124 Total Capital Requirements	306,397	151,136	466,446	431,888	2,065,511	3,590,000	2,915,000	2,430,000	
125									
126 Capital Project Funding:									
127 From: FEMA	662,710	-	329,034	-	-	-	-	-	For dredging - 2017 Atmospheric River Storms

	A		B		C		D		E		F		G		H	
	FYE 6/30/20	FYE 6/30/21	FYE 6/30/22	FYE 6/30/23	FYE 6/30/24	FYE 6/30/25	FYE 6/30/26	Projected FYE 6/30/25	Budget FYE 6/30/25	Budget FYE 6/30/26						
MOSS LANDING HARBOR DISTRICT																
BUDGET FYE 6/30/2026																
128 General Funds	306,397	151,136	466,446	431,888	2,065,511	3,590,000	2,920,000	2,430,000	CPI = 2.05%							
129 Total Capital Contributions	969,107	151,136	795,480	431,888	2,065,511	3,590,000	2,920,000	2,430,000	All other capital projects funded by General funds							
130 Capital Projects Budget																
131																
132 Loan Payments																
133 Loan - UMPQUA	(389,516)	(400,107)	(344,871)	(306,504)	(242,841)	(249,176)	(249,176)	(255,629)	Principal Payment (Unpaid balance \$1,614,535 Int. rate 2.85%)							
134 Total Loan Payments	(389,516)	(400,107)	(344,871)	(306,504)	(242,841)	(249,176)	(249,176)	(255,629)								
135																
136 Cash Flow Reconciliation																
137 Add: Net Income (Loss)	(469,497)	1,351,447	1,445,957	899,931	1,050,074	277,493	(2,254,601)	(1,637,028)								
138 Add: Depreciation	772,652	757,058	761,784	777,285	791,283	1,500,000	1,500,000	1,500,000								
139 Plus: Loan Payments	(389,516)	(400,107)	(344,871)	(306,504)	(242,841)	(249,176)	(249,176)	(255,629)								
140 Net Increase (decrease) in Cash	(86,361)	1,708,398	1,862,870	1,370,712	1,598,516	1,528,317	(1,003,777)	(392,657)								
141																
142 Reserved Funds Allocation																
143 Capital Projects to be Funded	(306,397)	(151,136)	(466,446)	(431,888)	(2,065,511)	(3,590,000)	(2,920,000)	(2,430,000)	All other capital projects funded by General funds							
144 Plus Net increase (decrease) in Cash	(86,361)	1,708,398	1,862,870	1,370,712	1,598,516	1,528,317	(1,003,777)	(392,657)								
145																
146 From General Funds	(392,758)	1,557,262	1,396,424	938,824	(466,995)	(2,061,683)	(3,923,777)	(2,822,657)	Extra funds needed for capital project funds							