



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

February 23, 2022

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

Join Zoom Meeting

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Meeting ID: 817 1769 4602

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A. CLOSED SESSION

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

1. Confer with real property negotiators (District Counsel and GM) pursuant to Government Code Section 54956.8 - Moss Landing Commercial Park District proposal concerning Outfall Line, East Harbor Pumping Pier Property and Berthing Spaces.
2. Confer with real property negotiators (District Counsel and GM) pursuant to Government Code 54956.8 regarding the proposed lease of storage lot adjacent to the Santa Cruz Cannery Building located at 7532 Sandholdt Rd.
3. Confer with real property negotiators (District Counsel and GM) pursuant to Government Code §54956.8 regarding: Development proposal received regarding the District new 9500'sf building in North Harbor.
4. Confer with District Counsel pursuant to Government Code Section 54956.9 (a)(d)(4)- determination on recommendation to initiate litigation
5. Confer with designated representative, Tommy Razzeca, regarding labor relations matters pursuant to Government Code Section 54957.6. The employee organization is Northern California Carpenters Regional Council.

B. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE

The open session was called to order at 7:00 pm, after the Pledge of Allegiance Roll was called:

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Commissioners Present:

Russ Jeffries – President
 Tony Leonardini – Vice President
 Vince Ferrante – Secretary
 James Goulart – Commissioner
 Liz Soto – Commissioner

Staff Present:

Tommy Razzeca – General Manager
 Mike Rodriguez (via zoom) – District Counsel

Absent:

Shay Shaw

C. PRESIDENT’S REMARKS

The President 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. CONSENT CALENDAR

1. Approval of January 26, 2022 Regular Meeting Minutes. A motion was made by Commissioner Goulart, seconded by Commissioner Leonardini, to approve the January, 2022 Regular Meeting Minutes. The motion passed unanimously on a roll-call vote.

H. FINANCIAL REPORT

2. Financial report month ending January 31, 2022. GM Razzeca gave the report. A motion was made by Commissioner Ferrante, seconded by Commissioner Goulart to accept the financial report. The motion passed unanimously on a roll-call vote.

I. MANAGER’S REPORTS

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

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 Liveboard Report – written report/no questions
7. Slip Income Report – written report/no questions
8. Incident Report – written report/no questions

J. COMMITTEE REPORTS

9. Finance Committee – Ferrante/Leonardini – – nothing to report
10. Elkhorn Slough Advisory Committee – Leonardini – nothing to report
11. Special Districts – Jeffries/Ferrante – nothing to report
12. Liveboard Committee – Goulart/Soto – nothing to report
13. Harbor Improvement Committee – Goulart/Soto – nothing to report
14. Real Property Committee I – Jeffries/Leonardini – nothing to report
15. Real Property Committee II – Ferrante/Goulart – nothing to report
16. Personnel Committee- Ferrante/Jeffries – 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- nothing to report

K. NEW BUSINESS

19. ITEM – CONSIDER RESOLUTION NO. 22-02 AMENDING THE LUSAMERICA CANNERY BUILDING LEASE TO ADD AN ADDITIONAL 1370 SQUARE FEET OF LEASE SPACE.

- a. Staff report – GM Razzeca gave the report

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- b. Public comment – None
- c. Board discussion – Commissioner Leonardini asked how much Sq. Ft. does that give Lus America on the top floor. GM Razzeca replied currently he has 664 Sq. Ft but should be increasing to over 2,000 Sq. Ft.
- d. Board action – A motion was made by Commissioner Leonardini, seconded by Commissioner Goulart to approve Resolution No. 22-02 amending the Lusamerica Cannery Building Lease to add an additional 1,370 Sq. Ft of lease space. The motion passed unanimously on a roll-call vote.

20. ITEM – CONSIDER EVAN SCOTT CLAIMS FOR DAMAGE.

- a. Staff report – GM Razzeca gave the report
- b. Public comment – None
- c. Board discussion – Commissioner Goulart asked if any other tenants come forth with similar claims. GM Razzeca replied we have not received any other claims from tenants stating damages due to the Tsunami. The damage the sustained was in one particular area and due to the surge the tenant’s vessel rubbed up against the side of the dock. Staff does not believe the Harbor should be held responsible for the tenants paint job due to a natural disaster. Staff also provided the tenant with the Highway Patrol report with the insurance information regarding the car accident claim so he can contact the responsible party to file a claim if he chose to do so.
- d. Board action – A motion was made by Commissioner Soto, seconded by Commissioner Goulart to not approve the claims for damage for Evan Scott. The motion passed unanimously on a roll-call vote.

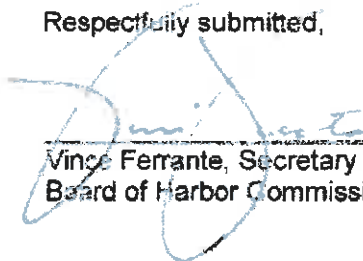
L. COMMISSIONERS COMMENTS AND CONCERNS

President Jeffries thanked CSDA and Commissioner Ferrante for the funding that was provided to the Harbor District through their Covid-19 Relief fund for Special Districts. The Harbor was awarded \$329,207. General Manager Razzeca stated during the Pandemic the Harbor District loss revenues attributed to tourism, parking, and the closing of our launch ramps for salmon season. The funding received will be helpful in making up for the loss we incurred during that time. Thank you, CSDA and Commissioner Ferrante for helping Moss Landing Harbor and other Special Districts. Commissioner Ferrante said the Advocacy and Legislative staff worked hard in Sacramento to gather as much money as they could from the State Relief Fund for Special Districts. The Coalition is currently working in Washington D.C. to provide more Federal Funding for Special Districts.

M. ADJOURNMENT

The meeting adjourned at pm 7:36 pm

Respectfully submitted,



Vince Ferrante, Secretary
Board of Harbor Commissioners

ATTEST



Tommy Razzeca, Deputy Secretary
Board of Harbor Commissioners