



**AGENDA  
REGULAR MEETING  
OF THE BOARD OF HARBOR COMMISSIONERS  
June 30, 2021  
MOSS LANDING HARBOR DISTRICT  
7881 Sandholdt Road, Moss Landing, CA 95039**

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

Join Zoom Meeting

<https://us02web.zoom.us/j/81522602565?pwd=VnltOFZGdlpDMmJ0LzRNN21lQlBEdz09>

Meeting ID: 815 2260 2565

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## **A. CLOSED SESSION**

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

1. Meet and confer with legal counsel pursuant to Government Code 54956.9(d)(4) deciding whether to initiate litigation.
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. The Board of Commissioners will consider personnel matters pursuant to Government Code Section 54957 (General Manager-Evaluation)

## **B. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE – ROLL CALL**

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

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

## **C. PRESIDENT'S REMARKS**

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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**

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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.

## **E. CONSENT CALENDAR**

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1. Approval of the May 26, 2021 Regular Meeting Minutes and the June 2, 2021 Special Meeting Minutes.

## **F. FINANCIAL REPORT**

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2. Financial reports months ending May, 2021.

## **G. MANAGERS' REPORTS**

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The General Manager will make oral or written reports. The Board may take action as deemed necessary. The Managers may present additional reports but the Board may not take action on any item not on this Agenda.

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

## **H. COMMITTEE REPORTS**

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9. Finance Committee – Ferrante/Leonardini
10. Elkhorn Slough Advisory Committee – Leonardini
11. Special Districts – Jeffries/Ferrante
12. Budget Committee – Goulart/Soto
13. Liveaboard Committee – Goulart/Soto
14. Harbor Improvement Committee – Goulart/Soto
15. Real Property Committee I – Jeffries/Leonardini
16. Real Property Committee II – Ferrante/Goulart
17. 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. GENERAL MANAGER REPORT AND UPDATE REGARDING ORDINANCE NO. 208**

18. The General Manager will provide the Board an update regarding Ordinance No. 208 related to the Passenger Vessel Fee which is not being charged at this time due to the COVID-19 Pandemic. The General Manager will seek direction from the Board

- a. Staff report
- b. Public Comment
- c. Board discussion and direction/recommendation

## J. NEW BUSINESS

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### 19. ITEM- Consider General Manager Performance Bonus

- a. Staff Report
- b. Public Comment
- c. Board discussion
- d. Board action

### 20. ITEM- Consider Resolution 21-05 Employment Contract With Razzeca for the MLHD General Manager/Harbor Master Position.

- a. Staff report
- b. Public Comment
- c. Board discussion
- d. Board action

### 21. ITEM- CSDA Board Of Directors Election Ballot Seat A- Coastal Network

- a. Staff report
- b. Public Comment
- c. Board discussion
- d. Board action

### 22. ITEM- Consider Reassignment of Sanctuary Stainless lease to Local Bounty/ Reel Good Fish.

- a. Staff report
- b. Public Comment
- c. Board discussion
- d. Board action

## K. COMMISSIONERS COMMENTS AND CONCERNS

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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. ADJORNMENT

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The next Meeting of the Board of Harbor Commissioners is scheduled for July 28, 2021 at 7:00 PM 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](mailto: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 [Shaw@mosslandingharbor.dst.ca.us](mailto:Shaw@mosslandingharbor.dst.ca.us) or on the District's website at [www.mosslandingharbor.dst.ca.us](http://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  
May 26, 2021  
MOSS LANDING HARBOR DISTRICT  
7881 Sandholdt Road, Moss Landing, CA 95039**

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

Join Zoom Meeting

<https://us02web.zoom.us/j/87077309036?pwd=dHBZL3BQVVJJdHI3VVQwbUpWeFltdz09>

Meeting ID: 870 7730 9036

Passcode: 927313

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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. Meet and confer with legal counsel pursuant to Government Code 54956.9(d)(4) deciding whether to initiate litigation.

2. Confer with real property negotiators (District Counsel and GM) pursuant to Government Code 54956.8 regarding 2 matters.

A. Proposed lease of storage lot adjacent to the Santa Cruz Cannery Building located at 7532 Sandholdt Rd.

B. Proposal received from Loop regarding North Harbor property lease

3. The Board of Commissioners will consider personnel matters pursuant to Government Code Section 54957 (General Manager Employment)

A. The Board of Commissioners will meet with its designated representatives, the Personnel Committee, regarding labor relations matters pursuant to Government Code Section 54957.6- Unrepresented employee.

## **B. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE – ROLL CALL**

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The open session was called to order at 7:25pm, after the Pledge of Allegiance Roll was called.

### **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 – District Counsel  
Shay Shaw – Administrative Assistant

## **C. PRESIDENT’S REMARKS**

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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**

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Mike McColium of Monterey One Water gave a presentation about the proposed rate increases. President Jeffries questioned Monterey Water One efforts to secure grants and stimulus money to repair and update their equipment instead of the massive proposed increase.

## **E. CONSENT CALENDAR**

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1. Approval of the April 28, 2021 Regular Meeting Minutes. A motion was made by Commissioner Ferrante, seconded by Commissioner Goulart, to approve the April 28, 2021 Regular Meeting Minutes. The motion passed unanimously on a roll-call vote.

## **F. FINANCIAL REPORT**

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2. Financial reports months ending April, 2021. GM Razzeca gave the highlights. A motion was made by Commissioner Soto, seconded by Commissioner Ferrante to accept the financial report. The motion passed unanimously on a roll-call vote.

## **G. MANAGERS’ REPORTS**

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The General Manager will make oral or written reports. The Board may take action as deemed necessary. The Managers may present additional reports but the Board may not take action on any 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. Liveboard Report – written report/no questions
8. Incident Report– written report/no questions

## **H. 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. Budget Committee – Goulart/Soto– nothing to report
13. Liveboard Committee – Goulart/Soto – nothing to report
14. Harbor Improvement Committee – Goulart/Soto – nothing to report
15. Real Property Committee I – Jeffries/Leonardini – nothing to report
16. Real Property Committee II – Ferrante/Goulart – nothing to report
17. 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. GENERAL MANAGER REPORT AND UPDATE REGARDING ORDINANCE NO. 208**

---

18. The General Manager will provide the Board an update regarding Ordinance No. 208 related to the Passenger Vessel Fee which is not being charged at this time due to the COVID-19 Pandemic. The General Manager will seek direction from the Board

- a. Staff report – GM Razzeca gave the report
- b. Public Comment – None
- c. Board discussion and direction/recommendation – Consensus

## **J. NEW BUSINESS**

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### **19. ITEM – Consider Lockton Insurance Proposal FY21/22**

- a. Staff report – GM Razzeca gave the report
- b. Public Comment – None
- c. Board discussion – Commissioner Ferrante said making one large payment versus monthly payments will save the Harbor District money and I think that is the better option. Commissioner Goulart suggested to the General Manager that we should look into raising our deductible. The General Manager replied that he will follow up and find out information about our deductible being raised once we have our new insurance for the upcoming year finalized further discussion ensued.
- d. Board action – A motion was made by Commissioner Ferrante, seconded by Commissioner Leonardini to accept the Lockton Insurance Proposal for FY 21/22. The motion passed unanimously on a roll-call vote.

## **K. COMMISSIONERS COMMENTS AND CONCERNS**

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Commissioner Leonardini said he went by Kirby park and seen that there was 22 cars in the parking lot and people were out kayaking and fishing. Commissioner Goulart asked the GM to find out if the Harbor District can be notified when first responders are on the property and the GM responded that we will look into asking them as a courtesy to notify us. President Jeffries asked if the Commissioners made their list to give to Tommy for their meeting in July and listed a few projects with the Board and staff that he would like to see completed in the future.

## **L. ADJORNMENT**

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The meeting adjourned at pm 8:09pm

Respectfully submitted,

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Vince Ferrante, Secretary  
Board of Harbor Commissioners

ATTEST:

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Tommy Razzeca, Deputy Secretary  
Board of Harbor Commissioners



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

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Meeting ID: 836 9998 8522

Passcode: 668696

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Meeting ID: 836 9998 8522

Passcode: 668696

Find your local number: <https://us02web.zoom.us/u/kIKgFAAKO>

**B. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE – ROLL CALL**

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

**Commissioners Present:**

Russ Jeffries – President - Via Zoom

Tony Leonardini – Vice President –Absent

Vince Ferrante – Secretary – Via Zoom

James Goulart – Commissioner - Via Zoom

Liz Soto - Commissioner

**Staff Present:**

Tommy Razzeca – General Manager

Mike Rodriguez – District Counsel –Absent

Shay Shaw – Administrative Assistant –  
(Via Zoom)

**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**

None

**J. NEW BUSINESS**

**19. ITEM – Public Hearing and Fixing Final Budget FY 21/22**

a. Staff report – GM Razzeca gave the report

b. Public Comment – None

- c. Board discussion – None
- d. Board action – A motion was made by Commissioner Goulart, seconded by Commissioner Soto to fix the final budge FY 21/22. The motion passed unanimously on a roll-call vote, Commissioner Leonardini was absent.

20. ITEM – Consider Adopting Ordinance 209 Amending The District’s Fee Schedule

- a. Staff report – GM Razzeca gave the report
- b. Public Comment – None
- c. Board discussion – None
- d. Board action – A motion was made by Commissioner Ferrante, seconded by Commissioner Goulart to adopt Ordinance NO. 209 Amending the Districts Fee schedule The motion passed unanimously on a roll-call vote, Commissioner Leonardini was absent.

**K. COMMISSIONERS COMMENTS OR CONCERNS**

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None.

**L. ADJOURNMENT**

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The meeting adjourned at 7:08 pm

Respectfully submitted,

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Vince Ferrante, Secretary  
Board of Harbor Commissioners

ATTEST:

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Tommy Razzeca, Deputy Secretary  
Board of Harbor Commissioners



Moss Landing Harbor District  
**Balance Sheet**  
As of May 31, 2021

	<u>May 31, 21</u>	<u>May 31, 20</u>	<u>\$ Change</u>	<u>% Change</u>
<b>ASSETS</b>				
<b>Current Assets</b>				
<b>Checking/Savings</b>				
1002 · Petty Cash	500	500		
1009 · Union - Operating	2,926,238	2,775,390	150,848	5%
1010 · Union - M.M.		8,362	-8,362	-100%
1011 · Union - Payroll		31,994	-31,994	-100%
1015 · 1st Capital Bank	1,557,054	1,553,952	3,102	0%
1018 · Union Bank- Trust Account	2,156,696	880,071	1,276,625	145%
1020 · Umpqua - Restricted	1,016,992	1,016,484	508	0%
<b>Total Checking/Savings</b>	<b>7,657,480</b>	<b>6,266,753</b>	<b>1,390,727</b>	<b>22%</b>
<b>Accounts Receivable</b>				
<b>11290 · Leases</b>				
1282 · NNN Receivable	43,127	109,298	-66,171	-61%
<b>Total 11290 · Leases</b>	<b>43,127</b>	<b>109,298</b>	<b>-66,171</b>	<b>-61%</b>
1200 · Marina Receivables	147,841	167,767	-19,926	-12%
1201 · Marina - Allow for Bad Debt	-38,880	-48,375	9,495	20%
<b>Total Accounts Receivable</b>	<b>152,088</b>	<b>228,690</b>	<b>-76,602</b>	<b>-33%</b>
<b>Other Current Assets</b>				
<b>1271 · Prepaid Expenses</b>				
1270 · Insurance	44,242	31,868	12,374	39%
<b>Total 1271 · Prepaid Expenses</b>	<b>44,242</b>	<b>31,868</b>	<b>12,374</b>	<b>39%</b>
<b>Total Other Current Assets</b>	<b>44,242</b>	<b>31,868</b>	<b>12,374</b>	<b>39%</b>
<b>Total Current Assets</b>	<b>7,853,810</b>	<b>6,527,311</b>	<b>1,326,499</b>	<b>20%</b>
<b>Fixed Assets</b>				
1650 · Construction in Progress	4,861,140	4,554,742	306,398	7%
1670 · Equipment	463,119	463,119		
<b>1700 · Improvements</b>				
1710 · NH Buildings & Improvements	6,880,629	6,880,629		
1720 · NH Floating Docks	524,675	524,675		
1725 · NH Offsite Improvements	632,218	632,218		
1730 · SH Buildings & Improvements	8,160,807	8,160,807		
1740 · SH Floating Docks	9,457,184	9,457,184		
<b>Total 1700 · Improvements</b>	<b>25,655,513</b>	<b>25,655,513</b>		
<b>1800 · Less - Depreciation</b>				
1805 · Equipment	-440,641	-427,903	-12,738	-3%
1810 · NH Buildings & Improvements	-3,676,540	-3,400,290	-276,250	-8%
1820 · NH Floating Docks	-535,708	-531,812	-3,896	-1%
1825 · NH Offsite Improvements	-515,429	-496,639	-18,790	-4%
1830 · SH Buildings & Improvements	-6,345,426	-6,218,115	-127,311	-2%
1840 · SH Floating Docks	-6,775,207	-6,390,160	-385,047	-6%
<b>Total 1800 · Less - Depreciation</b>	<b>-18,288,951</b>	<b>-17,464,919</b>	<b>-824,032</b>	<b>-5%</b>
1900 · Land	1,642,860	1,642,860		
<b>Total Fixed Assets</b>	<b>14,333,681</b>	<b>14,851,315</b>	<b>-517,634</b>	<b>-3%</b>

6:16 PM  
06/15/21

**Moss Landing Harbor District**  
**Balance Sheet**  
As of May 31, 2021

	<u>May 31, 21</u>	<u>May 31, 20</u>	<u>\$ Change</u>	<u>% Change</u>
<b>Other Assets</b>				
1320 · Workers Comp Deposit	200	200		
1530 · Principal Financial CS	7,389	7,389		
<b>Total Other Assets</b>	<u>7,589</u>	<u>7,589</u>		
<b>TOTAL ASSETS</b>	<u>22,195,080</u>	<u>21,386,215</u>	<u>808,865</u>	<u>4%</u>

Moss Landing Harbor District  
**Balance Sheet**  
As of May 31, 2021

	<u>May 31, 21</u>	<u>May 31, 20</u>	<u>\$ Change</u>	<u>% Change</u>
<b>LIABILITIES &amp; EQUITY</b>				
<b>Liabilities</b>				
<b>Current Liabilities</b>				
<b>Accounts Payable</b>				
2010 · Accounts Payable	-230,926	-36,884	-194,042	-526%
<b>Total Accounts Payable</b>	<u>-230,926</u>	<u>-36,884</u>	<u>-194,042</u>	<u>-526%</u>
<b>Other Current Liabilities</b>				
2020 · Accrued Salaries Payable	15,386	8,828	6,558	74%
2021 · Accrued Vacation	22,412	21,810	602	3%
2023 · Accrued Payroll Taxes	1,148	561	587	105%
2030 · Customer Deposits	347,379	322,334	25,045	8%
2051 · Note Interest Payable				
2062 · Umpqua Accrued Interest	28,105	28,556	-451	-2%
<b>Total 2051 · Note Interest Payable</b>	<u>28,105</u>	<u>28,556</u>	<u>-451</u>	<u>-2%</u>
2080 · Prepaid Berth Fees	205,569	155,001	50,568	33%
2011 · Lusamerica Reimb. Acct.	15,000		15,000	100%
2082 · MLCP Cost Reimb. Deposit	74,811	79,688	-4,877	-6%
2086 · Prepaid Leases				
20861 · Duke	60,687	64,557	-3,870	-6%
20862 · MBARI	26,692	-4,595	31,287	681%
<b>Total 2086 · Prepaid Leases</b>	<u>87,379</u>	<u>59,962</u>	<u>27,417</u>	<u>46%</u>
2087 · Lease Deposits	19,501	18,493	1,008	5%
<b>Total Other Current Liabilities</b>	<u>816,690</u>	<u>695,233</u>	<u>121,457</u>	<u>17%</u>
<b>Total Current Liabilities</b>	<u>585,764</u>	<u>658,349</u>	<u>-72,585</u>	<u>-11%</u>
<b>Long Term Liabilities</b>				
2605 · Umpqua Loan	2,508,701	2,908,858	-400,157	-14%
<b>Total Long Term Liabilities</b>	<u>2,508,701</u>	<u>2,908,858</u>	<u>-400,157</u>	<u>-14%</u>
<b>Total Liabilities</b>	<u>3,094,465</u>	<u>3,567,207</u>	<u>-472,742</u>	<u>-13%</u>
<b>Equity</b>				
3020 · Retained Net Assets	6,456,231	6,456,231		
3050 · Prior Year Earnings	11,796,504	11,690,585	105,919	1%
<b>Net Income</b>	<u>847,882</u>	<u>-327,807</u>	<u>1,175,689</u>	<u>359%</u>
<b>Total Equity</b>	<u>19,100,617</u>	<u>17,819,009</u>	<u>1,281,608</u>	<u>7%</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>22,195,082</u></u>	<u><u>21,386,216</u></u>	<u><u>808,866</u></u>	<u><u>4%</u></u>

**Moss Landing Harbor District**  
**Statement of Cash Flows**  
July 2020 through May 2021

Jul '20 - May 21

<b>OPERATING ACTIVITIES</b>	
Net Income	847,882
Adjustments to reconcile Net Income	
to net cash provided by operations:	
11290 · Leases	712
1200 · Marina Receivables	-34,461
1201 · Marina - Allow for Bad Debt	11,179
11290 · Leases:1282 · NNN Receivable	33,237
1271 · Prepaid Expenses:1270 · Insurance	-44,242
1800 · Less - Depreciation:1805 · Equipment	18,701
1800 · Less - Depreciation:1810 · NH Buildings & Improvements	288,791
1800 · Less - Depreciation:1820 · NH Floating Docks	11,034
1800 · Less - Depreciation:1825 · NH Offsite Improvements	26,934
1800 · Less - Depreciation:1830 · SH Buildings & Improvements	191,380
1800 · Less - Depreciation:1840 · SH Floating Docks	379,867
2010 · Accounts Payable	-184,303
2011 · Lusamerica Reimb. Acct.	15,000
2020 · Accrued Salaries Payable	383
2030 · Customer Deposits	23,281
2080 · Prepaid Berth Fees	34,001
2086 · Prepaid Leases:20861 · Duke	8,582
2086 · Prepaid Leases:20862 · MBARI	2,558
2087 · Lease Deposits	1,008
2051 · Note Interest Payable:2062 · Umpqua Accrued Interest	-6,438
2082 · MLCP Cost Reimb. Deposit	-4,636
Net cash provided by Operating Activities	<u>1,620,450</u>
<b>FINANCING ACTIVITIES</b>	
2605 · Umpqua Loan	-400,107
Net cash provided by Financing Activities	<u>-400,107</u>
Net cash increase for period	1,220,343
Cash at beginning of period	6,437,138
Cash at end of period	<u><u>7,657,481</u></u>

**Moss Landing Harbor District**  
**Profit & Loss Budget vs. Actual**  
 July 2020 through May 2021

	<u>Jul '20 - May 21</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>4000 · MARINA REVENUES</b>				
<b>4100 · Berthing Income</b>				
4110 · Assigned Berthing	1,588,794	1,631,410	-42,616	97%
4112 · Qtrly/Annual Discount	-2,494	-2,118	-376	118%
4113 · Commercial Vessel Dscnt	-11,225	-11,000	-225	102%
4114 · Away (1 mnth) Dscnt	-557	-1,089	532	51%
4115 · Temporary Berthing	259,683	241,000	18,683	108%
4120 · Liveaboard Fees	117,530	110,000	7,530	107%
4130 · Transient Berthing	21,795	45,000	-23,205	48%
4220 · Wait List	9,228	8,250	978	112%
4260 · Towing - Intra Harbor	600	550	50	109%
4270 · Pumpouts	1,600	737	863	217%
4280 · Late Fees	31,170	32,083	-913	97%
4282 · Recovered Lien Costs	200	2,000	-1,800	10%
<b>Total 4100 · Berthing Income</b>	<u>2,016,324</u>	<u>2,056,823</u>	<u>-40,499</u>	<u>98%</u>
<b>4200 · Other Income - Operations</b>				
4225 · Merchandise	42	250	-208	17%
4230 · SH Parking	77,653	106,749	-29,096	73%
4285 · Dog Fee	1,060	1,045	15	101%
4290 · Misc	2,543	1,343	1,200	189%
<b>Total 4200 · Other Income - Operations</b>	<u>81,298</u>	<u>109,387</u>	<u>-28,089</u>	<u>74%</u>
<b>4300 · Operating Grant Revenues</b>				
<b>Total 4000 · MARINA REVENUES</b>	<u>2,097,622</u>	<u>2,166,210</u>	<u>-68,588</u>	<u>97%</u>

## Moss Landing Harbor District Profit & Loss Budget vs. Actual July 2020 through May 2021

Expense	Jul '20 - May 21	Budget	\$ Over Budget	% of Budget
<b>5200 · General &amp; Administrative</b>				
5100 · Advertising	4,468	5,500	-1,032	81%
5210 · Dues & Subscriptions	12,945	6,800	6,145	190%
<b>5220 · Office Supplies</b>				
5223 · Administration	9,231	3,795	5,436	243%
5225 · Operations	12,253	8,557	3,696	143%
<b>Total 5220 · Office Supplies</b>	<u>21,484</u>	<u>12,352</u>	<u>9,132</u>	<u>174%</u>
<b>5230 · Postage &amp; Equip Lease</b>				
5232 · Meter Lease	486	596	-110	82%
5235 · Postage	679	199	480	341%
<b>Total 5230 · Postage &amp; Equip Lease</b>	<u>1,165</u>	<u>795</u>	<u>370</u>	<u>147%</u>
<b>5240 · Copler Lease &amp; Supplies</b>				
5242 · Copler Lease	3,358	2,311	1,047	145%
<b>Total 5240 · Copler Lease &amp; Supplies</b>	<u>3,358</u>	<u>2,311</u>	<u>1,047</u>	<u>145%</u>
<b>5250 · Telephone &amp; Communications</b>				
5253 · Administration	13,793	11,525	2,268	120%
5255 · Operations	624	822	-198	76%
<b>Total 5250 · Telephone &amp; Communications</b>	<u>14,417</u>	<u>12,347</u>	<u>2,070</u>	<u>117%</u>
<b>5260 · Professional Services</b>				
5262 · Accounting	35,141	41,000	-5,859	86%
5263 · Audit fees	16,500	18,000	-1,500	92%
5265 · Legal	32,379	91,667	-59,288	35%
5268 · Computer Consulting	1,721	989	732	174%
5269 · Payroll Processing	3,856	3,219	637	120%
<b>Total 5260 · Professional Services</b>	<u>89,597</u>	<u>154,875</u>	<u>-65,278</u>	<u>58%</u>
5290 · Credit Card Fees	12,618	14,262	-1,644	88%
5921 · Internet Billing Service	1,505	2,498	-993	60%
<b>Total 5200 · General &amp; Administrative</b>	<u>161,557</u>	<u>211,740</u>	<u>-50,183</u>	<u>76%</u>
<b>5300 · Personnel</b>				
<b>5310 · Salaries</b>				
5313 · Administration	151,906	195,349	-43,443	78%
5315 · Operations	175,643	218,952	-43,309	80%
5318 · Maintenance	150,165	150,048	117	100%
<b>Total 5310 · Salaries</b>	<u>477,714</u>	<u>564,349</u>	<u>-86,635</u>	<u>85%</u>
<b>5330 · Payroll Taxes</b>				
5333 · Administration	10,458	14,941	-4,483	70%
5335 · Operations	12,539	16,752	-4,213	75%
5338 · Maintenance	10,390	11,483	-1,093	90%
<b>Total 5330 · Payroll Taxes</b>	<u>33,387</u>	<u>43,176</u>	<u>-9,789</u>	<u>77%</u>
<b>5340 · Employee Benefits</b>				
5342 · Vehicle Allowance				
5343 · Administration	43,532	40,968	2,564	106%
5345 · Operations	3,023		3,023	
5348 · Maintenance	51,684	54,936	-3,252	94%
<b>Total 5340 · Employee Benefits</b>	<u>98,239</u>	<u>95,904</u>	<u>2,335</u>	<u>102%</u>

**Moss Landing Harbor District**  
**Profit & Loss Budget vs. Actual**  
July 2020 through May 2021

	Jul '20 - May 21	Budget	\$ Over Budget	% of Budget
<b>5350 · Workers Compensation</b>				
5353 · Administration	3,300	1,281	2,019	258%
5355 · Operations	6,457	6,097	360	106%
5358 · Maintenance	7,337	11,790	-4,453	62%
<b>Total 5350 · Workers Compensation</b>	17,094	19,168	-2,074	89%
<b>5360 · Education &amp; Training</b>				
5363 · Administration	2,425	4,000	-1,575	61%
5365 · Operations	2,490		2,490	
5368 · Maintenance	2,233		2,233	
<b>Total 5360 · Education &amp; Training</b>	7,148	4,000	3,148	179%
<b>Total 5300 · Personnel</b>	633,582	726,597	-93,015	87%
<b>5400 · Insurance</b>				
5410 · Liability Insurance	137,041	138,220	-1,179	99%
<b>Total 5400 · Insurance</b>	137,041	138,220	-1,179	99%
<b>5500 · Utilities</b>				
5510 · Garbage	104,538	91,663	12,875	114%
5520 · Gas and Electric	242,973	215,000	27,973	113%
5530 · Water	33,100	38,500	-5,400	86%
5540 · Sewer	35,942	38,500	-2,558	93%
<b>Total 5500 · Utilities</b>	416,553	383,663	32,890	109%
<b>5600 · Operating Supplies</b>				
5610 · Vehicles	10,102	8,800	1,302	115%
5620 · Vessels	1,321		1,321	
5625 · Operations	16,804	20,533	-3,729	82%
<b>Total 5600 · Operating Supplies</b>	28,227	29,333	-1,106	96%
<b>5700 · Depreciation</b>	458,354	458,334	20	100%
<b>5800 · Repairs &amp; Maintenance</b>				
5810 · Vehicles	589	1,936	-1,347	30%
5830 · Equip Rental	3,458	5,087	-1,629	68%
5850 · Repair Materials	44,096	61,727	-17,631	71%
5860 · Outside Service Contracts	60,189	64,167	-3,978	94%
5870 · Derelict Disposal	40,690	60,000	-19,310	68%
<b>Total 5800 · Repairs &amp; Maintenance</b>	149,022	192,917	-43,895	77%
<b>5900 · Financial Expenses</b>				
5920 · Bank Service Charges	8,760			
5990 · Bad Debt	23,375	27,500	-4,125	85%
<b>Total 5900 · Financial Expenses</b>	32,135	27,500	4,635	117%
<b>Total · MARINA EXPENSES</b>	2,016,471	2,168,304	-151,833	93%
<b>Net Ordinary Income - Marina Operations</b>	81,152	-2,094	83,245	-3876%

**Moss Landing Harbor District**  
**Profit & Loss Budget vs. Actual**  
July 2020 through May 2021

	Jul '20 - May 21	Budget	\$ Over Budget	% of Budget
<b>4400 · LEASE AND OTHER INCOME</b>				
<b>4050 · Trust Lands Lease Revenue</b>				
4051 · Dynegy Outfall	64,898	63,974	924	101%
4053 · MBARI	26,983	26,983		100%
<b>Total 4050 · Trust Lands Lease Revenue</b>	<b>91,881</b>	<b>90,957</b>	<b>924</b>	<b>101%</b>
<b>4500 · Leases</b>				
4501 · K-Pier Lease	17,112			
<b>4502 · Cannery Building</b>				
4517 · Suite 2	31,937	31,792	145	100%
4504 · Suite 3	95,269	87,913	7,356	108%
4511 · Suite 1 & 10	17,842	17,931	-89	100%
4515 · Suite 4	85,458	85,021	437	101%
4518 · Suite 5	24,673	23,716	957	104%
4510 · Suite 6	20,691	25,201	-4,510	82%
4512 · Suite 7	13,609		13,609	
4503 · Suite 8	8,824	8,644	180	102%
4520 · Suite 9	6,625	8,133	-1,508	81%
4523 · Canary NNN	34,526	36,667	-2,141	94%
<b>Total 4502 · Cannery Building</b>	<b>339,454</b>	<b>325,018</b>	<b>14,436</b>	<b>104%</b>
4530 · RV Lot	32,584	32,594	-10	100%
4540 · Martin & Mason	28,481	25,319	3,162	112%
<b>4560 · North Harbor</b>				
4562 · Sea Harvest	33,631	33,519	112	100%
4568 · Monterey Bay Kayaks	76,253	27,110	49,143	281%
<b>Total 4560 · North Harbor</b>	<b>109,884</b>	<b>60,629</b>	<b>49,255</b>	<b>181%</b>
<b>Total 4500 · Leases</b>	<b>527,515</b>	<b>443,560</b>	<b>83,955</b>	<b>119%</b>
4600 · District Property Taxes	334,905	300,000	34,905	112%
<b>4700 · Other Revenues &amp; Concessions</b>				
4125 · Amenity Fee	315,653	317,207	-1,554	100%
4126 · Passenger Vessel Fees		27,000	-27,000	
<b>4710 · Vending Activities</b>				
4711 · Washer/Dryer	5,910	7,425	-1,515	80%
4712 · Soda	237	300	-63	79%
<b>Total 4710 · Vending Activities</b>	<b>6,147</b>	<b>7,725</b>	<b>-1,578</b>	<b>80%</b>
4720 · Dry Storage	53,704	55,000	-1,296	98%
4725 · North Harbor Use Fee	171,054	112,000	59,054	153%
4727 · Key Sales	7,246	4,528	2,718	160%
4730 · NH Washdown	435	1,650	-1,215	26%
4735 · Camp/RV	543	2,288	-1,745	24%
4740 · Equipment Rental	100	200	-100	50%
4745 · Citatlons & Fines	2,643		2,643	
4751 · Permits	5,459	4,125	1,334	132%
4765 · Faxes, Copies & Postage	14	55	-41	25%
4770 · Surplus Auction/Sales	258		258	100%
<b>Total 4700 · Other Revenues &amp; Concessions</b>	<b>563,256</b>	<b>531,778</b>	<b>31,478</b>	<b>106%</b>



Moss Landing Harbor District  
**Profit & Loss Budget vs. Actual**  
July 2020 through May 2021

	<u>Jul '20 - May 21</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>4800 · Interest</b>				
4841 · Union Bank Interest	230	275	-45	84%
4843 · First Capital Bank	2,830	2,838	-8	100%
4846 · Umpqua Interest	467	3,300	-2,833	14%
<b>Total 4800 · Interest</b>	<u>3,527</u>	<u>6,413</u>	<u>-2,886</u>	<u>55%</u>
<b>Total 4400 · LEASE AND OTHER INCOME</b>	<u>1,521,084</u>	<u>1,372,708</u>	<u>148,376</u>	<u>111%</u>
<b>7000 · LEASE AND OTHER EXPENSES</b>				
<b>7100 · Interest Expense</b>				
7134 · Umpqua Accrued Interest	70,763	70,763		100%
<b>Total 7100 · Interest Expense</b>	<u>70,763</u>	<u>70,763</u>		<u>100%</u>
<b>7200 · Other Financial Expenses</b>				
7221 · CSDA Dues	7,253	6,800	453	107%
7230 · LAFO Administrative Charges	5,425	7,500	-2,075	72%
<b>Total 7200 · Other Financial Expenses</b>	<u>12,678</u>	<u>14,300</u>	<u>-1,622</u>	<u>89%</u>
<b>5700 · Depreciation</b>	458,354	458,334	20	100%
<b>7300 · Commissioner Expenses</b>				
7310 · Election Costs		500,000	-500,000	
7320 · Monthly Stipend	14,625	17,875	-3,250	82%
7321 · Employer Payroll Taxes	1,033	1,375	-342	75%
7330 · Incurred Expenses	338	3,500	-3,162	10%
<b>Total 7300 · Commissioner Expenses</b>	<u>15,996</u>	<u>522,750</u>	<u>-506,754</u>	<u>3%</u>
<b>Total 7000 · LEASE AND OTHER EXPENSES</b>	<u>557,791</u>	<u>1,066,147</u>	<u>-508,356</u>	<u>52%</u>
<b>Net Ordinary Income - Lease &amp; Other Operations</b>	<u>963,294</u>	<u>306,562</u>	<u>656,732</u>	<u>314%</u>
<b>Net Ordinary Income - Combined Operations</b>	<u>1,044,445</u>	<u>304,468</u>	<u>739,977</u>	<u>343%</u>

Moss Landing Harbor District  
Profit & Loss Budget vs. Actual  
July 2020 through May 2021

	Jul '20 - May 21	Budget	\$ Over Budget	% of Budget
<b>Other Income/Expense</b>				
<b>Other Income</b>				
8000 · CAPITAL PROJECT REVENUE				
8215 · FEMA Grant Receivable		600,000	-600,000	
8250 · Dredging				
<b>Total 8000 · CAPITAL PROJECT REVENUE</b>		<b>600,000</b>	<b>-600,000</b>	
8001 · Cost Reimbursements				
8101 · Revenue from reimbursements	4,636	183,333	-178,697	3%
8201 · Reimbursable expenses	-4,756	-183,333	178,577	3%
<b>Total 8001 · Cost Reimbursements</b>	<b>-120</b>		<b>-120</b>	<b>100%</b>
<b>Total Other Income</b>	<b>-120</b>	<b>600,000</b>	<b>-600,120</b>	<b>-0%</b>
<b>Other Expense</b>				
9000 · CAPITAL PROJECT EXPENSES				
5880 · Dredging		250,000	-250,000	
9051 · Sewer Lift Station		50,000	-50,000	
9053 · Dock Maintenance		100,000	-100,000	
9054 · Sea Lion Deterrent Fencing	1,953	25,000	-23,047	8%
9060 · NH Berthers Parking/Paving		100,000	-100,000	
9150 · Cannery	18,333	300,000	-281,667	6%
9250 · Security Camera		50,000	-50,000	
9305 · Piling Replacement Proj. - Dist	126,562	100,000	26,562	127%
9309 · New NH Building	1,719	1,000,000	-998,281	0%
9310 · NH Hotel		75,000	-75,000	
9470 · NH Visitor Dock		400,000	-400,000	
9530 · Dry Storage Yard		50,000	-50,000	
9565 · Miscellaneous Capital Projects	47,876	150,000	-102,124	32%
9750 · Office Computers		225,000	-225,000	
9800 · Dock Replacement		200,000	-200,000	
<b>Total 9000 · CAPITAL PROJECT EXPENSES</b>	<b>196,443</b>	<b>3,075,000</b>	<b>-2,878,557</b>	<b>6%</b>
<b>Total Other Expense</b>	<b>196,443</b>	<b>3,075,000</b>	<b>-2,878,557</b>	<b>6%</b>
<b>Net Other Income</b>	<b>-196,563</b>	<b>-2,475,000</b>	<b>2,278,437</b>	<b>8%</b>
<b>Net Income</b>	<b>847,882</b>	<b>-2,170,532</b>	<b>3,018,414</b>	<b>-39%</b>

**Moss Landing Harbor District**  
**Profit & Loss YTD Comparison**  
July 2020 through May 2021

	Jul '20 - May 21	Jul '19 - May 20	\$ Change	% Change
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>4000 · MARINA REVENUES</b>				
<b>4100 · Berthing Income</b>				
4110 · Assigned Berthing	1,588,794	1,522,957	65,837	4%
4112 · Qtrly/Annual Discount	-2,494	-1,218	-1,276	-105%
4113 · Commercial Vessel Dscnt	-11,225	-11,664	439	4%
4114 · Away (1 mnth) Dscnt	-557	-986	429	44%
4115 · Temporary Berthing	259,683	226,771	32,912	15%
4120 · Liveaboard Fees	117,530	115,638	1,892	2%
4130 · Transient Berthing	21,795	34,432	-12,637	-37%
4220 · Wait List	9,228	5,475	3,753	69%
4260 · Towing - Intra Harbor	600	900	-300	-33%
4270 · Pumpouts	1,600	1,850	-250	-14%
4280 · Late Fees	31,170	24,900	6,270	25%
4282 · Recovered Lien Costs	200	1,790	-1,590	-89%
<b>Total 4100 · Berthing Income</b>	<b>2,016,324</b>	<b>1,920,845</b>	<b>95,479</b>	<b>5%</b>
<b>4200 · Other Income - Operations</b>				
4225 · Merchandise	42	222	-180	-81%
4230 · SH Parking	77,653	81,328	-3,675	-5%
4285 · Dog Fee	1,060	1,255	-195	-16%
4290 · Misc	2,543	119	2,424	2,037%
<b>Total 4200 · Other Income - Operations</b>	<b>81,298</b>	<b>82,924</b>	<b>-1,626</b>	<b>-2%</b>
<b>Total 4000 · MARINA REVENUES</b>	<b>2,097,622</b>	<b>2,003,769</b>	<b>93,853</b>	<b>5%</b>

Moss Landing Harbor District  
Profit & Loss YTD Comparison  
July 2020 through May 2021

	Jul '20 - May 21	Jul '19 - May 20	\$ Change	% Change
<b>Expense</b>				
<b>5200 · General &amp; Administrative</b>				
5100 · Advertising	4,468	5,274	-806	-15%
5210 · Dues & Subscriptions	12,945	7,733	5,212	67%
<b>5220 · Office Supplies</b>				
5223 · Administration	9,231	3,593	5,638	157%
5225 · Operations	12,253	10,098	2,155	21%
<b>Total 5220 · Office Supplies</b>	<b>21,484</b>	<b>13,691</b>	<b>7,793</b>	<b>57%</b>
<b>5230 · Postage &amp; Equip Lease</b>				
5232 · Meter Lease	486	748	-262	-35%
5235 · Postage	679	249	430	173%
<b>Total 5230 · Postage &amp; Equip Lease</b>	<b>1,165</b>	<b>997</b>	<b>168</b>	<b>17%</b>
<b>5240 · Copier Lease &amp; Supplies</b>				
5242 · Copier Lease	3,358	2,679	679	25%
<b>Total 5240 · Copier Lease &amp; Supplies</b>	<b>3,358</b>	<b>2,679</b>	<b>679</b>	<b>25%</b>
<b>5250 · Telephone &amp; Communications</b>				
5253 · Administration	13,793	13,191	602	5%
5255 · Operations	624	972	-348	-36%
<b>Total 5250 · Telephone &amp; Communications</b>	<b>14,417</b>	<b>14,163</b>	<b>254</b>	<b>2%</b>
<b>5260 · Professional Services</b>				
5262 · Accounting	35,141	35,895	-754	-2%
5263 · Audit fees	16,500	16,500		
5265 · Legal	32,379	49,570	-17,191	-35%
5268 · Computer Consulting	1,721	1,240	481	39%
5269 · Payroll Processing	3,856	3,772	84	2%
<b>Total 5260 · Professional Services</b>	<b>89,597</b>	<b>106,977</b>	<b>-17,380</b>	<b>-16%</b>
5290 · Credit Card Fees	12,618	16,680	-4,062	-24%
5921 · Internet Billing Service	1,505	2,875	-1,370	-48%
<b>Total 5200 · General &amp; Administrative</b>	<b>161,557</b>	<b>171,069</b>	<b>-9,512</b>	<b>-6%</b>
<b>5300 · Personnel</b>				
<b>5310 · Salaries</b>				
5313 · Administration	151,906	125,105	26,801	21%
5315 · Operations	175,643	172,930	2,713	2%
5318 · Maintenance	150,165	142,608	7,557	5%
<b>Total 5310 · Salaries</b>	<b>477,714</b>	<b>440,643</b>	<b>37,071</b>	<b>8%</b>
<b>5330 · Payroll Taxes</b>				
5333 · Administration	10,458	9,420	1,038	11%
5335 · Operations	12,539	13,229	-690	-5%
5338 · Maintenance	10,390	11,035	-645	-6%
<b>Total 5330 · Payroll Taxes</b>	<b>33,387</b>	<b>33,684</b>	<b>-297</b>	<b>-1%</b>

**Moss Landing Harbor District**  
**Profit & Loss YTD Comparison**  
July 2020 through May 2021

	Jul '20 - May 21	Jul '19 - May 20	\$ Change	% Change
<b>5340 · Employee Benefits</b>				
5343 · Administration	43,532	40,967	2,565	6%
5345 · Operations	3,023	5,351	-2,328	-44%
5348 · Maintenance	51,684	47,580	4,104	9%
<b>Total 5340 · Employee Benefits</b>	<b>98,239</b>	<b>93,898</b>	<b>4,341</b>	<b>5%</b>
<b>5350 · Workers Compensation</b>				
5353 · Administration	3,300	3,300		
5355 · Operations	6,457	6,064	393	6%
5358 · Maintenance	7,337	7,337		
<b>Total 5350 · Workers Compensation</b>	<b>17,094</b>	<b>16,701</b>	<b>393</b>	<b>2%</b>
<b>5360 · Education &amp; Training</b>				
5363 · Administration	2,425	920	1,505	164%
5365 · Operations	2,490		2,490	100%
5368 · Maintenance	2,233		2,233	100%
<b>Total 5360 · Education &amp; Training</b>	<b>7,148</b>	<b>920</b>	<b>6,228</b>	<b>677%</b>
<b>Total 5300 · Personnel</b>	<b>633,582</b>	<b>585,846</b>	<b>47,736</b>	<b>8%</b>
<b>5400 · Insurance</b>				
5410 · Liability Insurance	137,041	116,652	20,389	17%
<b>Total 5400 · Insurance</b>	<b>137,041</b>	<b>116,652</b>	<b>20,389</b>	<b>17%</b>
<b>5500 · Utilities</b>				
5510 · Garbage	104,538	88,945	15,593	18%
5520 · Gas and Electric	242,973	227,496	15,477	7%
5530 · Water	33,100	34,750	-1,650	-5%
5540 · Sewer	35,942	33,295	2,647	8%
<b>Total 5500 · Utilities</b>	<b>416,553</b>	<b>384,486</b>	<b>32,067</b>	<b>8%</b>
<b>5600 · Operating Supplies</b>				
5610 · Vehicles	10,102	7,915	2,187	28%
5620 · Vessels	1,321		1,321	100%
5625 · Operations	16,804	19,073	-2,269	-12%
<b>Total 5600 · Operating Supplies</b>	<b>28,227</b>	<b>26,988</b>	<b>1,239</b>	<b>5%</b>
<b>5700 · Depreciation</b>	<b>458,354</b>	<b>432,664</b>	<b>25,690</b>	<b>6%</b>
<b>5800 · Repairs &amp; Maintenance</b>				
5810 · Vehicles	589	1,838	-1,249	-68%
5830 · Equip Rental	3,458	4,828	-1,370	-28%
5850 · Repair Materials	44,096	57,117	-13,021	-23%
5860 · Outside Service Contracts	60,189	73,569	-13,380	-18%
5870 · Derelict Disposal	40,690	34,666	6,024	17%
<b>Total 5800 · Repairs &amp; Maintenance</b>	<b>149,022</b>	<b>172,018</b>	<b>-22,996</b>	<b>-13%</b>
<b>5900 · Financial Expenses</b>				
5920 · Bank Service Charges	8,760	2,576	6,184	240%
5990 · Bad Debt	23,375	23,375		
<b>Total 5900 · Financial Expenses</b>	<b>32,135</b>	<b>25,951</b>	<b>6,184</b>	<b>24%</b>
<b>Total · MARINA EXPENSES</b>	<b>2,016,471</b>	<b>1,915,674</b>	<b>100,797</b>	<b>5%</b>
<b>Net Ordinary Income - Marina Operations</b>	<b>81,152</b>	<b>88,096</b>	<b>-6,944</b>	<b>-8%</b>

Moss Landing Harbor District  
Profit & Loss YTD Comparison  
July 2020 through May 2021

	Jul '20 - May 21	Jul '19 - May 20	\$ Change	% Change
<b>4400 · LEASE AND OTHER INCOME</b>				
<b>4050 · Trust Lands Lease Revenue</b>				
4051 · Dynegy Outfall	64,898	63,471	1,427	2%
4053 · MBARI	26,983	23,326	3,657	16%
<b>Total 4050 · Trust Lands Lease Revenue</b>	<b>91,881</b>	<b>86,797</b>	<b>5,084</b>	<b>6%</b>
<b>4500 · Leases</b>				
4501 · K-Pier Lease	17,112		17,112	100%
<b>4502 · Cannery Building</b>				
4517 · Suite 2	31,937	30,868	1,069	3%
4504 · Suite 3	95,269	85,860	9,409	11%
4511 · Suite 1 & 10	17,842	17,223	619	4%
4515 · Suite 4	85,458	83,697	1,761	2%
4518 · Suite 5	24,673	25,346	-673	-3%
4510 · Suite 6	20,691	24,673	-3,982	-16%
4512 · Suite 7	13,609	8,508	5,101	60%
4503 · Suite 8	8,824	8,567	257	3%
4520 · Suite 9	6,625	7,120	-495	-7%
4523 · Canary NNN	34,526	21,520	13,006	60%
<b>Total 4502 · Cannery Building</b>	<b>339,454</b>	<b>313,382</b>	<b>26,072</b>	<b>8%</b>
4530 · RV Lot	32,584	31,823	761	2%
4540 · Martin & Mason	28,481	24,562	3,919	16%
<b>4560 · North Harbor</b>				
4562 · Sea Harvest	33,631	32,726	905	3%
4568 · Monterey Bay Kayaks	76,253	42,859	33,394	78%
<b>Total 4560 · North Harbor</b>	<b>109,884</b>	<b>75,585</b>	<b>34,299</b>	<b>45%</b>
<b>Total 4500 · Leases</b>	<b>527,515</b>	<b>445,352</b>	<b>82,163</b>	<b>18%</b>
4600 · District Property Taxes	334,905	313,904	21,001	7%
<b>4700 · Other Revenues &amp; Concessions</b>				
4125 · Amenity Fee	315,653	254,989	60,664	24%
4126 · Passenger Vessel Fees		28,946	-28,946	-100%
<b>4710 · Vending Activities</b>				
4711 · Washer/Dryer	5,910	7,029	-1,119	-16%
4712 · Soda	237	375	-138	-37%
<b>Total 4710 · Vending Activities</b>	<b>6,147</b>	<b>7,404</b>	<b>-1,257</b>	<b>-17%</b>
4720 · Dry Storage	53,704	55,552	-1,848	-3%
4725 · North Harbor Use Fee	171,054	97,949	73,105	75%
4727 · Key Sales	7,246	4,207	3,039	72%
4730 · NH Washdown	435	906	-471	-52%
4735 · Camp/RV	543	550	-7	-1%
4740 · Equipment Rental	100		100	100%
4745 · Citations & Fines	2,643		2,643	100%
4751 · Permits	5,459	3,106	2,353	76%
4765 · Faxes, Copies & Postage	14	55	-41	-75%
4770 · Surplus Auction/Sales	258		258	100%
<b>Total 4700 · Other Revenues &amp; Concessions</b>	<b>563,256</b>	<b>453,664</b>	<b>109,592</b>	<b>24%</b>

Moss Landing Harbor District  
Profit & Loss YTD Comparison  
July 2020 through May 2021

	Jul '20 - May 21	Jul '19 - May 20	\$ Change	% Change
<b>4800 · Interest</b>				
4841 · Union Bank Interest	230	270	-40	-15%
4843 · First Capital Bank	2,830	2,858	-28	-1%
4846 · Umpqua Interest	467	2,774	-2,307	-83%
<b>Total 4800 · Interest</b>	<b>3,527</b>	<b>5,902</b>	<b>-2,375</b>	<b>-40%</b>
<b>Total 4400 · LEASE AND OTHER INCOME</b>	<b>1,521,084</b>	<b>1,305,619</b>	<b>215,465</b>	<b>17%</b>
<b>7000 · LEASE AND OTHER EXPENSES</b>				
<b>7100 · Interest Expense</b>				
7134 · Umpqua Accrued Interest	70,763	77,839	-7,076	-9%
<b>Total 7100 · Interest Expense</b>	<b>70,763</b>	<b>77,839</b>	<b>-7,076</b>	<b>-9%</b>
<b>7200 · Other Financial Expenses</b>				
7221 · CSDA Dues	7,253	7,077	176	2%
7230 · LAFO Administrative Charges	5,425	6,357	-932	-15%
<b>Total 7200 · Other Financial Expenses</b>	<b>12,678</b>	<b>13,434</b>	<b>-756</b>	<b>-6%</b>
<b>5700 · Depreciation</b>	<b>458,354</b>	<b>432,664</b>	<b>25,690</b>	<b>6%</b>
<b>7300 · Commissioner Expenses</b>				
7320 · Monthly Stipend	14,625	10,600	4,025	38%
7321 · Employer Payroll Taxes	1,033	811	222	27%
7330 · Incurred Expenses	338	2,319	-1,981	-85%
<b>Total 7300 · Commissioner Expenses</b>	<b>15,996</b>	<b>13,730</b>	<b>2,266</b>	<b>17%</b>
<b>Total 7000 · LEASE AND OTHER EXPENSES</b>	<b>557,791</b>	<b>537,667</b>	<b>20,124</b>	<b>4%</b>
<b>Net Ordinary Income - Lease &amp; Other Operations</b>	<b>963,294</b>	<b>767,953</b>	<b>195,341</b>	<b>25%</b>
<b>Net Ordinary Income - Combined Operations</b>	<b>1,044,445</b>	<b>856,048</b>	<b>188,397</b>	<b>22%</b>

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Accrual Basis

## Moss Landing Harbor District Profit & Loss YTD Comparison July 2020 through May 2021

	Jul '20 - May 21	Jul '19 - May 20	\$ Change	% Change
<b>Other Income/Expense</b>				
<b>Other Income</b>				
<b>8000 · CAPITAL PROJECT REVENUE</b>				
8215 · FEMA Grant Receivable		662,710	-662,710	-100%
<b>Total 8000 · CAPITAL PROJECT REVENUE</b>		662,710	-662,710	-100%
<b>8001 · Cost Reimbursements</b>				
8101 · Revenue from reimbursements	4,636	20,313	-15,677	-77%
8201 · Reimbursable expenses	-4,756	-20,373	15,617	77%
<b>Total 8001 · Cost Reimbursements</b>	-120	-60	-60	-100%
<b>Total Other Income</b>	-120	662,650	-662,770	-100%
<b>Other Expense</b>				
Gain/Loss on Disposition		54,632	-54,632	-100%
<b>9000 · CAPITAL PROJECT EXPENSES</b>				
9025 · Covid 19		1,106	-1,106	-100%
5880 · Dredging		1,483,856	-1,483,856	-100%
9053 · Dock Maintenance				
9054 · Sea Lion Deterrent Fencing	1,953	1,018	935	92%
9150 · Cannery	18,333		18,333	100%
9305 · Piling Replacement Proj. - Dist	126,562		126,562	100%
9309 · New NH Building	1,719	305,892	-304,173	-99%
9565 · Miscellaneous Capital Projects	47,876		47,876	100%
<b>Total 9000 · CAPITAL PROJECT EXPENSES</b>	196,443	1,791,872	-1,595,429	-89%
<b>Total Other Expense</b>	196,443	1,846,504	-1,650,061	-89%
<b>Net Other Income</b>	-196,563	-1,183,854	987,291	83%
<b>Net Income</b>	<b>847,882</b>	<b>-327,806</b>	<b>1,175,688</b>	<b>359%</b>



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06/15/21

**Moss Landing Harbor District**  
**A/P Aging Summary**  
As of May 31, 2021

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
A.L. Lease	24.13	0.00	0.00	0.00	0.00	24.13
Allied Administrators for Delta Dental	0.00	-402.14	0.00	0.00	0.00	-402.14
AT&T	96.40	0.00	0.00	0.00	0.00	96.40
Barbara Cook	625.00	0.00	0.00	0.00	0.00	625.00
Blue Shield of California	0.00	-357.20	0.00	0.00	0.00	-357.20
Byte Technology	0.00	112.50	0.00	0.00	0.00	112.50
CalPERS	0.00	-5,725.00	-5,725.00	0.00	0.00	-11,450.00
Castroville "ACE" Hardware	112.99	0.00	0.00	0.00	0.00	112.99
Cintas	453.44	0.00	0.00	0.00	0.00	453.44
Dixon & Son Tire	0.00	55.30	0.00	0.00	0.00	55.30
Eric Mailander	100.00	0.00	0.00	0.00	0.00	100.00
Grainger	0.00	83.50	0.00	0.00	0.00	83.50
Greg Fallon-	105.00	0.00	0.00	0.00	0.00	105.00
IPFS Corporation	0.00	-10,704.35	0.00	0.00	0.00	-10,704.35
James Taranto	525.00	0.00	0.00	0.00	0.00	525.00
Johnson Electronics, Inc.	120.00	0.00	0.00	0.00	0.00	120.00
Joseph Riso	195.30	0.00	0.00	0.00	0.00	195.30
Kelly-Moore Paint Co	0.00	996.36	0.00	0.00	0.00	996.36
Lockton Insurance Brokers, LLC	0.00	-185,492.12	0.00	0.00	0.00	-185,492.12
MBS Business Systems	220.44	0.00	0.00	0.00	0.00	220.44
Mechanics Bank	1,144.74	0.00	0.00	0.00	0.00	1,144.74
Monterey Sanitary Supply	0.00	637.93	0.00	0.00	0.00	637.93
NorCal Portable Services, Inc.	0.00	0.00	0.00	950.00	0.00	950.00
Pajaro Valley Lock Shop	0.00	0.00	569.47	0.00	0.00	569.47
Pajaro/Sunny Mesa C.S.D.	3,640.09	0.00	0.00	0.00	0.00	3,640.09
Pettigrew & Foletta	134.63	0.00	0.00	0.00	0.00	134.63
PG&E	0.00	-25,000.00	0.00	0.00	0.00	-25,000.00
Razzolink, Inc.	0.00	-136.85	0.00	0.00	0.00	-136.85
SDRMA	0.00	-12,473.84	0.00	0.00	0.00	-12,473.84
TK Elevator	0.00	0.00	-673.52	0.00	0.00	-673.52
U.S. Bank	2,480.96	0.00	0.00	0.00	0.00	2,480.96
United Site Services of Calif., Inc.	214.12	0.00	0.00	0.00	0.00	214.12
Valero Marketing and Supply Company	492.36	0.00	0.00	0.00	0.00	492.36
VALIC	1,615.39	0.00	0.00	0.00	0.00	1,615.39
Vision Sevice Plan	0.00	-142.95	0.00	0.00	0.00	-142.95
WASH	202.08	0.00	0.00	0.00	0.00	202.08
<b>TOTAL</b>	<u>12,502.07</u>	<u>-238,548.86</u>	<u>-5,829.05</u>	<u>950.00</u>	<u>0.00</u>	<u>-230,925.84</u>

## Moss Landing Harbor District

### Warrant Listing

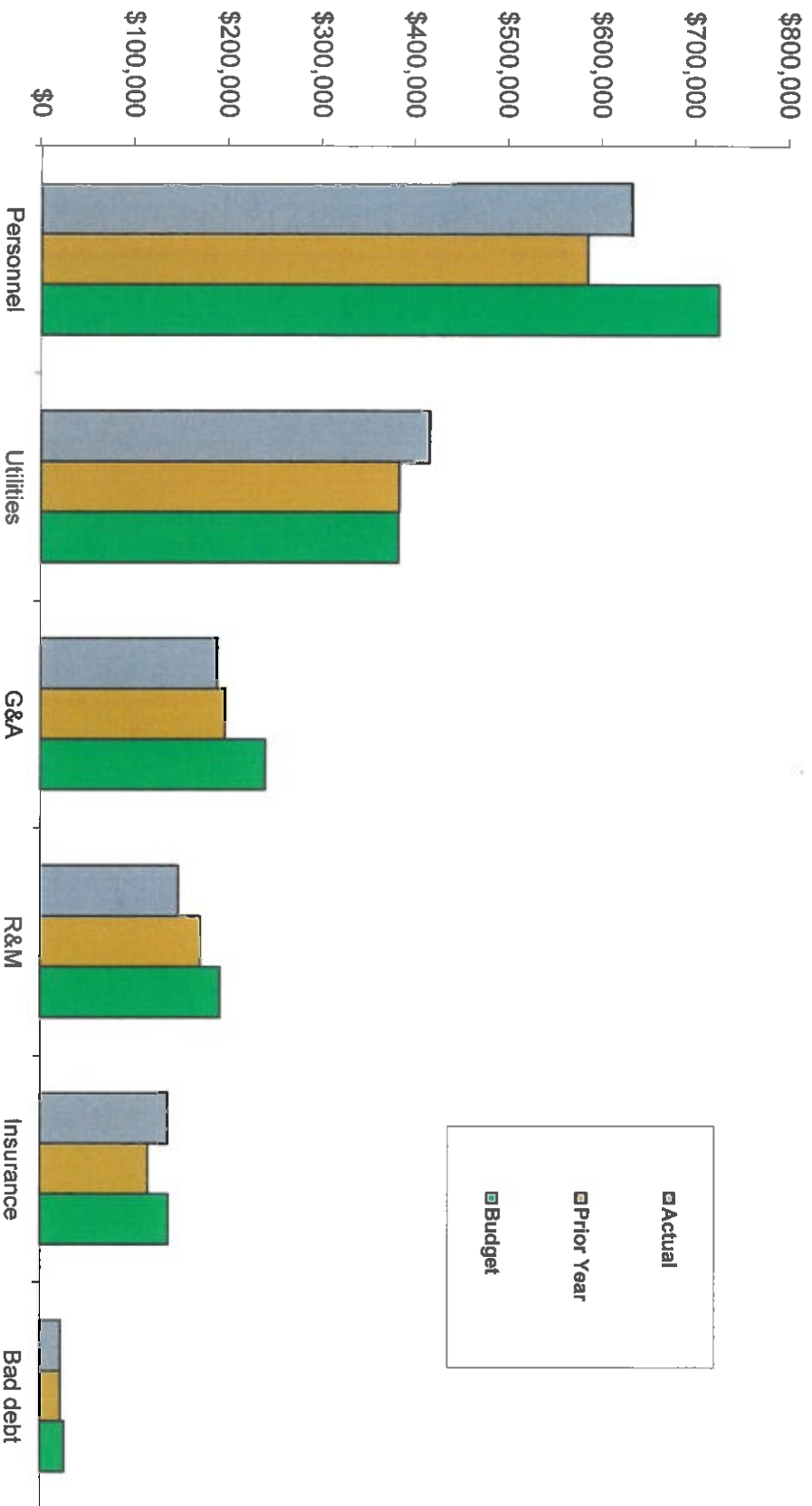
As of May 31, 2021

Type	Date	Num	Name	Amount
<b>1009 - Union - Operating</b>				
Check	05/05/2021	atm	NPC Merchant Pymt Proc	-2,289.23
Bill Pmt -Check	05/10/2021	18730	Allied Administrators for Delta Dental	-402.14
Bill Pmt -Check	05/10/2021	18731	AT&T	-96.47
Bill Pmt -Check	05/10/2021	18732	Auto Care LifeSaver Towing	-500.00
Bill Pmt -Check	05/10/2021	18733	Blue Shield of California	-357.20
Bill Pmt -Check	05/10/2021	18734	California Marine Affairs and Navigation	-1,350.00
Bill Pmt -Check	05/10/2021	18735	Carmel Marina Corporation	-1,072.43
Bill Pmt -Check	05/10/2021	18736	Castroville "ACE" Hardware	-79.94
Bill Pmt -Check	05/10/2021	18737	Central Coast Systems, Inc.	-105.00
Bill Pmt -Check	05/10/2021	18738	Cintas	-453.44
Bill Pmt -Check	05/10/2021	18739	Corralitos Electric	-175.00
Bill Pmt -Check	05/10/2021	18740	Damm Good Water	-58.60
Bill Pmt -Check	05/10/2021	18741	Dennis Powell	-375.00
Bill Pmt -Check	05/10/2021	18742	Employment Development Dept.	-45.50
Bill Pmt -Check	05/10/2021	18743	Freedom Tune Up	-132.89
Bill Pmt -Check	05/10/2021	18744	Gary Gyorkas	-275.00
Bill Pmt -Check	05/10/2021	18745	Global Equipment Company	-327.27
Bill Pmt -Check	05/10/2021	18746	IPFS Corporation	-10,704.35
Bill Pmt -Check	05/10/2021	18747	John Hibner	-551.60
Bill Pmt -Check	05/10/2021	18748	Kevin Anderson	-500.00
Bill Pmt -Check	05/10/2021	18749	MBS Business Systems	-42.84
Bill Pmt -Check	05/10/2021	18750	Mechanics Bank	-307.84
Bill Pmt -Check	05/10/2021	18751	Monterey Signs	-546.25
Bill Pmt -Check	05/10/2021	18752	Moss Landing Boat Works	-5,002.81
Bill Pmt -Check	05/10/2021	18753	MP Express	-142.47
Bill Pmt -Check	05/10/2021	18754	Pajaro/Sunny Mesa C.S.D.	-2,956.65
Bill Pmt -Check	05/10/2021	18755	PG&E	-25,000.00
Bill Pmt -Check	05/10/2021	18756	Razzolink, Inc.	-136.85
Bill Pmt -Check	05/10/2021	18757	ROI Safety Services, LLC	-3,400.00
Bill Pmt -Check	05/10/2021	18758	Ryan Roche	-525.06
Bill Pmt -Check	05/10/2021	18759	Tommy Razzeca	-300.00
Bill Pmt -Check	05/10/2021	18760	Unified Building Maintenance	-2,700.00
Bill Pmt -Check	05/10/2021	18761	United Site Services of Calif., Inc.	-395.31
Bill Pmt -Check	05/10/2021	18762	VALIC	-1,615.39
Bill Pmt -Check	05/10/2021	18763	Verizon Wireless	-113.37
Bill Pmt -Check	05/10/2021	18764	Vision Sevice Plan	-142.95
Bill Pmt -Check	05/10/2021	18765	West Marine Pro	-833.82
Bill Pmt -Check	05/10/2021	18766	Carmel Marina Corporation	-5,899.45
Bill Pmt -Check	05/10/2021	18767	Mechanics Bank	-307.84
Bill Pmt -Check	05/10/2021	18768	Carmel Marina Corporation	-1,730.74
Bill Pmt -Check	05/10/2021	18769	Mechanics Bank	-529.06
Bill Pmt -Check	05/11/2021	18770	U.S. Bank	-1,379.58
Bill Pmt -Check	05/12/2021	18771	James Shulte	-500.00
Check	05/13/2021		Payroll Partners	-143.86

**Moss Landing Harbor District**  
**Warrant Listing**  
As of May 31, 2021

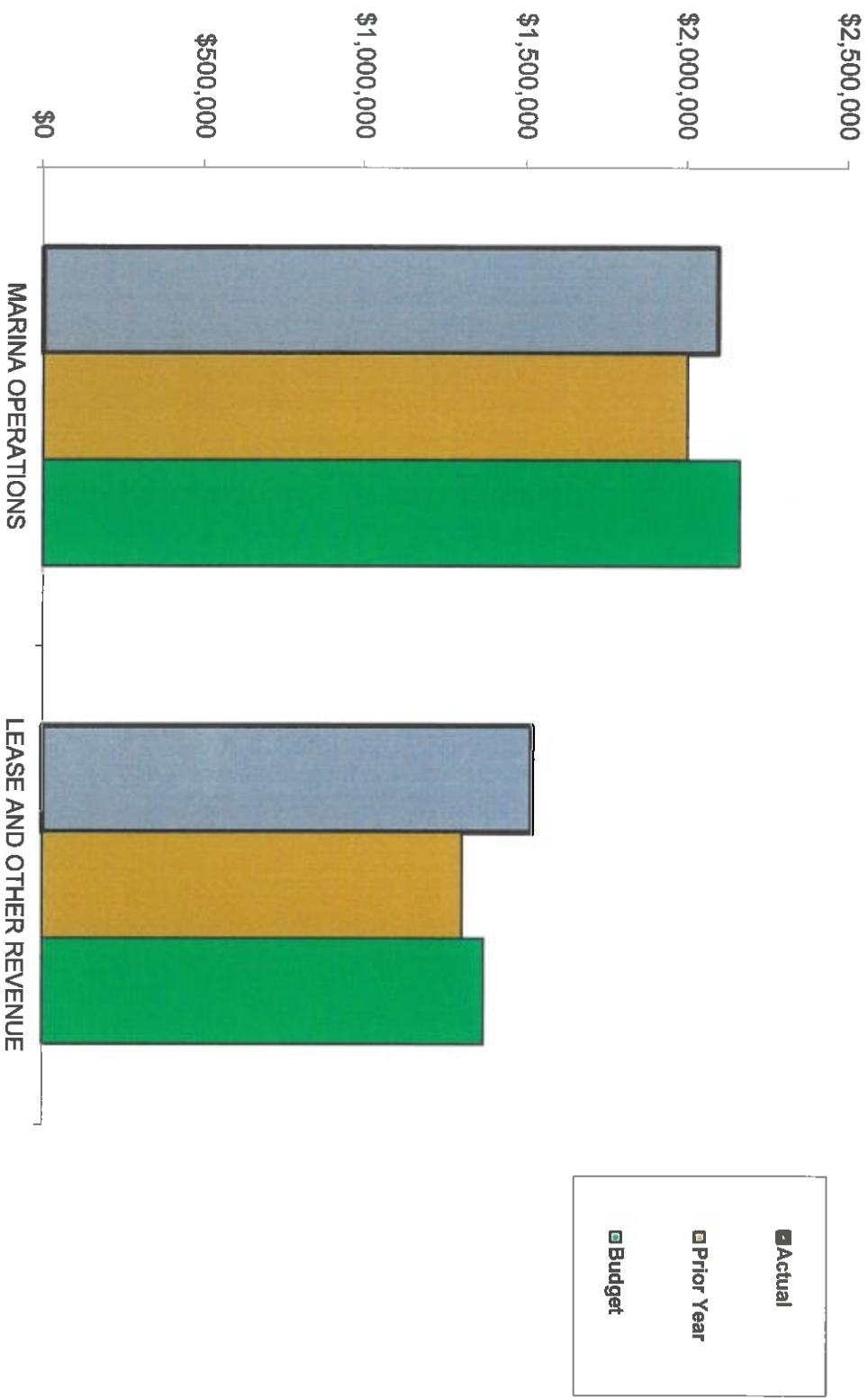
<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>
Check	05/14/2021	3022	Ferrante, Vincent	-319.51
Check	05/14/2021	3023	Goulart, James	-113.94
Check	05/14/2021	3024	Jeffries, Russell	-452.67
Check	05/14/2021	3025	Tony Leonardini	-455.75
Check	05/14/2021	3026	Neal Norris	-775.38
Check	05/14/2021	3027	RJ Collier	-929.94
Check	05/14/2021	3028	Dennis Dixon	-114.85
Bill Pmt -Check	05/24/2021	18772	Allen Montgomery	-525.00
Bill Pmt -Check	05/24/2021	18773	AT&T	-600.36
Bill Pmt -Check	05/24/2021	18774	Big Creek Lumber	-780.91
Bill Pmt -Check	05/24/2021	18775	CalPERS	-5,725.00
Bill Pmt -Check	05/24/2021	18776	Card Lock Company	-97.86
Bill Pmt -Check	05/24/2021	18777	Diatom Studios	-375.00
Bill Pmt -Check	05/24/2021	18778	Frederick Byron	-551.40
Bill Pmt -Check	05/24/2021	18779	Henderson Marine Supply	-1,298.57
Bill Pmt -Check	05/24/2021	18780	Jarvis, Fay, & Gibson, LLP	-2,120.00
Bill Pmt -Check	05/24/2021	18781	Louis Goebel	-535.00
Bill Pmt -Check	05/24/2021	18782	MP Express	-107.58
Bill Pmt -Check	05/24/2021	18783	SDRMA	-12,473.84
Bill Pmt -Check	05/24/2021	18784	Sunrise Express	-60.66
Bill Pmt -Check	05/24/2021	18785	United Site Services of Calif., Inc.	-134.09
Bill Pmt -Check	05/24/2021	18786	Valero Marketing and Supply Company	-677.22
Bill Pmt -Check	05/24/2021	18787	Wald, Ruhnke & Dost Architects, LP	-10,651.97
Bill Pmt -Check	05/24/2021	18788	Wendy L. Cumming, CPA	-2,428.75
Bill Pmt -Check	05/24/2021	18789	AT&T	-419.38
Bill Pmt -Check	05/24/2021	18790	Freedom Tune Up	-118.73
Check	05/25/2021	atm	Union Bank	-668.36
Bill Pmt -Check	05/26/2021	18791	Central Coast Systems, Inc.	-105.00
Check	05/27/2021		Payroll Partners	-131.42
Bill Pmt -Check	05/28/2021	18792	California Public Employees' Retire. Syst	-300.00
Bill Pmt -Check	05/28/2021	18793	Lockton Insurance Brokers, LLC	-185,492.12
Check	05/28/2021	3029	Neal Norris	-775.40
Check	05/28/2021	3030	RJ Collier	-633.76
Check	05/28/2021	3031	Dennis Dixon	-91.61
Total 1009 - Union - Operating				-305,544.23
<b>TOTAL</b>				<b>-305,544.23</b>

**Operating Expenses**  
**Year to Date Actuals vs. Budget and Prior Year**  
**May 31, 2021**

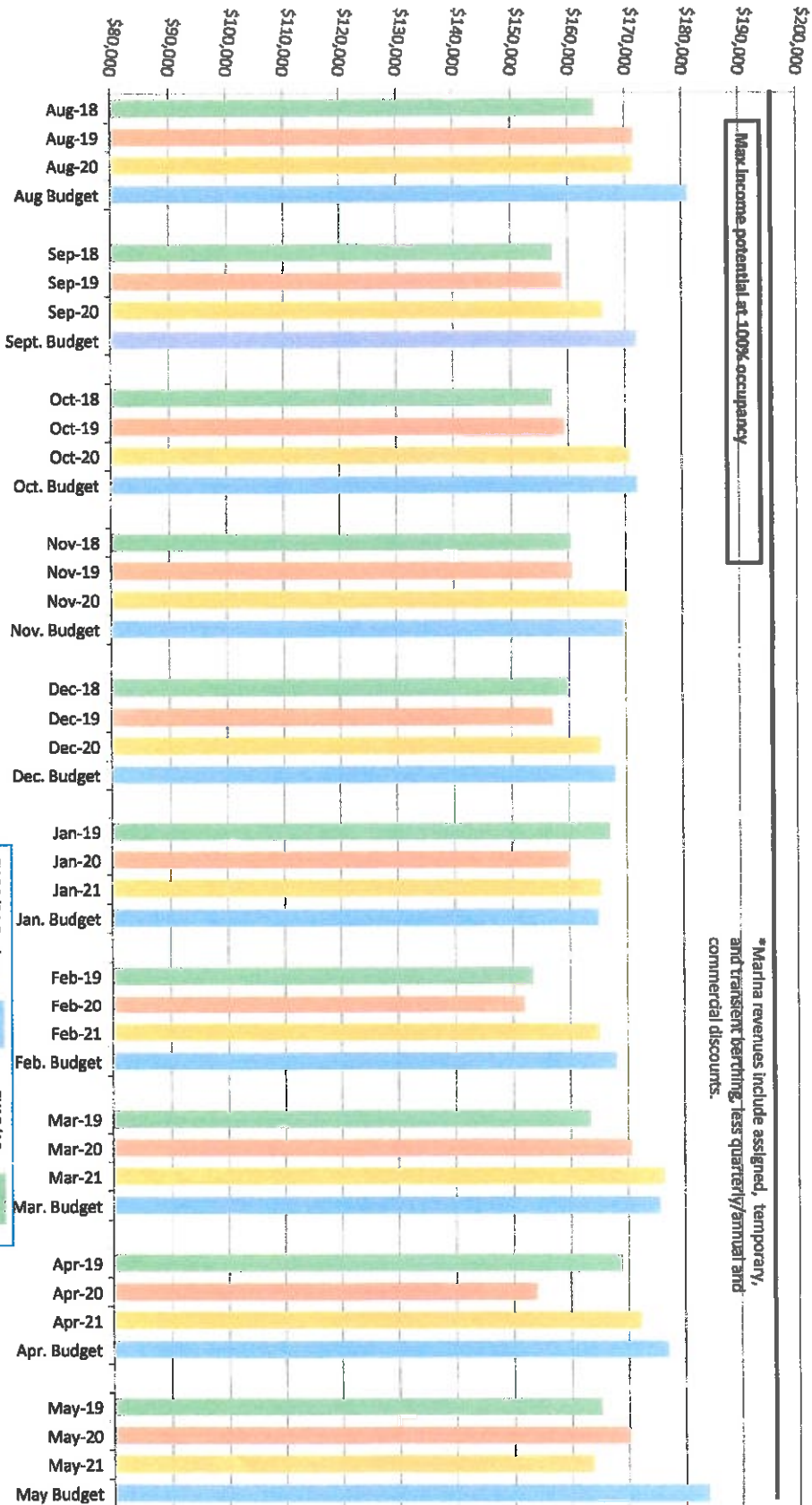


**\*\*Expenses Exclude Dredging, Depreciation and Interest Expenses\*\***

**Marina, Lease and Other Revenue  
Year to Date Actual vs. Budget and Prior Year  
May 31, 2021**



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





7881 SANDHOLDT ROAD  
MOSS LANDING, CA 95039

TELEPHONE – 831.633.5417  
FACSIMILE – 831.633.4537



**BOARD OF HARBOR COMMISSIONERS**

Russell Jeffries  
Tony Leonardini  
Vincent Ferrante  
James R. Goulart  
Liz Soto

**GENERAL MANAGER  
HARBOR MASTER**

Tom Razzeca

**STAFF REPORT**

ITEM NUMBER 03 – PROJECT STATUS  
BOARD MEETING JUNE 30, 2021

**1. North Harbor Building Listing:** As of December 28, 2020, Mahoney & Associates was given notice that the contract they had with the Harbor District for the listing of the North Harbor Building was expired and that their services were no longer required. As of now, the Harbor District has no listing agent for the building and the General Manager has been working with interested parties in the hopes of securing tenants at the building. As the COVID-19 pandemic restrictions loosen in Monterey County and the commercial real estate market starts to pick back up, The Board of Harbor Commissioners may choose to explore the options related to the representation of the new building listing by a real estate professional. The General Manager will take appropriate action once given direction from the Board.

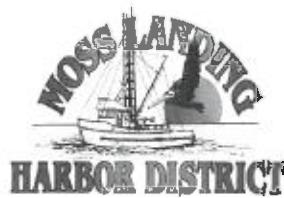
**2. North Harbor Inn Project:** This project is currently on hold. The Harbor District received a proposal related to the development of property in the North Harbor where the Inn would be located if constructed. The Real Property Committee has met with the potential developer and provided a counter proposal. We are currently awaiting a response.

**3. Cannery Building HVAC and Penthouse Mechanical Room:** 3 HVAC units at the Cannery Building are in need of replacement. The units are, and have been, quickly deteriorating due to the salt air environment here in Moss Landing. In an effort to prevent future units from deteriorating so quickly, staff is proposing a penthouse mechanical room be built to house the new units protecting them from the environment. This will reduce maintenance costs and extend the overall life of the new units. Staff hired Wald Ruhnke & Dost Architects (WRD) to render plans for the penthouse mechanical suite which will be used for permitting and the notice inviting bids for the project. The project plans were recently completed by WRD and have since been submitted to the Monterey County Planning Department for review and is expected to complete any day. Staff is hopeful that the project will be completed prior to the end of summer 2021.

**4. Demolition of Pot Stop Building:** The former Pot Stop building located in the Moss Landing North Harbor has been vacant for a number of years due to its dilapidated condition. As previously discussed with the Board of Harbor Commissioners, staff plans to have the building demolished later in the year, sometime prior to Winter 2021. Plans for the project have been completed and been sent to the Monterey County Planning Department for review. At this time, it is the staff's intention to have the project completed by late September 2021.

**5. Resurfacing of the North Harbor Parking Lot:** The North Harbor Parking lot is in need of resurfacing and striping which hasn't been completed in almost 20 years. Staff is currently working to have plans completed that will be used in the public bid process. Once completed staff plans to put the project out to bid this summer with the intention of having the project completed prior to this coming winter.

*SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947*



**BOARD OF COMMISSIONERS**  
 Russ Jeffries  
 Tony Leonardini  
 Vince Ferrante  
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 Liz Soto

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 MOSS LANDING, CA 95039

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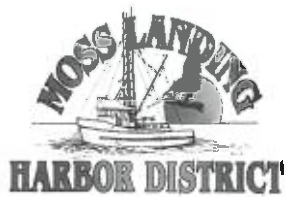
**GENERAL MANAGER**  
**HARBORMASTER**  
 Tommy Razzeca

## STAFF REPORT

### ITEM NUMBER 04 – SUMMARY OF PERMITS ISSUED BOARD MEETING OF JUNE 30, 2021

Permittee	Issue Date	Status	Permit Type	Exp. Date
Elkhorn Slough Research Foundation	01/01/2021	Current	Facilities Use	01/01/22
Blue Ocean Whale Watch	2/18/2021	Current	Facilities Use	2/18/2022
Whisper Charters	2/28/2021	Current	Facilities Use	2/28/2022
Fast Raft	3/26/2021	Current	Facilities Use	3/26/2022
MBARI-Otter Studies	4/1/2021	Current	Facilities Use	4/1/2022
Monterey Eco Tours	4/16/2021	Current	Facilities Use	4/16/2022
Kahuna Sportfishing	6/12/2021	Current	Facilities Use	6/12/2022
Venture Quest Kayaking	6/12/2021	Current	Facilities Use	6/12/2022
Monterey Bay Hydrobikes	6/12/2021	Current	Facilities Use	6/12/2022
Kayak Connection	6/30/2021	Current	Facilities Use	6/30/2022
Sanctuary Cruises	6/30/2021	Current	Facilities Use	6/30/2022
Sea Goddess Whale Watching-Tours	6/30/2021	Current	Facilities Use	6/30/2022
Sea Goddess Whale Watching-Souvenirs	6/30/2021	Current	Peddlers	6/30/2022
MBARI-Slough Test Moorings	6/30/2021	Current	Facilities Use	6/30/2022
Elkhorn Slough Safari - Tours	10/19/2020	Current	Facilities Use	10/19/2021
Blue Water Ventures	10/30/2020	Current	Facilities Use	10/30/2021
Wild Fish-Vicki Crow	11/20/2020	Current	Peddlers	11/20/2021





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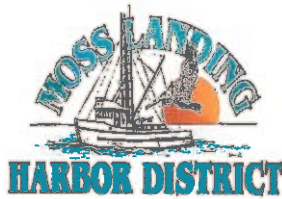
## STAFF REPORT

ITEM NUMBER 05 – MEETING ANNOUNCEMENTS  
BOARD MEETING OF JUNE 30, 2021

Monterey County Fish and Game Advisory Commission – Meetings are on the 2nd Tuesday of even months. <http://www.co.monterey.ca.us/bcandc/fishgame.html>

Moss Landing Chamber of Commerce Meetings – Due to COVID-19 and in compliance with the Shelter - in - Place order all meetings are done by E-mail until further notice and will resume regular schedule of every second Wednesday of each month, Moss Landing Harbor District Board Room, 4 p.m.

Monterey Bay Sanctuary Advisory Council Meetings – 2021 - <https://montereybay.noaa.gov>  
August 20, 2021



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**GENERAL MANAGER  
HARBOR MASTER**

Tom Razzeca

## STAFF REPORT

### ITEM NUMBER 06 - LIVEABOARD REPORT BOARD MEETING OF JUNE 23, 2021

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. Slaymaker P.	Stepping Stone CF 1101 TY
2. Jones, L	Intrepid CF 0292 VE
3. Bohigan, D.	Breezing Up, ON 559013
4. Burns, P.	Tralfamadore, CF 9430 GL
5. Byrnes, K.	Grand Slam, CF 4540 FE
6. Doyle, M	Billikon, CF 3946 TM
7. Cayuela, R.	Rachel Angelet, CF 6969 UB
8. Michael, McVay	Gaviota, CF 4863 FP
9. Hughes, S	Sojourn, on 1067078
10 Cloer, J./Ajuria M.	Laurie, CF 2688 EX
11. Chambers, B.	Pyxis, ON 984193
12. Chaney, Don	Windswept, ON 1094268
13. Clark D.	Seaside Escape CF 4356 HW
14. Degnan, P.	No Name, CF 8344 GT
15. Jimmy Page	Lanitra, CF 7346 SH
16. Elwell, G.	Pearl, ON 557575
17. Faneuf, C.	Ghost Ryder ON 1048498
18. Stanford, M	Baba Bouy, ON 564525
19. Potter, D.	Danu CF 4085 GC
20. Harrington, H.	Isle of View, ON 997142
21. Glovin, D	Aint to Shabby CF 7434 SL
22. Laoretti, P/ Laoretti, S	Shaka, ON 699611
23 Jerred, D.	Westwind, CF8564 GM

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24. Groom D
25. Jones, H.
26. Jones, T.
27. Kennedy C. Lahman D.
28. Ayres, Lloyd
29. Knudson L/Knudson A.
30. Malone, RJ
31. Marsee, E, Lynch, C
32. Burnett, Gary
33. Maris, T.
34. Robinson, D/ Robinson, L
35. Nieman J
36. Niswonger, R.
37. Nunes, D.
38. Otis, T.
39. Paul, J
40. Schlegelmilch, William
41. Velaquez F
42. Raaphorst, D.
43. Reins, D.
44. Rotger, M.
45. Dyer, B
46. Piro, Daniel
47. Schmidt, L
48. Sopota, M
49. Silveira, P
50. Salisbury, J.
51. Thomas, B.
52. Tufts, M.
53. Sumner, Aaron
54. Wolinski, Peter
55. Morgan, J
56. Samuelson, T.
57. Andrews, R
58. Riberal, Y
59. Schwontes, N/ Mosolov, A
60. Bowler, J

Phoenix, CF 5084 GJ  
 Laetare, CF 5495 YB  
 Sanity, CF 5249 SC  
 Aztlan, ON 281903  
 Gaviota, CF 4656 GG  
 Spellbound, ON 082155  
 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  
 Auoroa, ON 676686  
 Blue Moon, CF 1886 GT  
 La Wanda CF 5014 FR  
 Bull Dog ON 1219673  
 Lorraine CF 0533 JL  
 Spirit, ON 664971  
 Second Paradise, ON 912484  
 Raven, ON 241650  
 Star of Light ON 1056334  
 Gulf Star CF 6082 GL  
 Lady Monroe CF5007 UM  
 Mischief Maker, CF 9666 JK  
 Quiet times, CF 2067 GC  
 Oceanid, CF 4210 GA  
 Coho, CF 9974 KK  
 Enchantress, CF 0878 SX  
 Bellissima CF 4668 FV  
 Muffin, ON 1148169  
 Ripple, ON 1037076  
 Moonstone CF 5122 GX  
 Sea Free ON 613387  
 Boss Lady, ON 556296  
 Luna Sea, ON 1138367  
 Myrtle Mae, CF 3187 FN

Total Number Vessels: 60  
 Total Number Persons: 67  
 Pending Applications -0-



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**GENERAL MANAGER/HARBOR MASTER**  
 Tom Razzeca

## STAFF REPORT

ITEM NUMBER 7 - SLIP INCOME REPORT  
 BOARD MEETING OF JUNE 30, 2021

Slip Rates 2020/2021 per linear foot:

Assigned: \$8.40/ft./month  
 Temporary: \$12.50/ft./month  
 Transient: \$1.25/ft./day

### INCOME

May 2021

\$163,761

May 2020

\$170,914

May 2021 Budget

\$184,019

For the month, slip income is below budget by \$20k due to lower than anticipated assigned, temporary, and transient berthing income. Slip income is lower than prior year by \$6k.



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GENERAL MANAGER/HARBOR MASTER  
Tom Razzeca

## STAFF REPORT

ITEM NUMBER 08 – INCIDENT REPORT  
BOARD MEETING OF JUNE 30, 2021

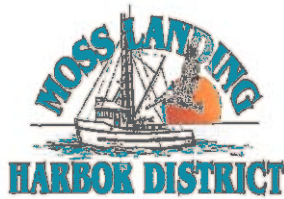
**06/01/2021** Staff went and conducted a welfare check on a tenant in the harbor after several inquires about him not being seen over a long period of time. Staff arrived at his vessel and knocked for several minutes with no answer. After several minutes staff checked the back hatch of the vessel and noticed the tenant lying on the floor deceased. Staff contacted the Monterey County Sheriff's office.

**06/12/2021** Staff noticed AMR and NCFD near B-dock and went out to investigate. On arrival staff noticed a young man sitting on the fire truck with his arm bleeding. Staff received information that a crew member from a commercial vessels had punched through a window causing the injuries.

**06/12/21** Staff was notified of a truck by the public restrooms had just rolled back into the parking lot almost hitting pedestrians and other vehicles. Staff made contact with the driver of the vehicle who seemed debilitated and was having difficulty answering simple questions. Staff contacted 911 and emergency services responded and ultimately took the man, who seemed to be having a medical issue, to the hospital for treatment.

**6/19/21** Staff received a report of a tenant's vessel hitting another tenant's vessel causing some minor damage. Staff put the two tenants in contact with each other to exchange information.

**No further incidents to report as of June 25, 2021**



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**GENERAL MANAGER/HARBOR MASTER**  
Tom Razzeca

## STAFF REPORT

**ITEM-18 GENERAL MANAGER UPDATE- TEMPORARY SUSPENSION OF DISTRICT LATE AND PASSENGER VESSEL FEES DURING THE COVID-19 PANDEMIC ORDINANCE NO. 208  
BOARD MEETING OF JUNE 30, 2021**

On April 22, 2020, The Board of Harbor Commissioners adopted Ordinance 208, which in light of financial hardships created for residents and businesses by COVID-19 related disruptions in employment and business operations, authorized General Manager Razzeca to temporarily suspend the imposition of District Late Fees (for berth rentals, liveaboard fees and dry storage space rental) and Passenger Vessel Fees. The original term of the suspension was from April 22, 2020 through May 15, 2020. However, Ordinance 208 also provided General Manager Razzeca with authority to terminate or extend the suspension on an administrative basis as necessary and without further Board action, based in part on whether National, State or County restrictions on business and employment remain in effect. General Manager Razzeca is to provide a monthly report on the status of this matter and should receive input from the Board.

As of August 5, 2020, late fees on account balances were reinstated; however the Passenger Vessel fee has remained suspended. The General Managers recommendation as of the June 30, 2021 regular meeting is that the passenger vessel fee remain suspended at least through July 28, 2021. Though California has opened back up allowing the vessels to operate at full capacity, these businesses have struggled over the past 16 months. The General Manager believes that the District should allow the permitted businesses to temporarily continue to operate without imposing the fee to help them recover from the effects of the pandemic. The Board may provide input on said recommendations, and thereafter, General Manager Razzeca will take appropriate action. Notice of the action will thereafter be disseminated to the Harbor Community.

**SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947**

ITEM-18 GENERAL MANAGER UPDATE TEMPORARY SUSPENSION OF DISTRICT LATE AND PASSENGER VESSEL FEES DURING THE COVID-19 PANDEMIC  
ORDINANCE NO. 208  
6/30/2021  
REGULAR MEETING



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**GENERAL MANAGER**  
HARBOR MASTER  
Tommy Razzeca

## STAFF REPORT

ITEM NUMBER 19 - CONSIDER AWARD OF FISCAL YEAR 2020/2021 BONUS TO GENERAL MANAGER/ HARBOR MASTER PURSUANT TO THE TERMS OF HIS AT-WILL EMPLOYMENT AGREEMENT

BOARD MEETING OF JUNE 30, 2021

Pursuant to Section 1.D of Tommy Razzeca's At-Will Employment Agreement for General Manager/Harbormaster, the Board is authorized to award General Manager Razzeca a performance bonus of up to 5% of his base salary on an annual basis. The Board should consider whether it wishes to award Mr. Razzeca a bonus of up to 5% percent of his current salary, and then take appropriate action by minute motion.

***SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947***



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**GENERAL MANAGER**  
**HARBOR MASTER**  
Tommy Razzeca

## **STAFF REPORT**

**ITEM NUMBER 20- CONSIDER APPROVAL OF AN “AT-WILL EMPLOYMENT AGREEMENT FOR GENERAL MANAGER/HARBORMASTER” BETWEEN THE MOSS LANDING HARBOR DISTRICT AND THOMAS RAZZECA**

**BOARD MEETING OF JUNE 30, 2021**

Tom Razzeca has been employed by the District for more than a decade and most recently has served in the position of General Manager/Harbor Master since 2019. He is well versed in the day-to-day operations of the Harbor, as well as the District’s long-term goals and plans, and has and continues to serve to the District Board’s great satisfaction. After several weeks of negotiation with the District’s Personnel Committee and the Board as a whole, the Board and General Manager/Harbor Master Razzeca have been able to agree to the terms of a new three-year at-will employment agreement for General Manager/Harbor Master services. The “At Will Employment Agreement” between the District and Mr. Razzeca is before the Board this evening for consideration and approval.

***SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947***

ITEM NUMBER 20- CONSIDER APPROVAL OF AN “AT-WILL EMPLOYMENT AGREEMENT FOR GENERAL MANAGER/HARBORMASTER  
06/30/2021  
REGULAR MEETING



**RESOLUTION NO. 21-05**

**A RESOLUTION OF THE MOSS LANDING BOARD OF HARBOR COMMISSIONERS  
APPROVING AN "AT-WILL EMPLOYMENT AGREEMENT FOR GENERAL  
MANAGER/HARBOR MASTER" BETWEEN THE DISTRICT  
AND THOMAS RAZZECA**

\* \* \* \* \*

**WHEREAS**, Thomas Razzeca ("Razzeca") commenced service with the District as Harbor Operations Crew member in 2010, was promoted to Operations and Maintenance Manager and thereafter promoted to Assistant General Manager/Assistant Harbor Master in 2014, and was subsequently appointed to General Manager and Harbor Master in 2019; and

**WHEREAS**, based on his past experience and performance with the District, the Board now desires to enter into an agreement whereby Razzeca will continue to serve in the position of District General/Harbor Master.

**NOW, THEREFORE, BE IT HEREBY RESOLVED** by the Board of Commissioners of the Moss Landing Harbor District that the "At-Will Employment Agreement for General Manager/Harbormaster" between the District and Thomas Razzeca, a copy of which is attached hereto as Exhibit "A" and by this reference incorporated herein, is hereby approved. The Agreement will have an effective date of July 1, 2021.

\* \* \* \* \*

**CERTIFICATION**

Resolution 21-05 was duly adopted by the Board of Harbor Commissioners of the Moss Landing Harbor District at a regular meeting of the Board held on the 30<sup>th</sup> day of June, 2021, a quorum present and acting throughout, by the following vote:

AYES, and in favor thereof, Boardmembers:

NOES, Boardmembers:

ABSENT, Boardmembers:

ABSTAIN, Boardmembers:

\_\_\_\_\_  
RUSS JEFFRIES, President  
Board of Harbor Commissioners

ATTEST:

\_\_\_\_\_  
TOMMY RAZZECA, District Clerk

**AT WILL EMPLOYMENT AGREEMENT FOR  
GENERAL MANAGER/HARBORMASTER**

This Agreement is made this 1st day of July, 2021, by and between the Moss Landing Harbor District (hereinafter “MLHD” or “District”), a political subdivision of the State of California, and Thomas Razzeca (hereinafter “Razzeca”).

**WHEREAS**, Razzeca commenced service with District as a Harbor Operations Crew member in March of 2010, was promoted to Operations and Maintenance Manager, and was promoted to the position of Assistant General Manager/Assistant Harbor Master in 2014, and was subsequently promoted to General Manager and harbor Master in 2019; and

**WHEREAS**, the MLHD Board and Razzeca desire to enter into an agreement whereby Razzeca will continue to serve in the position of General Manager.

**WITNESSETH**, in consideration of the mutual promises contained herein, the parties agree as follows:

**Section 1. Appointment**

By execution of this Agreement, the MLHD Board hereby reappoints Razzeca to the position of General Manager. Pursuant to MLHD Ordinance Code Section 3.010, the General Manager for the District also serves as the District Harbor Master.

**Section 2. Compensation**

**A. Salary.** District and Razzeca agree that at the commencement of the term of this Agreement, and annually thereafter, Razzeca’s salary shall be increased by 7.5% plus the then current Consumer Price Index (“CPI”) or 4%, whichever is less. Applying this formula for Fiscal Year 2021/2022, Razzeca’s salary shall be Ten Thousand Seven Hundred and Twenty-Seven Dollars and Fifty-Eight cents monthly (**\$10,727.58**).

**B. Vacation, Sick Leave and Other Benefits.** Unless otherwise noted herein, District shall provide Razzeca with the benefits that apply to all other non-represented FLSA exempt District employees as set forth in the Moss Landing Harbor District Personnel Administration Salary and Benefits Plan and all amendments thereto, including health and vision insurance.

1. For purposes of this Agreement, Razzeca shall receive the following vacation and sick leave benefits:

- a. Vacation
  - Fiscal Year 2021/2021                      10.66 hours per month.
  - Fiscal Year 2022/2023                      11.33 hours per month.
  - Fiscal Year 2023/2024                      12 hours per month.

Accrual of vacation leave shall be capped at 240 hours. Razzeca will be compensated without use of his vacation time on the following Holidays should they occur on a weekday (i.e. excluding Saturday and Sunday): New Years Day, Independence Day, Labor Day, Thanksgiving Day, Memorial Day, and Christmas Day.

b. Sick Leave. 13.33 hours of sick leave per month, capped at 320 hours.

2. For Fiscal Year 2021/2022, District shall pay \$2,433.18 per month for medical and vision coverage for Razzeca, his spouse and his dependent children. For Fiscal Years 2022/2023 and 2023/2024, District will continue to pay the base rate of \$2,433.18 per month and District and Razzeca will split any increases in the cost of medical and vision coverage on an equal (50/50) basis.

3. Razzeca will maintain his current Valic/retirement plan, 6% of salary contribution by the District with up to an additional 6% District match.

**C. Use of Car.** Razzeca's responsibilities require use of vehicle. Razzeca will receive compensation from the District in the amount of Three Hundred Fifty Dollars (\$350) monthly for the purpose of conducting District business that requires vehicular travel.

**D. Performance Review and Bonus.** Razzeca's performance shall be reviewed at a regular or special meeting of the Board annually, in May/June of each year during the term of this Agreement. The MLHD Board may elect to award Razzeca a performance bonus of up to 5% of base salary per annum, the first bonus review pursuant to this section occurring prior to May 2022. Said bonus, if any, shall be granted at the end of the fiscal year. Annual goals may be revised and approved by the Board annually, no later than May 30 of each year.

**E. Professional Development.** MLHD agrees to budget and pay for membership, dues, conferences, and subscriptions on behalf of Razzeca which are reasonably necessary for the continuation and full participation in professional associations as approved by the Board (e.g. the Monterey County Special Districts General Manager's Association, California Association of Harbor Masters and Port Captains). To the extent possible, Razzeca shall provide the MLHD Board with a list of desired memberships, dues, conferences and subscriptions on an annual basis to allow for budgeting for the same.

### **Section 3. Term of Agreement**

Razzeca shall begin service under this Agreement on July 1, 2021, and the Agreement shall remain in effect until June 30, 2024 or until terminated by either party. Six months prior to the expiration of this Agreement, the MLHD Board shall determine whether or not to extend or renew this Agreement. Upon resolution of the MLHD Board, this Agreement may be extended for additional periods to be determined by the Board.

### **Section 4. Termination of Services**

Notwithstanding the language of Section 4 concerning the effective term of this

Agreement, Razzeca agrees to serve at the will and sole pleasure of the MLHD Board. The MLHD Board may terminate this Agreement at any time with or without cause and without need of any explanation to Razzeca. The effective date of the termination is within the discretion of the MLHD Board, but the remaining term shall not exceed 12 months for purposes of Section 53260 of the California Government Code.

This Agreement may be terminated by Razzeca by providing a minimum of thirty (30) days written notice of such termination to the MLHD Board by Razzeca. Notice shall be given to MLHD at the Harbor District Office, 7881 Sandholdt Road, Moss Landing, CA 95039. The MLHD Board reserves the right to advance any termination date selected by Razzeca.

In the event this Agreement is terminated by Razzeca, the provisions of this Agreement and all compensation and benefits shall cease upon the effective date of such termination.

### **Section 5. Severance Pay**

Except as noted in the paragraph below, in the event this Agreement is terminated by the MLHD Board, Razzeca shall be given either three (3) months notice or, at the Board's discretion, severance pay in an amount equal to three (3) months regular pay at his then existing level of compensation. MLHD shall also pay for a continuation of Razzeca's life insurance, if any, and in-lieu health and vision insurance payments for the same period of time.

MLHD Board is not required to pay any severance to Razzeca should his termination be for reasons of cause. For purposes of this section, cause occurs if Razzeca has breached or neglected the duties which he is required to perform; has committed any act of dishonesty, fraud, misrepresentation or act of moral turpitude; has failed to obey the lawful direction of the MLHD Board; or, in the opinion of a super-majority of the MLHD Board (at least 4 votes), has acted in any way that has a substantial and adverse effect on MLHD's reputation.

Notwithstanding the language set forth above, any severance amount paid pursuant to this Agreement shall be subject to the restrictions set forth in California Government Code Section 53260, which provides that the maximum amount of severance pay that an employee may receive shall be the lesser of (i) twelve (12) months base salary; or (ii) base salary for the number of months remaining on the term of this Agreement. Additionally, any cash settlement related to termination of this Agreement received by Razzeca from District shall be fully reimbursed to District if Razzeca is convicted of a crime involving the abuse of his office or his position while employed by the District, pursuant to Government Code Section 53243.2.

### **Section 6. Professional Performance and Duties**

Razzeca shall perform the duties of General Manager as set forth in Section 3.010 of the MLHD Ordinance Code and other such duties as may be prescribed by the MLHD Board or by law. Razzeca agrees to perform said duties in a professional, first-class, workpersonlike and businesslike manner in accordance with standards of quality satisfactory to the MLHD Board. Razzeca shall be required to provide the Board with a list of goals at the commencement of this Agreement, and on an annual basis thereafter.

Razzeca agrees to maintain a current California driver's license at all times as a condition of his employment with MLHD. Razzeca also agrees to keep his Penal Code Section 832 certification current at all times.

**Section 7. Compliance with Law**

Razzeca shall during his employment hereunder comply with all laws and regulations applicable to such employment.

**Section 8. Indemnity and Defense**

MLHD agrees to extend to Razzeca as to any action or proceeding brought on account of any act or omission of Razzeca within the scope of services provided for MLHD pursuant to Section 7 of this Agreement, those rights of indemnification, including the right that MLHD pay any judgment or any compromise or settlement of an action, and the right to provision for a defense of actions or processing, as are provided for employees of a public entity by the provisions of Division 3.6 of Title 1 of the California Government Code.

**Section 9. Materials and Supplies**

MLHD agrees to supply Razzeca with supplies necessary to accomplish the duties of General Manager. MLHD will also provide necessary administrative and clerical assistance to support activities required by this Agreement.

**Section 10. Merger; Amendments; Waiver**

This writing is intended as a complete and exclusive statement of the terms of the Agreement by the parties hereto.

Amendments to the provisions of this Agreement except for salary and/or benefits adjusted by Board resolution shall be made only by written and signed amendment to this Agreement.

No waiver, alteration or modification of any of the provisions of this Agreement shall be binding unless in writing and signed by a duly authorized representative of both parties to this Agreement.

**IN WITNESS WHEREOF**, the parties hereto have made and executed this Agreement as of the dates set forth below.

**MOSS LANDING HARBOR DISTRICT**

By: \_\_\_\_\_  
Russ Jeffries, President

Date: \_\_\_\_\_

**GENERAL MANAGER/HARBORMASTER**

By: \_\_\_\_\_  
Thomas Razzeca

Date: \_\_\_\_\_

**Countersigned**

By: \_\_\_\_\_  
Vince Ferrante, Secretary  
Board of Commissioners

Date: \_\_\_\_\_



**BOARD OF COMMISSIONERS**  
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**GENERAL MANAGER/HARBOR MASTER**  
Tom Razzeca

## **STAFF REPORT**

**ITEM NUMBER 21 – CSDA BOARD OF DIRECTORS ELECTION BALLOT SEAT  
A- COASTAL NETWORK  
BOARD MEETING OF JUNE 30, 2021**

The California Special Districts Association (CSDA) is made up of 6 networks from around the state; each network has 3 seats on the CSDA Board of Directors. MLHD is a member of CSDA in good standing and therefore is entitled to vote for one (1) person to represent Network A in this year's CSDA election.

This year's ballot has 2 candidates, Elaine Magner (Incumbent) and Hugh Rafferty. Included in your agenda packets are statements and information sheets for each candidate. The Board should review each candidate's information and statements and consider directing the General Manager to cast a vote for one of the candidates on behalf of the Moss Landing Harbor District.



**California Special  
Districts Association**  
*Districts Stronger Together*

- Home
- How It Works
- Logout **Tommy Razzeca**

### CSDA Board of Directors Election Ballot - Term 2022-2024; Seat A - Coastal Network

**Please vote for your choice**

Choose one of the following candidates:

- Elaine Magner\*
- Hugh Rafferty

\*Incumbent

Elaine Magner\* [\[view details\]](#)

Hugh Rafferty [\[view details\]](#)

[\[Continue\]](#)

[\[Cancel\]](#)





**California Special  
Districts Association**  
*Districts Stronger Together*

## 2021 CSDA BOARD CANDIDATE INFORMATION SHEET

The following information **MUST** accompany your nomination form and Resolution/minute order:

**Name:** Elaine Magner

**District/Company:** Pleasant Valley Recreation and Park District

**Title:** Board Director

**Elected/Appointed/Staff:** Elected

**Length of Service with District:** Since February 2008

- 1. Do you have current involvement with CSDA (such as committees, events, workshops, conferences, Governance Academy, etc.):**

I currently serve on the CSDA Board of Directors as the Vice President. As the CSDA Vice President I serve on all CSDA committees. In the past I have been on the Fiscal, Audit, Elections and Bylaws, Membership and Professional Development and provide input to many of the CSDA Expert Feedback Teams including Human Resources and Personnel, Governance and Revenue Teams. Also I am one of the three CSDA board directors on the Special Districts Leadership Foundation (SDLF) and the CSDA representative on the SDLF Scholarship Committee.

I attend CSDA Legislative Days and Exhibitors Showcase annually.

- 2. Have you ever been associated with any other state-wide associations (CSAC, ACWA, League, etc.):**

No

- 3. List local government involvement (such as LAFCo, Association of Governments, etc.):**

Serve as the Pleasant Valley Recreation and Park District representative to the Ventura County Special Districts Association. Am one of the PVRPD Board members on the City of Camarillo/PVRPD Liaison Committee focusing on senior needs including facilities.

- 4. List civic organization involvement:**

Member of the Camarillo Health Care District Early Morning Executive Panel – pre-COVID.



**Fellow Coastal Network Members,**

**Having represented the Coastal Network as a CSDA Board member since 2016, I'm requesting your support for re-election.**

**I'm currently CSDA Board Vice President, having also served as Secretary and Treasurer. I've chaired the Fiscal and Membership committees, now serving as the ex-officio on all CSDA committees. I'm a representative to the Special Districts Leadership Foundation and their Scholarship Committee. I've completed the SDLF Leadership Academy, and regularly attend the annual Legislative Days, Annual Conference and Exhibitor Showcases.**

**As a Director for the Pleasant Valley Recreation and Park District Board since 2008, I've served as Board Chair, on the Personnel and Liaison Committees, and as PVRPD's representative to the Ventura County Special Districts Association and CSDA. I have been honored by VCSDA as Director of the Year.**

**My career in Public Service for 31 years was in law enforcement Human Resources. Following my retirement, I worked as a contract investigator for the Department of Justice.**

**My experience on the PVRPD Board and my work as a public servant has provided me with a solid foundation of experience, enabling me to represent your District's interests on the CSDA Board.**

**As a board member, I represent all special districts in the Coastal Network, supporting CSDA's on-going efforts to offer educational classes and informative conferences and their pro-active legislative advocacy and policy proposals that impact all Special Districts.**

**If re-elected, I will continue to work with board members and staff to further advocacy efforts at the state and national level, increase membership, and further enhance services provided to member agencies.**

**I would appreciate your district's support in my re-election as the Coastal Network representative on the CSDA Board of Directors. I respectfully ask for your vote.**

**Sincerely,**

**Elaine L. Magner, Director  
Pleasant Valley Recreation and Park District**



**California Special  
Districts Association**  
*Districts Stronger Together*

## 2021 CSDA BOARD CANDIDATE INFORMATION SHEET

The following information **MUST** accompany your nomination form and Resolution/minute order:

Name: Hugh Rafferty

District/Company: Santa Maria Public Airport District

Title: Director

Elected/Appointed/Staff: Elected

Length of Service with District: 10 years

1. Do you have current involvement with CSDA (such as committees, events, workshops, conferences, Governance Academy, etc.):

CSDA Secondary Legislative Committee

2. Have you ever been associated with any other state-wide associations (CSAC, ACWA, League, etc.):

California Credit Union League - PAC and Advocacy Committee

3. List local government involvement (such as LAFCo, Association of Governments, etc.):

Santa Barbara County Chapter CSDA

4. List civic organization involvement:

Santa Barbara County Taspayers Association

Chamber of Commerce - Leadership Santa Maria

**\*\*Candidate Statement** – Although it is not required, each candidate is requested to submit a candidate statement of no more than 300 words in length. **Any statements received in the CSDA office after March 29, 2021 will not be included with the ballot.**

**CSDA Board of Directors 2021 – 2023 Election Candidate Statement**

**I am the Past-president of the Santa Maria Public Airport District, and currently serve as Board Secretary. I have served on the District board for 10 years.**

**I'm the Past-president of the Santa Barbara County Chapter of CSDA, and continue to serve on the Board of Directors. I've served on the board for approximately 7 years. In addition, I currently serve on the CSDA Secondary Legislative Committee, and have served on the HR Support Committee.**

**I'm a past member of the Santa Maria Valley Chamber of Commerce Board of Directors, and currently serve on its Leadership Santa Maria Valley Board.**

**I'm an Honorably Discharged Marine Corps Veteran, and was designated a Lifetime Honorary Commander Emeritus by the 30<sup>th</sup> Space Wing at Vandenberg Air Force Base.**

**I hold a BA degree in General Studies, an MA in Human Development and Management, and a Ph. D In Management.**

**In addition to the above, I serve/have served in the following capacities:**

- . Board Member and Past President – Santa Barbara County Taxpayers Association**
- . Current President – Committee to Improve North (Santa Barbara) County**
- . Chairman – Volunteer Leadership Committee, California Credit Union League**
- . Board Member – California Credit Union League Advocacy Committee and Political Action Committee**

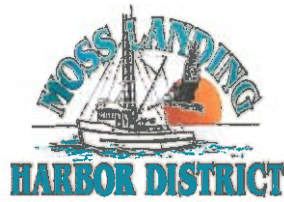
**I'm the recipient of several California Assembly, California State Senate and Congressional Certificates of Recognition, as well as Chamber of Commerce Citizen of the Year, and California Credit Union League Volunteer of the Year Awards.**

**My work with these various organizations has brought me into contact with numerous City, County, State and Federal elected officials, as well as managers and directors and employees of a number of special districts, and I hope to bring these experiences to the CSDA Board of Directors**

**I hope you will consider me for election to the CSDA Coastal Network board position.**

---

**Hugh Rafferty**



**BOARD OF HARBOR COMMISSIONERS**  
Russell Jeffries  
Tony Leonardini  
Vincent Ferrante  
James R. Goulart  
LIZ SOTO

7881 SANDHOLDT ROAD  
MOSS LANDING, CA 95039

TELEPHONE – 831.633.5417  
FACSIMILE – 831.633.4537



**GENERAL MANAGER**  
HARBOR MASTER  
Tommy Razzeca

## STAFF REPORT

ITEM NUMBER 22- CONSIDER APPROVING THE REASSIGNMENT OF  
SANCTUARY SATINLESS LEASE AT THE SANTA CCRUS BUILDING TO LOCAL  
BOUNTY/ REEL GOOD FISH.  
BOARD MEETING OF JUNE 30, 2021

Sanctuary Stainless has a current lease consisting of 1611.6 total square feet of office and shop space at the Santa Cruz Cannery Building. Sanctuary Stainless has requested that the District allow the reassignment of the remaining lease term (lease expires On December 11, 2022) to Local Bounty/Reel Good Fish, another current tenant of the Santa Cruz Cannery Building in good standing with the Harbor District.

Included with this staff report is a copy of the lease reassignment proposal, list of proposed tenant improvements by Local Bounty/Reel Good Fish, Local Bounty/Reel Good Fish financial information and the exhibit showing the Sanctuary Stainless space included in the proposal.

Staff has scheduled a Real Property Committee meeting to take place on June 30, 2021 Prior to the Board meeting where RPC members will consider the proposal in anticipation of making a recommendation to the Board during this item at the June 30, 2021 Board meeting..

***SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947***

June 10, 2021

**BY REGISTERED MAIL AND BY HAND**

7881 Sandholdt Road  
Moss Landing, CA 95039

Attention:

**Russ Jeffries, Tony Leonardini, Vince Ferrante, Liz Soto, James Goulart, Harbor Commissioners**

**Tommy Razzeca, General Manager/Harbor Master**  
[razzeca@mosslandingharbor.dst.ca.us](mailto:razzeca@mosslandingharbor.dst.ca.us)

**Re: Request to Assign Lease Agreement (the "Lease") between MOSS LANDING HARBOR DISTRICT, a Political Subdivision of the State of California, and DAVID JABLONSKI; Santa Cruz Cannery Building**

Ladies and Gentlemen:

David Jablonski, the lessee under the referenced Lease (the "Applicant"), has agreed to assign the Lease to Local Bounty, a California corporation d/b/a Real Good Fish (the "Assignee"). This Request to Assign Lease is being presented by the Applicant and the Assignee under the provisions of Article XVI, Section A.3 of the Lease.

Enclosed herewith in compliance with Article XVI, Section A.3 of the Lease are the following:

1. The Proposer's Questionnaire—please note that this questionnaire was obtained from the internet, but the Assignee is willing to complete any questionnaire you may request;
2. Evidence that Assignee's net worth is greater than Applicant's net worth; and
3. One cashier's check, in the amount of \$500.00, in payment of the requisite application fees.

Please feel free to contact me with any comments or questions you may have at (831) 345-5153, and please note the information below and attached with respect to the Assignee.

1. The Assignee is a corporation organized and existing under the laws of the State of California.

2. The undersigned, Alan Lovewell, is the Chief Executive Officer of the Assignee. My official address is 7532 Sandholdt Rd. Suite 5B Moss Landing, California, 95039.

3. Listed below are the members of the Board of Directors and the officers of the Assignee. To the best of my knowledge there are no other controlling persons of the Assignee other than those listed herein:


Officer and Board of Directors of the Assignee

Alan Lovewell	CEO, Founder and Chair
Lisa Kleissner	Director
Steven Gerard	Director
John Battendieri	Director

WHEREFORE, it is hereby requested that the assignment of the Lease be approved.

Respectfully submitted,

DAVID TABLONSKI

  
\_\_\_\_\_

REAL GOOD FISH

By:

  
\_\_\_\_\_

Name: Alan Lovewell

Title: CEO and Founder  
\_\_\_\_\_



## **ASSIGNEE'S PROPOSER'S QUESTIONNAIRE**

1. Principals of the Assignee:

Officer and Board of Directors of the Assignee

Alan Lovewell	CEO, Founder and Chair
Lisa Kleissner	Director
John Battendieri	Director
Steven Gerard	Director

2. What Services or Products Does Your Business Provide?

Real Good Fish provides direct to consumer seafood shipped to individuals and families throughout California and beyond. We serve a national membership base represented in over 39 states with seafood direct from fishermen from our East coast and West coast hubs. We have offered over 70 difference species of fish while serving over 100 local fishermen, 20 of which hail from the port of Moss Landing. Given our continued growth, we are looking to expand beyond the Sea Harvest processing facility and acquire additional space for increased production. This includes value added production like fish burgers, soups, and other products for online sales and wholesale.

3. What is the Target Market of Your Business?

Our business is online and direct to consumer which means we pack and ship to consumer and do not require any foot traffic. Our target market is individuals and families that love good food and enjoy the convenience of getting their food shipped directly to them or to one of the many pick-up locations throughout the area. In addition, we serve the Monterey Bay Aquarium and University of California system and other institutions and local restaurants with higher volumes of local seafood.

4. When Do You Want to Occupy the Premises?

Local Bounty DBA Real Good Fish has been a lease holder with the harbor since December 2014 with no lapses in lease payments. Current lease amount is \$1334.49 per month for Suite 5B in the Santa Cruz Cannery Building.

We are ready to occupy the new space July 1<sup>st</sup> and plan on making tenant improvements in the following months to optimize for our operations.

5. How Long Do You Want to Lease the Premises?

Under the proposed assignment of lease, we would like the remaining 8 month term under the Lease. Ideally, we are looking for a 15 to 30 year lease on the space given the amount of funds we plan to invest in tenant improvements.

6. How Long Has Your Business Been in Operation?

Real Good Fish has been in operation since 2012 and based in Moss Landing since 2014.

7. Do You Have Plans to Grow Your Business?

Given Real Good Fish's recent growth (over 100% in 2020) this space is need to accommodate additional growth. This space will be dedicated to production, processing, and value added seafood production. Any additional production capacity will require the use of copackers.

8. What Does Your Fitout Consist of and How Long Will it Take?

We are looking at three to six months for permitting and build out which will include kitchen space and cold storage.

9. What bank does your business use, and what is its phone number and address?

First Republic Bank, 776 El Camino Real, Redwood City, CA 94063. (650) 216-8883

10. Has your company has ever breached a lease or failed to pay rent?

No

11. Has your company has ever been evicted or declared bankruptcy, or has a prior landlord brought a lawsuit against your company?

No

12. Please provide names of credit references for your company?

Del Mar Seafoods: 331 Ford St. Watsonville, CA 95076. (831) 763-3000

Starbox: 1770 Creston Ave. Signal Hill, CA 90755. (562) 283-3500

Morning Star Fisheries: 1 Johnson Pier- Half Moon Bay, CA 94019. (650) 255-2063

13. Please provide your company's summary balance sheet and summary income information?

See Attached

**REAL GOOD FISH**

By: 

Name: Alan Lovewell

Title: CEO and Founder

June, 17, 2021

Tenant Improvements  
7532 Sandholdt Rd. Suite 1. Santa Cruz Cannery Building  
DRAFT

The list of tenant improvements we anticipate investing in are listed below:

- 1) Install a walk-in refrigeration and freezer unit (estimated 200 square feet)
- 2) Install fiberglass reinforced panels (FRP), per health department requirements.
- 3) Install stainless steel tables and three compartment sinks, per health department requirements.
- 4) Apply floor sealant in critical use areas where non-porous surfaces are required, per health department requirements.
- 5) Install a mezzanine, similar to what was in the building before for additional storage.
- 6) Ensure plumbing and electrical are up to code for processing and cooking seafood. If they are not, make the necessary improvements. Unless covered by the harbor.

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO VIEW



**FIRST REPUBLIC BANK**  
It's a privilege to serve you®  
275 LOS GATOS SARATOGA ROAD  
LOS GATOS, CA 95030

**CASHIER'S CHECK**

**FDIC**

DATE 05/14/2023

201005647

201005647

AMOUNT \$500.00

PAY THE SUM OF

\*\*\*FIVE HUNDRED and 00/100\*\*\* DOLLARS

TO MOSS LANDING HARBOR DISTRICT  
THE  
ORDER

VOID AFTER 90 DAYS

**IMPORTANT NOTES**  
NO REFUND OR REPLACEMENT FOR A LOST, STOLEN OR DESTROYED CASHIER'S CHECK CAN OCCUR UNTIL THE 90TH DAY FOLLOWING THE ISSUE DATE OF THE CHECK AND COMPLETION OF THE BANK'S DECLARATION OF LOSS FORM.

2 SIGNATURES REQUIRED OVER \$25,000.00

⑈ 201005647⑈ ⑆321081669⑆ 99299999999⑈

Sanctuary Stainless  
Lease expiration Date 12/11/2022  
1611.5 total SF  
Price per SF as of 6/15/2021 = \$ 1.02 / SF  
Total monthly \$ 1650.27  
6/15/2021

ORIGINAL

LEASE AMENDMENT

This Lease Amendment, hereinafter referred to as "Amendment" is made and entered into at Monterey County, California this 26<sup>th</sup> day of February, 2003, for reference purposes only, by and between MOSS LANDING HARBOR DISTRICT, a Political Subdivision of the State of California, hereinafter referred to as "Lessor" and DAVID JABLONSKI, hereinafter referred to as "Lessee".

Recitals

A. Lessor and Lessee entered into that certain Lease Agreement ("Lease") dated April 29, 2002, with a term of five years from the date the occupancy permit is issued. The occupancy permit was issued December 10, 2002.

B. Lessee requested that the term of the Lease be modified from a five-year term with a five-year option to renew to a ten-year term with a ten-year option to renew. At its October 24, 2002 Regular Board Meeting, Lessor's Board of Harbor Commissioners approved the additional term as requested and directed that the Lease be amended to reflect this change.

C. Lessee subsequently requested that an additional 403 square feet mol of space in the Cannery Building be leased to Lessee under the same terms and conditions of the existing Lease. At its January 23, 2003 Regular Board Meeting, Lessor's Board of Harbor Commissioners approved leasing the additional space as requested, subject to certain terms and conditions, commencing March 1, 2003 and directed that the Lease be amended to reflect this change.

NOW THEREFORE THE PARTIES hereto agree as follows:

Lessor Initials:   
Lessee Initials: 

1. Paragraph 3.1 of the Lease is hereby amended to include an additional 403 square feet mol for a total leased space as set forth in "Exhibit A – Amendment to lease" of One Thousand Six Hundred Eleven and one-half (1,611.5 mol) square feet subject to the terms and conditions for the installation of Tenant Improvements as set forth in that certain letter dated January 24, 2003 from Lessor to Lessee, attached hereto and made a part hereof, marked Exhibit B. Payment for such additional square footage shall commence March 1, 2003.

2.. Paragraph 4.1.1 of the Lease is hereby amended to Thirteen Thousand One Hundred Forty Nine and 84/100 (\$13,149.84) Dollars. Paragraph 4.1.1.1 is hereby amended to state a monthly amount of \$1,095.82, equaling \$13,149.84 per annum.


3. Paragraph 5.1 of the Lease is hereby amended to state a lease term of ten (10) years. Paragraph 6.1 is hereby amended to state that Lessee shall have one (1) option to extend the term of the lease for a period of ten (10) years.

4. Except as specifically set forth herein the terms, covenants, limitations, provisions, restrictions, agreements, rights, remedies, and conditions contained in the Lease Agreement are incorporated herein and made a part hereof and shall remain in full force and effect and be binding upon the parties.

Executed this 27<sup>th</sup> day of February, 2003 in Monterey County, California.

Lessor, Moss Landing Harbor District

Lessee, David Jablonski

By:   
Linda G. Horning, General Manager

By:   
David Jablonski

Lessor Initials: 

Lessee Initials: 

Sanctuary Stainless  
11611.5 SF

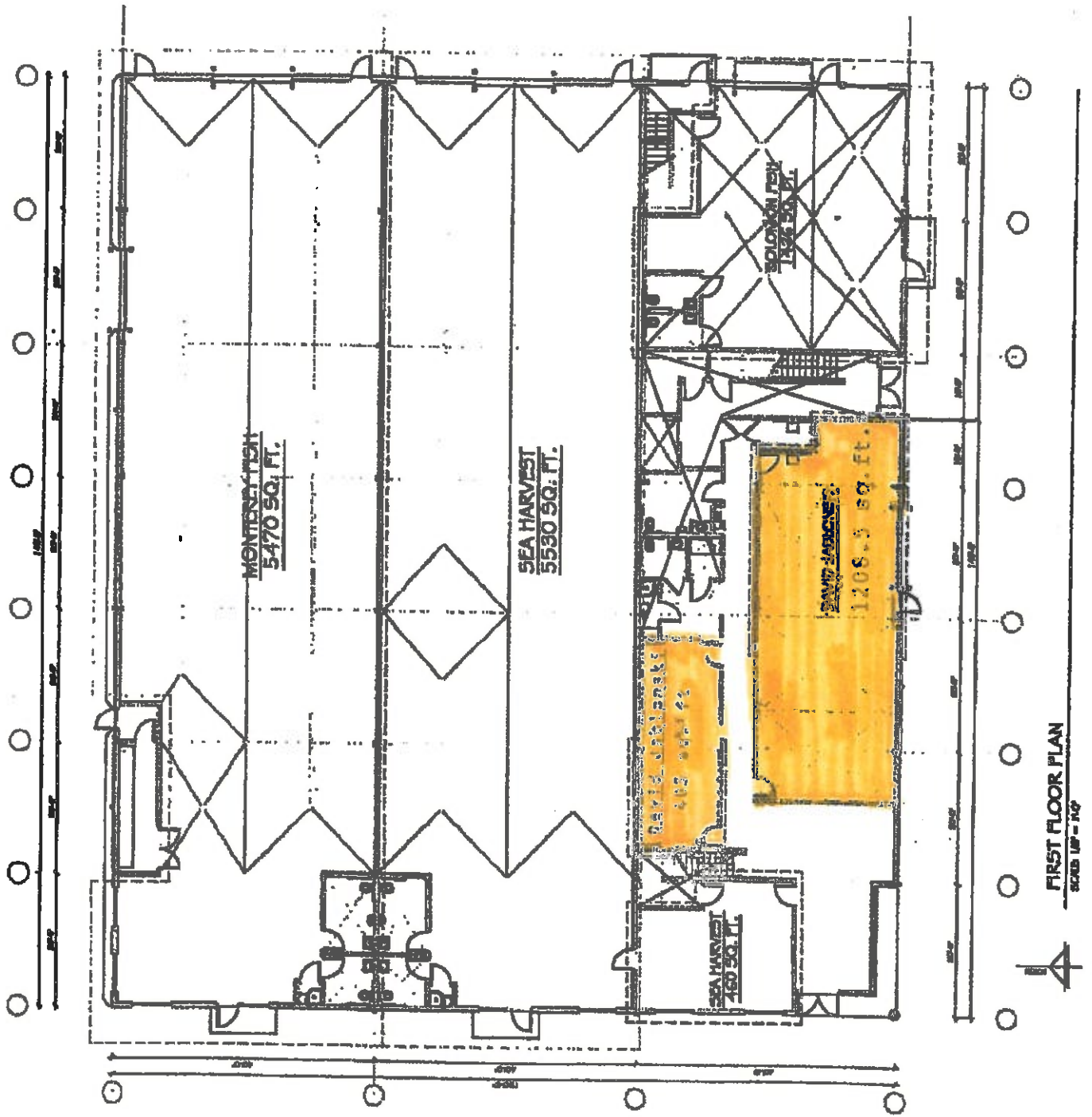
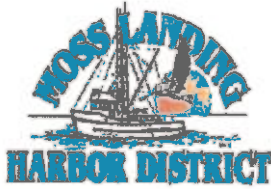


EXHIBIT A  
AMENDMENT  
TO LEASE

FIRST FLOOR PLAN  
SCALE 1/8" = 1'-0"



BOARD OF HARBOR COMMISSIONERS  
Russell Jeffries  
Tony Leonardini  
Vincent Ferrante  
James R. Goulart  
Liz Soto

7881 SANDHOLDT ROAD  
MOSS LANDING, CA 95039

TELEPHONE – 831.633.5417  
FACSIMILE – 831.633.4537



GENERAL MANAGER  
HARBOR MASTER

Tommy Razzeca

January 28, 2021

Sanctuary Stainless  
Attn: David Jablonski  
7532 Sandholdt Road  
Moss Landing CA 95039

Re: Annual CPI Adjustment in Rent – Santa Cruz Cannery Building Space

Dear Mr. Jablonski:

Pursuant to Section 4, paragraph 4.5 and 4.5.1 of the lease, "The Minimum Rent shall be adjusted every year for inflation. The basis for computing each increase shall be the United States Department of Labor Consumer Price Index." Also, pursuant to Section 16, your security deposit increases annually by the CPI.

Your Current rent is \$1,617.91. The annual CPI increase for 2020 was 2.00% which calculates to \$32.36 per month. This increase became effective January 1, 2021. **Your new monthly rental rate for 2021 is \$1,650.27.**

Assuming you have already paid rent for the months of January and February please include an additional \$97.08 with your March rent payment to cover the increase for January and February rent shortfall, and the increase to the security deposit for a total **March payment of \$1,747.33.**

Should you have any questions, please do not hesitate to contact me.

Sincerely,  
MOSS LANDING HARBOR DISTRICT

  
Tommy Razzeca  
General Manager

TR/ss

*SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947*