



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

**May 31, 2023 – 7:00 P.M.**

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

Join Zoom Meeting

<https://us05web.zoom.us/j/86143558060?pwd=eGdQOVB0M3NUNHRsT3ptY25nL0JNUT09>

Meeting ID: 861 4355 8060

Passcode: 0vfV3g

## **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 pursuant to Government Code §54956.8 regarding Moss Landing Commercial Park. Negotiating parties: General Manager and District Counsel.

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

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### **Roll Call**

Russ Jeffries – President

Vince Ferrante- Vice President

James Goulart – Secretary

Liz Soto - Commissioner

Albert Lomeli – Commissioner

Tommy Razzeca – General Manager

Mike Rodriguez – District Counsel

Shay Shaw – Administrative Assistant

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

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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 on particular issues and for each individual speaker.

## **E. CONSENT CALENDAR**

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1. Approval of April 26, 2023 Meeting Minutes

## **F. FINANCIAL REPORT**

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2. Financial report month ending April 30, 2023

## **G. MANAGER'S REPORTS**

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

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

## **H. COMMITTEE REPORTS**

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

## **I. NEW BUSINESS**

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19. PUBLIC HEARING AND FIXING THE FINAL BUDGET FY 23/24
  - a. Staff report
  - b. Public comment
  - c. Board discussion
  - d. Board action
  
20. CONSIDER ADOPTING ORDINANCE 211 AMENDING THE DISTRICT'S FEE SCHEDULE
  - a. Staff report
  - b. Public comment
  - c. Board discussion
  - d. Board action
  
21. CONSIDER APPROVAL TO PAY MONTEREY BAY DIVING INVOICE
  - a. Staff report
  - b. Public comment
  - c. Board discussion
  - d. Board action
  
22. CONSIDER APPROVAL OF MONTEREY BAY DIVING ESTIMATE FOR IN-WATER DEMOLITION OF SUNKEN VESSEL
  - a. Staff report
  - b. Public comment

- c. Board discussion
- d. Board action

23. CONSIDER ORDINANCE 212 TEMPORARLY SUSPENDING LATE FEES FOR COMMERCIAL SALMON VESSELS

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

24. CONSIDER THE DISTRICT'S INSURANCE PROPOSAL AND FINANCING OPTION FY 23/24

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

## **J. 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.

## **K. ADJOURNMENT**

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The next Meeting of the Board of Harbor Commissioners is scheduled June 28, 2023 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 [Razzeca@mosslandingharbor.dst.ca.us](mailto:Razzeca@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  
MOSS LANDING HARBOR DISTRICT  
7881 Sandholdt Road, Moss Landing, CA 95039

April 26, 2023

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

Join Zoom Meeting

<https://us05web.zoom.us/j/85950208064?pwd=enBINUhGUVptcjFZQWN0Nk1jMFhjZz09>

Meeting ID: 859 5020 8064

Passcode: C6skfV

#### A. CLOSED SESSION

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

1. Confer with real property negotiators (District Counsel and GM) Pursuant to Government Code Section 54956.8, concerning lease terms for property located at 2390 California Highway 1, Moss Landing, CA 95039, Monterey Bay Kayaks.

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

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The meeting was called to order at 7:00PM. Roll was called, followed by the Pledge of Allegiance.

**Commissioners Present:**

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

**Staff Present:**

Tommy Razzeca – General Manager  
Mike Rodriquez – District Counsel (via Zoom)  
Shay Shaw – Administrative Assistant

#### C. PRESIDENT'S REMARKS

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President Jeffries announced that the Board met in Closed Session and no decisions were made; direction was given to the General Manager and District Counsel.

#### D. PUBLIC COMMENTS

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None.

#### E. CONSENT CALENDAR

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1. Approval of March 29, 2023, Meeting Minutes. A motion was made by Commissioner Goulart, seconded by Commissioner Ferrante to approve the March 2023 Regular Meeting Minutes. The motion passed on a roll call vote 4-0-1, Commissioner Lomeli abstained.

#### F. FINANCIAL REPORT

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2. Financial report month ending March 31, 2023. GM Razzeca gave the report. A motion was made by Commissioner Soto, seconded by Commissioner Goulart to accept the financial report. The motion passed unanimously on a roll call vote.

#### G. MANAGER'S REPORTS

---

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

3. Projects Status/Update – written report/no questions
4. Summary of Permits Issued – written report/no questions

5. Meeting Announcements – written report/no questions
6. Assigned Liveboard Report– written report/no questions
7. Slip Income Report– written report/no questions
8. Incident Report– written report/no questions

#### **H. COMMITTEE REPORTS**

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9. Finance Committee – Ferrante/Goulart – nothing to report
10. Elkhorn Slough Advisory Committee – Lomeli – nothing to report
11. Special Districts – Jeffries/Ferrante – President Jeffries and Commissioner Ferrante attend a Special District Meeting. Commissioner Ferrante reported on the events that took place and no further discussion ensued.
12. Liveboard Committee – Soto/Lomeli – nothing to report
13. Harbor Improvement Committee – Soto/Lomeli – nothing to report
14. Real Property Committee I – Jeffries/Ferrante/Leonardini (Appointed Public Representative) – nothing to report
15. Real Property Committee II – Goulart/Soto– nothing to report
16. Personnel Committee – Jeffries/Goulart– nothing to report
17. Ad Hoc Budget Committee – Goulart/Soto– nothing to report
18. Meetings attended by Commissioners at District expense since the last regular meeting of the Board (AB 1234 requirements). Such reports may be oral or written. President Jeffries and Commissioner Ferrante attended a Special District Association of Monterey County Meeting.

#### **I. NEW BUSINESS**

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19. Adopting Preliminary Budget FY 23/24
  - a. Staff report – GM Razzeca gave the report
  - b. Public comment - None
  - c. Board discussion – Commissioner Goulart said that they based most of the Budget off of CPI and that they tried to be fair to the tenants. He also thanked the District CPA Wendy Cumming and GM Tommy Razzeca for their expertise regarding the District Budget.
  - d. Board action – A motion was made by Commissioner Ferrante, seconded by Commissioner Lomeli to adopt the preliminary Budget FY 23/24. The motion passed unanimously on a roll-call vote.

#### **J. COMMISSIONERS COMMENTS AND CONCERNS**

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Commissioner Ferrante wanted the Board to know that there are two candidates in the running against him for his current CSDA Seat and the Annual CSDA State conference is coming up at the end of August if any of the Board members would like to attend.

#### **K. ADJOURNMENT**

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President Jeffries adjourned the meeting at 7:39 pm.

Respectfully submitted,

ATTEST:

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James Goulart, Secretary  
Board of Harbor Commissioners

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Tommy Razzeca, Deputy Secretary  
Board of Harbor Commissioners

**Moss Landing Harbor District**  
**Balance Sheet**  
As of April 30, 2023

	<u>Apr 30, 23</u>	<u>Apr 30, 22</u>	<u>\$ Change</u>	<u>% Change</u>
<b>ASSETS</b>				
<b>Current Assets</b>				
<b>Checking/Savings</b>				
1002 · Petty Cash	500	500		
1022 · 1st Capital Trust Account	4,877,193	3,988,872	888,321	22%
1001 · 1st Capital Operating Account	2,973,006	2,725,634	247,372	9%
1015 · 1st Capital Bank	1,897,854	1,889,968	7,886	0%
1020 · Umpqua - Restricted	1,017,221	1,017,111	110	
<b>Total Checking/Savings</b>	<u>10,765,774</u>	<u>9,622,085</u>	<u>1,143,689</u>	<u>12%</u>
<b>Accounts Receivable</b>				
1250 · Lease Receivable	4,527,789		4,527,789	100%
<b>1120 · Leases</b>				
1282 · NNN Receivable	97,673	105,392	-7,719	-7%
1284 · Local Bounty	2,067	1,650	417	25%
1291 · Monterey Bay Kayak % Rent	-1,786		-1,786	-100%
1120 · Leases - Other	4,014	-875	4,889	559%
<b>Total 1120 · Leases</b>	<u>101,968</u>	<u>106,167</u>	<u>-4,199</u>	<u>-4%</u>
1200 · Marina Receivables	159,916	142,395	17,521	12%
1201 · Marina - Allow for Bad Debt	-53,875	-45,651	-8,224	-18%
<b>Total Accounts Receivable</b>	<u>4,735,798</u>	<u>202,911</u>	<u>4,532,887</u>	<u>2,234%</u>
<b>Other Current Assets</b>				
<b>1271 · Prepaid Expenses</b>				
1270 · Insurance	46,933	36,586	10,347	28%
<b>Total 1271 · Prepaid Expenses</b>	<u>46,933</u>	<u>36,586</u>	<u>10,347</u>	<u>28%</u>
<b>Total Other Current Assets</b>	<u>46,933</u>	<u>36,586</u>	<u>10,347</u>	<u>28%</u>
<b>Total Current Assets</b>	<u>15,548,505</u>	<u>9,861,582</u>	<u>5,686,923</u>	<u>58%</u>
<b>Fixed Assets</b>				
1650 · Construction in Progress	4,900,572	4,886,571	14,001	0%
1670 · Equipment	555,676	501,453	54,223	11%
<b>1700 · Improvements</b>				
1710 · NH Buildings & Improvements	7,009,773	7,009,773		
1720 · NH Floating Docks	524,675	524,675		
1725 · NH Offsite Improvements	632,218	632,218		
1730 · SH Buildings & Improvements	8,506,844	8,179,415	327,429	4%
1740 · SH Floating Docks	9,583,746	9,583,746		
<b>Total 1700 · Improvements</b>	<u>26,257,256</u>	<u>25,929,827</u>	<u>327,429</u>	<u>1%</u>

**Moss Landing Harbor District**  
**Balance Sheet**  
As of April 30, 2023

	<u>Apr 30, 23</u>	<u>Apr 30, 22</u>	<u>\$ Change</u>	<u>% Change</u>
<b>1800 · Less - Depreciation</b>				
<b>1805 · Equipment</b>	-472,279	-453,948	-18,331	-4%
<b>1810 · NH Buildings &amp; Improvements</b>	-4,198,659	-3,875,756	-322,903	-8%
<b>1820 · NH Floating Docks</b>	-524,674	-534,705	10,031	2%
<b>1825 · NH Offsite Improvements</b>	-541,074	-531,770	-9,304	-2%
<b>1830 · SH Buildings &amp; Improvements</b>	-6,466,441	-6,442,458	-23,983	-0%
<b>1840 · SH Floating Docks</b>	-7,482,958	-7,124,035	-358,923	-5%
<b>Total 1800 · Less - Depreciation</b>	<u>-19,686,085</u>	<u>-18,962,672</u>	<u>-723,413</u>	<u>-4%</u>
<b>1900 · Land</b>	1,642,860	1,642,860		
<b>Total Fixed Assets</b>	<u>13,670,279</u>	<u>13,998,039</u>	<u>-327,760</u>	<u>-2%</u>
<b>Other Assets</b>				
<b>1320 · Workers Comp Deposit</b>	200	200		
<b>1530 · Principal Financial CS</b>	7,389	7,389		
<b>Total Other Assets</b>	<u>7,589</u>	<u>7,589</u>		
<b>TOTAL ASSETS</b>	<u><u>29,226,373</u></u>	<u><u>23,867,210</u></u>	<u><u>5,359,163</u></u>	<u><u>22%</u></u>

**Moss Landing Harbor District**  
**Balance Sheet**  
As of April 30, 2023

	<u>Apr 30, 23</u>	<u>Apr 30, 22</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	-2,108	8,005	-10,113	-126%
<b>Total Accounts Payable</b>	<u>-2,108</u>	<u>8,005</u>	<u>-10,113</u>	<u>-126%</u>
<b>Other Current Liabilities</b>				
2005 · Accrued Employee IRA		-279	279	100%
2020 · Accrued Salaries Payable	11,728	15,102	-3,374	-22%
2021 · Accrued Vacation	35,386	39,621	-4,235	-11%
2023 · Accrued Payroll Taxes	3,032	1,148	1,884	164%
2030 · Customer Deposits	361,990	361,975	15	
2051 · Note Interest Payable				
2062 · Umpqua Accrued Interest	16,146	18,644	-2,498	-13%
<b>Total 2051 · Note Interest Payable</b>	<u>16,146</u>	<u>18,644</u>	<u>-2,498</u>	<u>-13%</u>
2080 · Prepaid Berth Fees	210,749	214,083	-3,334	-2%
2011 · Lusamerica Reimb. Acct.	15,000	15,000		
2086 · Prepaid Leases				
20861 · Vistra		67,007	-67,007	-100%
20862 · MBARI		30,358	-30,358	-100%
<b>Total 2086 · Prepaid Leases</b>		<u>97,365</u>	<u>-97,365</u>	<u>-100%</u>
2087 · Lease Deposits	19,625	19,625		
<b>Total Other Current Liabilities</b>	<u>673,656</u>	<u>782,284</u>	<u>-108,628</u>	<u>-14%</u>
<b>Total Current Liabilities</b>	<u>671,548</u>	<u>790,289</u>	<u>-118,741</u>	<u>-15%</u>
<b>Long Term Liabilities</b>				
2200 · Deferred RTU Lease Revenue	4,609,642		4,609,642	100%
2605 · Umpqua Loan	1,857,376	2,163,880	-306,504	-14%
<b>Total Long Term Liabilities</b>	<u>6,467,018</u>	<u>2,163,880</u>	<u>4,303,138</u>	<u>199%</u>
<b>Total Liabilities</b>	<u>7,138,566</u>	<u>2,954,169</u>	<u>4,184,397</u>	<u>142%</u>
<b>Equity</b>				
3020 · Retained Net Assets	6,456,231	6,456,231		
3050 · Prior Year Earnings	14,904,941	13,143,069	1,761,872	13%
Net Income	726,635	1,313,741	-587,106	-45%
<b>Total Equity</b>	<u>22,087,807</u>	<u>20,913,041</u>	<u>1,174,766</u>	<u>6%</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>29,226,373</u></u>	<u><u>23,867,210</u></u>	<u><u>5,359,163</u></u>	<u><u>22%</u></u>



## Moss Landing Harbor District Statement of Cash Flows July 2022 through April 2023

Jul '22 - Apr 23

<b>OPERATING ACTIVITIES</b>	
Net Income	726,635
Adjustments to reconcile Net Income to net cash provided by operations:	
1120 · Leases	-2,917
1120 · Leases:1291 · Monterey Bay Kayak % Rent	24,009
1200 · Marina Receivables	-48,289
1201 · Marina - Allow for Bad Debt	28,375
1250 · Lease Receivable	86,441
1120 · Leases:1282 · NNN Receivable	8,587
1120 · Leases:1284 · Local Bounty	1,234
1271 · Prepaid Expenses:1270 · Insurance	-46,933
1800 · Less - Depreciation:1805 · Equipment	16,000
1800 · Less - Depreciation:1810 · NH Buildings & Improvements	354,000
1800 · Less - Depreciation:1825 · NH Offsite Improvements	15,000
1800 · Less - Depreciation:1830 · SH Buildings & Improvements	90,000
1800 · Less - Depreciation:1840 · SH Floating Docks	320,000
2010 · Accounts Payable	212,981
2020 · Accrued Salaries Payable	-5,306
2023 · Accrued Payroll Taxes	1,729
2030 · Customer Deposits	2,660
2080 · Prepaid Berth Fees	-28,501
2013 · Accrued Expenses	-12,000
2051 · Note Interest Payable:2062 · Umpqua Accrued Interest	-9,553
<b>Net cash provided by Operating Activities</b>	<u>1,734,152</u>
<b>INVESTING ACTIVITIES</b>	
1670 · Equipment	-54,223
1700 · Improvements:1730 · SH Buildings & Improvements	-181,229
<b>Net cash provided by Investing Activities</b>	<u>-235,452</u>
<b>FINANCING ACTIVITIES</b>	
2200 · Deferred RTU Lease Revenue	-108,842
2605 · Umpqua Loan	-306,504
<b>Net cash provided by Financing Activities</b>	<u>-415,346</u>
<b>Net cash increase for period</b>	1,083,354
<b>Cash at beginning of period</b>	9,682,419
<b>Cash at end of period</b>	<u><u>10,765,773</u></u>

**Moss Landing Harbor District**  
**Profit & Loss Budget vs. Actual**  
 July 2022 through April 2023

	<u>Jul '22 - Apr 23</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	1,574,503	1,562,711	11,792	101%
4112 · Qtrly/Annual Discount	-4,910	-175	-4,735	2,806%
4113 · Commercial Vessel Dscnt	-10,346	-10,625	279	97%
4114 · Away (1 mnth) Dscnt	-212	-75	-137	283%
4115 · Temporary Berthing	192,875	209,063	-16,188	92%
4120 · Liveaboard Fees	117,135	116,952	183	100%
4130 · Transient Berthing	9,460	25,000	-15,540	38%
4220 · Wait List	6,250	6,250		100%
4260 · Towing - Intra Harbor		600	-600	
4270 · Pumpouts	1,200	500	700	240%
4280 · Late Fees	30,510	30,742	-232	99%
4282 · Recovered Lien Costs	700	1,000	-300	70%
<b>Total 4100 · Berthing Income</b>	<u>1,917,165</u>	<u>1,941,943</u>	<u>-24,778</u>	<u>99%</u>
<b>4200 · Other Income - Operations</b>				
4230 · SH Parking	81,221	95,000	-13,779	85%
4285 · Dog Fee	905	1,000	-95	91%
4290 · Misc	1,397	1,200	197	116%
<b>Total 4200 · Other Income - Operations</b>	<u>83,523</u>	<u>97,200</u>	<u>-13,677</u>	<u>86%</u>
<b>Total 4000 · MARINA REVENUES</b>	<u>2,000,688</u>	<u>2,039,143</u>	<u>-38,455</u>	<u>98%</u>

## Moss Landing Harbor District Profit & Loss Budget vs. Actual July 2022 through April 2023

Expense	Jul '22 - Apr 23	Budget	\$ Over Budget	% of Budget
<b>5200 · General &amp; Administrative</b>				
5100 · Advertising	1,533	5,417	-3,884	28%
5210 · Dues & Subscriptions	5,721	8,780	-3,059	65%
<b>5220 · Office Supplies</b>				
5223 · Administration	6,146	6,190	-44	99%
5225 · Operations	5,597	9,600	-4,003	58%
5228 · Maintenance	881			
<b>Total 5220 · Office Supplies</b>	<b>12,624</b>	<b>15,790</b>	<b>-3,166</b>	<b>80%</b>
<b>5230 · Postage &amp; Equip Lease</b>				
5232 · Meter Lease	818	950	-132	86%
5235 · Postage	36	1,370	-1,334	3%
<b>Total 5230 · Postage &amp; Equip Lease</b>	<b>854</b>	<b>2,320</b>	<b>-1,466</b>	<b>37%</b>
<b>5240 · Copier Lease &amp; Supplies</b>				
5242 · Copier Lease	3,647	3,620	27	101%
<b>Total 5240 · Copier Lease &amp; Supplies</b>	<b>3,647</b>	<b>3,620</b>	<b>27</b>	<b>101%</b>
<b>5250 · Telephone &amp; Communications</b>				
5253 · Administration	12,552	14,930	-2,378	84%
5255 · Operations	1,785	810	975	220%
<b>Total 5250 · Telephone &amp; Communications</b>	<b>14,337</b>	<b>15,740</b>	<b>-1,403</b>	<b>91%</b>
<b>5260 · Professional Services</b>				
5262 · Accounting	40,384	40,400	-16	100%
5263 · Audit fees	17,250	18,000	-750	96%
5265 · Legal	30,265	83,333	-53,068	36%
5268 · Computer Consulting	5,440	1,620	3,820	336%
5269 · Payroll Processing	3,833	4,390	-557	87%
<b>Total 5260 · Professional Services</b>	<b>97,172</b>	<b>147,743</b>	<b>-50,571</b>	<b>66%</b>
<b>5270 · Licenses &amp; Permits</b>				
5290 · Credit Card Fees	3,467	8,450	-4,983	41%
5921 · Internet Billing Service	1,349	1,800	-451	75%
<b>Total 5200 · General &amp; Administrative</b>	<b>143,438</b>	<b>209,660</b>	<b>-66,222</b>	<b>68%</b>
<b>5300 · Personnel</b>				
<b>5310 · Salaries</b>				
5313 · Administration	209,570	221,051	-11,481	95%
5315 · Operations	153,334	181,323	-27,989	85%
5318 · Maintenance	134,075	200,076	-66,001	67%
<b>Total 5310 · Salaries</b>	<b>496,979</b>	<b>602,450</b>	<b>-105,471</b>	<b>82%</b>
<b>5330 · Payroll Taxes</b>				
5333 · Administration	16,032	17,683	-1,651	91%
5335 · Operations	11,771	14,506	-2,735	81%
5338 · Maintenance	10,257	16,006	-5,749	64%
<b>Total 5330 · Payroll Taxes</b>	<b>38,060</b>	<b>48,195</b>	<b>-10,135</b>	<b>79%</b>

**Moss Landing Harbor District**  
**Profit & Loss Budget vs. Actual**  
July 2022 through April 2023

	<u>Jul '22 - Apr 23</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>5340 · Employee Benefits</b>				
5342 · Vehicle Allowance				
5343 · Administration	50,270	38,555	11,715	130%
5345 · Operations	510			
5348 · Maintenance	53,375	65,093	-11,718	82%
<b>Total 5340 · Employee Benefits</b>	<b>104,155</b>	<b>103,648</b>	<b>507</b>	<b>100%</b>
<b>5350 · Workers Compensation</b>				
5353 · Administration	2,336	863	1,473	271%
5355 · Operations	7,206	10,801	-3,595	67%
5358 · Maintenance	7,006	8,566	-1,560	82%
<b>Total 5350 · Workers Compensation</b>	<b>16,548</b>	<b>20,230</b>	<b>-3,682</b>	<b>82%</b>
<b>5360 · Education &amp; Training</b>				
5363 · Administration		1,500	-1,500	
5365 · Operations		1,500	-1,500	
<b>Total 5360 · Education &amp; Training</b>		<b>3,000</b>	<b>-3,000</b>	
<b>Total 5300 · Personnel</b>	<b>655,742</b>	<b>777,523</b>	<b>-121,781</b>	<b>84%</b>
<b>5400 · Insurance</b>				
5410 · Liability Insurance	145,867	150,000	-4,133	97%
<b>Total 5400 · Insurance</b>	<b>145,867</b>	<b>150,000</b>	<b>-4,133</b>	<b>97%</b>
<b>5500 · Utilities</b>				
5510 · Garbage	111,321	100,000	11,321	111%
5520 · Gas and Electric	288,000	300,000	-12,000	96%
5530 · Water	41,367	37,500	3,867	110%
5540 · Sewer	43,668	41,667	2,001	105%
<b>Total 5500 · Utilities</b>	<b>484,356</b>	<b>479,167</b>	<b>5,189</b>	<b>101%</b>
<b>5600 · Operating Supplies</b>				
5610 · Vehicles	9,528	13,709	-4,181	70%
5625 · Operations	16,030	18,958	-2,928	85%
<b>Total 5600 · Operating Supplies</b>	<b>25,558</b>	<b>32,667</b>	<b>-7,109</b>	<b>78%</b>
<b>5700 · Depreciation</b>	<b>397,500</b>	<b>397,500</b>		<b>100%</b>
<b>5800 · Repairs &amp; Maintenance</b>				
5810 · Vehicles	3,585	1,260	2,325	285%
5830 · Equip Rental	2,760	6,240	-3,480	44%
5850 · Repair Materials	33,623	59,170	-25,547	57%
5860 · Outside Service Contracts	89,936	66,667	23,269	135%
5870 · Derelict Disposal	30,260	50,000	-19,740	61%
<b>Total 5800 · Repairs &amp; Maintenance</b>	<b>160,164</b>	<b>183,337</b>	<b>-23,173</b>	<b>87%</b>
<b>5900 · Financial Expenses</b>				
5920 · Bank Service Charges	35		35	100%
5990 · Bad Debt	28,375	25,000	3,375	114%
<b>Total 5900 · Financial Expenses</b>	<b>28,410</b>	<b>25,000</b>	<b>3,410</b>	<b>114%</b>
<b>Total · MARINA EXPENSES</b>	<b>2,041,035</b>	<b>2,254,854</b>	<b>-213,819</b>	<b>91%</b>
<b>Net Ordinary Income - Marina Operations</b>	<b>-40,347</b>	<b>-215,711</b>	<b>175,364</b>	<b>19%</b>

**Moss Landing Harbor District**  
**Profit & Loss Budget vs. Actual**  
July 2022 through April 2023

	<u>Jul '22 - Apr 23</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>4400 · LEASE AND OTHER INCOME</b>				
<b>4050 · Trust Lands Lease Revenue</b>				
4051 · Vistra	65,128	65,128		100%
4053 · MBARI	27,991	27,991	0	100%
<b>Total 4050 · Trust Lands Lease Revenue</b>	<u>93,119</u>	<u>93,119</u>	<u>0</u>	<u>100%</u>
<b>4500 · Leases</b>				
4501 · K-Pier Lease	11,088	25,798	-14,710	43%
<b>4502 · Cannery Building</b>				
4517 · Suite 2	30,823	30,823		100%
4504 · Suite 3	85,233	85,233		100%
4511 · Suite 1 & 10	20,941	17,385	3,556	120%
4515 · Suite 4	82,430	82,430		100%
4518 · Suite 5	26,214	23,813	2,401	110%
4510 · Suite 6		12,572	-12,572	
4512 · Suite 7	13,180	13,180		100%
4503 · Suite 8	8,492	8,633	-141	98%
4520 · Suite 9	8,300	7,885	415	105%
4523 · Canery NNN	33,331	33,333	-2	100%
<b>Total 4502 · Cannery Building</b>	<u>308,944</u>	<u>315,287</u>	<u>-6,343</u>	<u>98%</u>
4530 · RV Lot	30,981	30,981		100%
4540 · Martin & Mason	23,734	23,734		100%
<b>4560 · North Harbor</b>				
4562 · Sea Harvest	45,385	34,202	11,183	133%
4568 · Monterey Bay Kayaks	16,074	67,134	-51,060	24%
<b>Total 4560 · North Harbor</b>	<u>61,459</u>	<u>101,336</u>	<u>-39,877</u>	<u>61%</u>
<b>Total 4500 · Leases</b>	<u>436,206</u>	<u>497,136</u>	<u>-60,930</u>	<u>88%</u>
4600 · District Property Taxes	381,836	300,000	81,836	127%
<b>4700 · Other Revenues &amp; Concessions</b>				
4125 · Amenity Fee	309,219	309,146	73	100%
4126 · Passenger Vessel Fees	22,504	25,000	-2,496	90%
<b>4710 · Vending Activities</b>				
4711 · Washer/Dryer	6,403	7,000	-597	91%
4712 · Soda		75	-75	
<b>Total 4710 · Vending Activities</b>	<u>6,403</u>	<u>7,075</u>	<u>-672</u>	<u>91%</u>
4720 · Dry Storage	51,426	55,000	-3,574	94%
4725 · North Harbor Use Fee	113,069	145,833	-32,764	78%
4727 · Key Sales	4,650	3,333	1,317	140%
4730 · NH Washdown	150	1,000	-850	15%
4735 · Camp/RV	52	1,500	-1,448	3%
4740 · Equipment Rental	2,313	50	2,263	4,626%
4745 · Citations & Fines	1,367			
4750 · Bid Packages		833	-833	
4751 · Permits	4,847	5,417	-570	89%
4765 · Faxes, Copies & Postage	989		989	100%
4770 · Surplus Auction/Sales		100	-100	
<b>Total 4700 · Other Revenues &amp; Concessions</b>	<u>516,989</u>	<u>554,287</u>	<u>-37,298</u>	<u>93%</u>

**Moss Landing Harbor District**  
**Profit & Loss Budget vs. Actual**  
July 2022 through April 2023

	<u>Jul '22 - Apr 23</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>4800 · Interest</b>				
<b>4841 · Union Bank Interest</b>				
<b>4843 · First Capital Bank</b>	43,252	2,793	40,459	1,549%
<b>4846 · Umpqua Interest</b>	85	83	2	102%
<b>Total 4800 · Interest</b>	<u>43,337</u>	<u>2,876</u>	<u>40,461</u>	<u>1,507%</u>
<b>Total 4400 · LEASE AND OTHER INCOME</b>	<u>1,471,487</u>	<u>1,447,418</u>	<u>24,069</u>	<u>102%</u>
<b>7000 · LEASE AND OTHER EXPENSES</b>				
<b>7100 · Interest Expense</b>				
<b>7134 · Umpqua NP Interest</b>	47,750	47,753	-3	100%
<b>Total 7100 · Interest Expense</b>	<u>47,750</u>	<u>47,753</u>	<u>-3</u>	<u>100%</u>
<b>7200 · Other Financial Expenses</b>				
<b>7221 · CSDA Dues</b>	8,186	8,000	186	102%
<b>7230 · LAFO Administrative Charges</b>	5,868	7,000	-1,132	84%
<b>Total 7200 · Other Financial Expenses</b>	<u>14,054</u>	<u>15,000</u>	<u>-946</u>	<u>94%</u>
<b>5700 · Depreciation</b>	397,500	397,500		100%
<b>7300 · Commissioner Expenses</b>				
<b>7310 · Election Costs</b>	350,145	1,000,000	-649,855	35%
<b>7320 · Monthly Stipend</b>	8,575	16,667	-8,092	51%
<b>7321 · Employer Payroll Taxes</b>	637	1,333	-696	48%
<b>7330 · Incurred Expenses</b>	2,387	2,833	-446	84%
<b>Total 7300 · Commissioner Expenses</b>	<u>361,744</u>	<u>1,020,833</u>	<u>-659,089</u>	<u>35%</u>
<b>Total 7000 · LEASE AND OTHER EXPENSES</b>	<u>821,048</u>	<u>1,481,086</u>	<u>-660,038</u>	<u>55%</u>
<b>Net Ordinary Income - Lease &amp; Other Operations</b>	<u>650,439</u>	<u>-33,668</u>	<u>684,107</u>	<u>-1932%</u>
<b>Net Ordinary Income - Combined Operations</b>	<u>610,092</u>	<u>-249,379</u>	<u>859,471</u>	<u>-245%</u>

**Moss Landing Harbor District**  
**Profit & Loss Budget vs. Actual**  
 July 2022 through April 2023

	<u>Jul '22 - Apr 23</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Other Income/Expense</b>				
<b>Other Income</b>				
<b>8000 · CAPITAL PROJECT REVENUE</b>				
8215 · FEMA Grant Receivable	375,065			
<b>Total 8000 · CAPITAL PROJECT REVENUE</b>	<u>375,065</u>			
<b>Other Expense</b>				
<b>9000 · CAPITAL PROJECT EXPENSES</b>				
5880 · Dredging	9,941	75,000	-65,059	13%
9053 · Dock Maintenance		150,000	-150,000	
9054 · Sea Lion Deterrent Fencing	910			
9150 · Cannery	830	625,000	-624,170	0%
9307 · Piling Replacement Proj.		350,000	-350,000	
9309 · New NH Building	126,409	3,000,000	-2,873,591	4%
9470 · NH Visitor Dock		400,000	-400,000	
9565 · Miscellaneous Capital Projects	120,432	370,000	-249,568	33%
9750 · Office Computers		5,000	-5,000	
9800 · Dock Replacement		1,500,000	-1,500,000	
<b>Total 9000 · CAPITAL PROJECT EXPENSES</b>	<u>258,522</u>	<u>6,475,000</u>	<u>-6,216,478</u>	<u>4%</u>
<b>Total Other Expense</b>	<u>258,522</u>	<u>6,475,000</u>	<u>-6,216,478</u>	<u>4%</u>
<b>Net Other Income</b>	<u>116,543</u>	<u>-6,475,000</u>	<u>6,591,543</u>	<u>-2%</u>
	<u><b>726,635</b></u>	<u><b>-6,724,379</b></u>	<u><b>7,451,014</b></u>	<u><b>-11%</b></u>

**Moss Landing Harbor District**  
**Profit & Loss YTD Comparison**  
July 2022 through April 2023

	<u>Jul '22 - Apr 23</u>	<u>Jul '21 - Apr 22</u>	<u>\$ Change</u>	<u>% Change</u>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>4000 · MARINA REVENUES</b>				
<b>4100 · Berthing Income</b>				
4110 · Assigned Berthing	1,574,503	1,458,980	115,523	8%
4112 · Qtrly/Annual Discount	-4,910	-2,754	-2,156	-78%
4113 · Commercial Vessel Dscnt	-10,346	-9,886	-460	-5%
4114 · Away (1 mnth) Dscnt	-212	-142	-70	-49%
4115 · Temporary Berthing	192,875	223,061	-30,186	-14%
4120 · Liveaboard Fees	117,135	113,450	3,685	3%
4130 · Transient Berthing	9,460	8,335	1,125	13%
4220 · Wait List	6,250	9,050	-2,800	-31%
4260 · Towing - Intra Harbor		500	-500	-100%
4270 · Pumpouts	1,200	400	800	200%
4280 · Late Fees	30,510	26,921	3,589	13%
4282 · Recovered Lien Costs	700		700	100%
<b>Total 4100 · Berthing Income</b>	<u>1,917,165</u>	<u>1,827,915</u>	<u>89,250</u>	<u>5%</u>
<b>4200 · Other Income - Operations</b>				
4230 · SH Parking	81,221	93,580	-12,359	-13%
4285 · Dog Fee	905	940	-35	-4%
4290 · Misc	1,397	8,368	-6,971	-83%
<b>Total 4200 · Other Income - Operations</b>	<u>83,523</u>	<u>102,888</u>	<u>-19,365</u>	<u>-19%</u>
<b>4300 · Operating Grant Revenues</b>		329,207	-329,207	-100%
<b>Total 4000 · MARINA REVENUES</b>	<u>2,000,688</u>	<u>2,260,010</u>	<u>-259,322</u>	<u>-11%</u>



## Moss Landing Harbor District Profit & Loss YTD Comparison July 2022 through April 2023

Expense	Jul '22 - Apr 23	Jul '21 - Apr 22	\$ Change	% Change
<b>5200 · General &amp; Administrative</b>				
5100 · Advertising	1,533	5,474	-3,941	-72%
5210 · Dues & Subscriptions	5,721	6,615	-894	-14%
5220 · Office Supplies				
5223 · Administration	6,146	5,066	1,080	21%
5225 · Operations	5,597	8,589	-2,992	-35%
5228 · Maintenance	881		881	100%
<b>Total 5220 · Office Supplies</b>	<b>12,624</b>	<b>13,655</b>	<b>-1,031</b>	<b>-8%</b>
5230 · Postage & Equip Lease				
5232 · Meter Lease	818	713	105	15%
5235 · Postage	36	801	-765	-96%
<b>Total 5230 · Postage &amp; Equip Lease</b>	<b>854</b>	<b>1,514</b>	<b>-660</b>	<b>-44%</b>
5240 · Copier Lease & Supplies				
5242 · Copier Lease	3,647	2,708	939	35%
<b>Total 5240 · Copier Lease &amp; Supplies</b>	<b>3,647</b>	<b>2,708</b>	<b>939</b>	<b>35%</b>
5250 · Telephone & Communications				
5253 · Administration	12,552	11,317	1,235	11%
5255 · Operations	1,785	680	1,105	163%
<b>Total 5250 · Telephone &amp; Communications</b>	<b>14,337</b>	<b>11,997</b>	<b>2,340</b>	<b>20%</b>
5260 · Professional Services				
5262 · Accounting	40,384	31,755	8,629	27%
5263 · Audit fees	17,250	17,000	250	1%
5265 · Legal	30,265	33,632	-3,367	-10%
5268 · Computer Consulting	5,440	1,478	3,962	268%
5269 · Payroll Processing	3,833	3,432	401	12%
<b>Total 5260 · Professional Services</b>	<b>97,172</b>	<b>87,297</b>	<b>9,875</b>	<b>11%</b>
5270 · Licenses & Permits	2,734		2,734	100%
5290 · Credit Card Fees	3,467	5,334	-1,867	-35%
5921 · Internet Billing Service	1,349	1,369	-20	-1%
<b>Total 5200 · General &amp; Administrative</b>	<b>143,438</b>	<b>135,963</b>	<b>7,475</b>	<b>5%</b>
<b>5300 · Personnel</b>				
5310 · Salaries				
5313 · Administration	209,570	200,959	8,611	4%
5315 · Operations	153,334	130,561	22,773	17%
5318 · Maintenance	134,075	104,775	29,300	28%
<b>Total 5310 · Salaries</b>	<b>496,979</b>	<b>436,295</b>	<b>60,684</b>	<b>14%</b>
5330 · Payroll Taxes				
5333 · Administration	16,032	15,368	664	4%
5335 · Operations	11,771	22,341	-10,570	-47%
5338 · Maintenance	10,257	8,018	2,239	28%
<b>Total 5330 · Payroll Taxes</b>	<b>38,060</b>	<b>45,727</b>	<b>-7,667</b>	<b>-17%</b>

## Moss Landing Harbor District Profit & Loss YTD Comparison July 2022 through April 2023

	<u>Jul '22 - Apr 23</u>	<u>Jul '21 - Apr 22</u>	<u>\$ Change</u>	<u>% Change</u>
<b>5340 · Employee Benefits</b>				
5343 · Administration	50,270	44,444	5,826	13%
5345 · Operations	510	610	-100	-16%
5348 · Maintenance	53,375	47,419	5,956	13%
<b>Total 5340 · Employee Benefits</b>	<u>104,155</u>	<u>92,473</u>	<u>11,682</u>	<u>13%</u>
<b>5350 · Workers Compensation</b>				
5353 · Administration	2,336	2,700	-364	-13%
5355 · Operations	7,206	4,722	2,484	53%
5358 · Maintenance	7,006	5,020	1,986	40%
<b>Total 5350 · Workers Compensation</b>	<u>16,548</u>	<u>12,442</u>	<u>4,106</u>	<u>33%</u>
<b>5360 · Education &amp; Training</b>				
5363 · Administration		3,224	-3,224	-100%
5365 · Operations		304	-304	-100%
<b>Total 5360 · Education &amp; Training</b>		<u>3,528</u>	<u>-3,528</u>	<u>-100%</u>
<b>Total 5300 · Personnel</b>	<u>655,742</u>	<u>590,465</u>	<u>65,277</u>	<u>11%</u>
<b>5400 · Insurance</b>				
5410 · Liability Insurance	145,867	138,380	7,487	5%
<b>Total 5400 · Insurance</b>	<u>145,867</u>	<u>138,380</u>	<u>7,487</u>	<u>5%</u>
<b>5500 · Utilities</b>				
5510 · Garbage	111,321	97,628	13,693	14%
5520 · Gas and Electric	288,000	226,555	61,445	27%
5530 · Water	41,367	32,066	9,301	29%
5540 · Sewer	43,668	39,662	4,006	10%
<b>Total 5500 · Utilities</b>	<u>484,356</u>	<u>395,911</u>	<u>88,445</u>	<u>22%</u>
<b>5600 · Operating Supplies</b>				
5610 · Vehicles	9,528	7,541	1,987	26%
5620 · Vessels		476	-476	-100%
5625 · Operations	16,030	12,452	3,578	29%
<b>Total 5600 · Operating Supplies</b>	<u>25,558</u>	<u>20,469</u>	<u>5,089</u>	<u>25%</u>
<b>5700 · Depreciation</b>	397,500	416,685	-19,185	-5%
<b>5800 · Repairs &amp; Maintenance</b>				
5810 · Vehicles	3,585	328	3,257	993%
5830 · Equip Rental	2,760	2,623	137	5%
5850 · Repair Materials	33,623	28,632	4,991	17%
5860 · Outside Service Contracts	89,936	90,911	-975	-1%
5870 · Derelict Disposal	30,260	42,061	-11,801	-28%
<b>Total 5800 · Repairs &amp; Maintenance</b>	<u>160,164</u>	<u>164,555</u>	<u>-4,391</u>	<u>-3%</u>
<b>5900 · Financial Expenses</b>				
5920 · Bank Service Charges	35	4,622	-4,587	-99%
5990 · Bad Debt	28,375	21,250	7,125	34%
<b>Total 5900 · Financial Expenses</b>	<u>28,410</u>	<u>25,872</u>	<u>2,538</u>	<u>10%</u>
<b>Total · MARINA EXPENSES</b>	<u>2,041,035</u>	<u>1,888,300</u>	<u>152,735</u>	<u>8%</u>
<b>Net Ordinary Income - Marina Operations</b>	<u>-40,347</u>	<u>371,710</u>	<u>-412,057</u>	<u>-111%</u>

## Moss Landing Harbor District Profit & Loss YTD Comparison July 2022 through April 2023

	Jul '22 - Apr 23	Jul '21 - Apr 22	\$ Change	% Change
<b>4400 · LEASE AND OTHER INCOME</b>				
<b>4050 · Trust Lands Lease Revenue</b>				
4051 · Vistra	65,128	61,233	3,895	6%
4053 · MBARI	27,991	25,052	2,939	12%
<b>Total 4050 · Trust Lands Lease Revenue</b>	<b>93,119</b>	<b>86,285</b>	<b>6,834</b>	<b>8%</b>
<b>4500 · Leases</b>				
4501 · K-Pier Lease	11,088	29,677	-18,589	-63%
<b>4502 · Cannery Building</b>				
4517 · Suite 2	30,823	29,755	1,068	4%
4504 · Suite 3	85,233	82,281	2,952	4%
4511 · Suite 1 & 10	20,941	16,503	4,438	27%
4515 · Suite 4	82,430	79,089	3,341	4%
4518 · Suite 5	26,214	17,516	8,698	50%
4510 · Suite 6		10,740	-10,740	-100%
4512 · Suite 7	13,180	13,367	-187	-1%
4503 · Suite 8	8,492	8,245	247	3%
4520 · Suite 9	8,300	4,000	4,300	108%
4523 · Canary NNN	33,331	30,756	2,575	8%
<b>Total 4502 · Cannery Building</b>	<b>308,944</b>	<b>292,252</b>	<b>16,692</b>	<b>6%</b>
4530 · RV Lot	30,981	30,163	818	3%
4540 · Martin & Mason	23,734	26,911	-3,177	-12%
<b>4560 · North Harbor</b>				
4562 · Sea Harvest	45,385	31,503	13,882	44%
4568 · Monterey Bay Kayaks	16,074	37,407	-21,333	-57%
<b>Total 4560 · North Harbor</b>	<b>61,459</b>	<b>68,910</b>	<b>-7,451</b>	<b>-11%</b>
<b>Total 4500 · Leases</b>	<b>436,206</b>	<b>447,913</b>	<b>-11,707</b>	<b>-3%</b>
<b>4600 · District Property Taxes</b>	<b>381,836</b>	<b>353,293</b>	<b>28,543</b>	<b>8%</b>
<b>4700 · Other Revenues &amp; Concessions</b>				
4125 · Amenity Fee	309,219	294,655	14,564	5%
4126 · Passenger Vessel Fees	22,504	8,657	13,847	160%
<b>4710 · Vending Activities</b>				
4711 · Washer/Dryer	6,403	8,305	-1,902	-23%
4712 · Soda		115	-115	-100%
<b>Total 4710 · Vending Activities</b>	<b>6,403</b>	<b>8,420</b>	<b>-2,017</b>	<b>-24%</b>
4720 · Dry Storage	51,426	51,876	-450	-1%
4725 · North Harbor Use Fee	113,069	182,241	-69,172	-38%
4727 · Key Sales	4,650	4,421	229	5%
4730 · NH Washdown	150	480	-330	-69%
4735 · Camp/RV	52	1,871	-1,819	-97%
4740 · Equipment Rental	2,313	285	2,028	712%
4745 · Citations & Fines	1,367	4,055	-2,688	-66%
4751 · Permits	4,847	9,135	-4,288	-47%
4765 · Faxes, Copies & Postage	989		989	100%
<b>Total 4700 · Other Revenues &amp; Concessions</b>	<b>516,989</b>	<b>566,096</b>	<b>-49,107</b>	<b>-9%</b>

**Moss Landing Harbor District**  
**Profit & Loss YTD Comparison**  
July 2022 through April 2023

	Jul '22 - Apr 23	Jul '21 - Apr 22	\$ Change	% Change
<b>4800 · Interest</b>				
4841 · Union Bank Interest		215	-215	-100%
4843 · First Capital Bank	43,252	5,732	37,520	655%
4846 · Umpqua Interest	85	76	9	12%
<b>Total 4800 · Interest</b>	<b>43,337</b>	<b>6,023</b>	<b>37,314</b>	<b>620%</b>
<b>Total 4400 · LEASE AND OTHER INCOME</b>	<b>1,471,487</b>	<b>1,459,610</b>	<b>11,877</b>	<b>1%</b>
<b>7000 · LEASE AND OTHER EXPENSES</b>				
<b>7100 · Interest Expense</b>				
7134 · Umpqua NP Interest	47,750	55,488	-7,738	-14%
<b>Total 7100 · Interest Expense</b>	<b>47,750</b>	<b>55,488</b>	<b>-7,738</b>	<b>-14%</b>
<b>7200 · Other Financial Expenses</b>				
7221 · CSDA Dues	8,186	7,615	571	7%
7230 · LAFO Administrative Charges	5,868	5,393	475	9%
<b>Total 7200 · Other Financial Expenses</b>	<b>14,054</b>	<b>13,008</b>	<b>1,046</b>	<b>8%</b>
<b>5700 · Depreciation</b>	<b>397,500</b>	<b>416,685</b>	<b>-19,185</b>	<b>-5%</b>
<b>7300 · Commissioner Expenses</b>				
7310 · Election Costs	350,145		350,145	100%
7320 · Monthly Stipend	8,575	11,750	-3,175	-27%
7321 · Employer Payroll Taxes	637	899	-262	-29%
7330 · Incurred Expenses	2,387	1,443	944	65%
<b>Total 7300 · Commissioner Expenses</b>	<b>361,744</b>	<b>14,092</b>	<b>347,652</b>	<b>2,467%</b>
<b>Total 7000 · LEASE AND OTHER EXPENSES</b>	<b>821,048</b>	<b>499,273</b>	<b>321,775</b>	<b>64%</b>
<b>Net Ordinary Income - Lease &amp; Other Operations</b>	<b>650,439</b>	<b>960,337</b>	<b>-309,898</b>	<b>-32%</b>
<b>Net Ordinary Income - Combined Operations</b>	<b>610,092</b>	<b>1,332,047</b>	<b>-721,955</b>	<b>-54%</b>

**Moss Landing Harbor District**  
**Profit & Loss YTD Comparison**  
 July 2022 through April 2023

	<u>Jul '22 - Apr 23</u>	<u>Jul '21 - Apr 22</u>	<u>\$ Change</u>	<u>% Change</u>
<b>Other Income/Expense</b>				
<b>Other Income</b>				
<b>8000 · CAPITAL PROJECT REVENUE</b>				
8215 · FEMA Grant Receivable	375,065		375,065	100%
<b>Total 8000 · CAPITAL PROJECT REVENUE</b>	<u>375,065</u>		<u>375,065</u>	<u>100%</u>
<b>Total Other Income</b>	375,065		375,065	100%
<b>Other Expense</b>				
<b>9000 · CAPITAL PROJECT EXPENSES</b>				
5880 · Dredging	9,941	18,305	-8,364	-46%
9054 · Sea Lion Deterrent Fencing	910		910	100%
9150 · Cannery	830		830	100%
9309 · New NH Building	126,409		126,409	100%
9565 · Miscellaneous Capital Projects	120,432		120,432	100%
<b>Total 9000 · CAPITAL PROJECT EXPENSES</b>	<u>258,522</u>	<u>18,305</u>	<u>240,217</u>	<u>1,312%</u>
<b>Total Other Expense</b>	<u>258,522</u>	<u>18,305</u>	<u>240,217</u>	<u>1,312%</u>
<b>Net Other Income</b>	<u>116,543</u>	<u>-18,305</u>	<u>134,848</u>	<u>737%</u>
<b>Net Income</b>	<u><u>726,635</u></u>	<u><u>1,313,742</u></u>	<u><u>-587,107</u></u>	<u><u>-45%</u></u>

## Moss Landing Harbor District A/P Aging Summary

As of April 30, 2023

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>&gt; 90</u>	<u>TOTAL</u>
Big Creek Lumber	599.50					599.50
Byte Technology	187.50					187.50
CalPERS		-7,240.27				-7,240.27
Castroville "ACE" Hardware	90.02					90.02
Central Coast Systems, Inc.	105.00					105.00
Cintas		483.84				483.84
Employ America		1,369.78				1,369.78
Hodges Consulting Services	255.00					255.00
Hudson Martin	2,655.00	5,404.76				8,059.76
Lockton Insurance Brokers, LLC				425.00		425.00
Mechanics Bank		1,144.88				1,144.88
Monterey Sanitary Supply	1,805.97					1,805.97
Moss Landing Boat Works		49.67				49.67
Pacific Parking Systems, Inc.	540.00					540.00
Pajaro/Sunny Mesa C.S.D.	4,688.46					4,688.46
PG&E		-30,000.00				-30,000.00
Razzolink, Inc.		-136.85				-136.85
Revel Environmental Manufacturing, Inc.		54.60				54.60
Sanctuary Stainless	1,077.50					1,077.50
Sea Engineering, Inc.		4,750.00	5,320.00			10,070.00
Stephen Willis		448.50				448.50
U.S. Bank	2,272.82					2,272.82
U.S. Bank - Office Equipment Finance Svc		-271.21				-271.21
VALIC		1,988.99				1,988.99
Vision Sevice Plan		-47.65				-47.65
West Marine Pro	222.09				-350.48	-128.39
<b>TOTAL</b>	<b><u>14,498.86</u></b>	<b><u>-22,000.96</u></b>	<b><u>5,320.00</u></b>	<b><u>425.00</u></b>	<b><u>-350.48</u></b>	<b><u>-2,107.58</u></b>

**Moss Landing Harbor District  
Warrant Listing  
As of April 30, 2023**

Type	Date	Num	Name	Amount
<b>1001 - 1st Capital Operating Account</b>				
Check	04/05/2023		NPC Merchant Pymt Proc	-2,353.09
Bill Pmt -Check	04/11/2023	20015	Mechanics Bank	-275.97
Bill Pmt -Check	04/11/2023	20016	PG&E	-30,000.00
Bill Pmt -Check	04/11/2023	20017	Razzolink, Inc.	-136.85
Bill Pmt -Check	04/11/2023	20018	Tommy Razzeca	-350.00
Bill Pmt -Check	04/11/2023	20019	U.S. Bank - Office Equipment Finance Svc	-813.63
Bill Pmt -Check	04/11/2023	20020	VALIC	-1,988.99
Bill Pmt -Check	04/11/2023	20021	Vision Sevice Plan	-47.65
Bill Pmt -Check	04/11/2023	20022	Big Creek Lumber	-440.10
Bill Pmt -Check	04/11/2023	20023	Byte Technology	-99.00
Bill Pmt -Check	04/11/2023	20024	Carmel Marina Corporation	-8,518.48
Bill Pmt -Check	04/11/2023	20025	Chris Kramer	-282.45
Bill Pmt -Check	04/11/2023	20026	Damm Good Water	-59.50
Bill Pmt -Check	04/11/2023	20027	David Geraci	-2,446.00
Bill Pmt -Check	04/11/2023	20028	Doctors on Duty	-122.50
Bill Pmt -Check	04/11/2023	20029	Icon Building & Developement, Inc.	-15,180.00
Bill Pmt -Check	04/11/2023	20030	Kevin Rooney	-588.00
Bill Pmt -Check	04/11/2023	20031	Monterey One Water	-663.42
Bill Pmt -Check	04/11/2023	20032	Monterey Sanitary Supply	-407.03
Bill Pmt -Check	04/11/2023	20033	North County Fire Protection District	-1,140.00
Bill Pmt -Check	04/11/2023	20034	Pajaro/Sunny Mesa C.S.D.	-4,090.06
Bill Pmt -Check	04/11/2023	20035	Pitney Bowes Global Financial Svc LLC	-151.21
Bill Pmt -Check	04/11/2023	20036	Raj Chattha	-403.50
Bill Pmt -Check	04/11/2023	20037	Streamline	-200.00
Bill Pmt -Check	04/11/2023	20038	Thomas Connolly	-50.00
Bill Pmt -Check	04/11/2023	20039	Carmel Marina Corporation	-1,801.44
Bill Pmt -Check	04/11/2023	20040	Mechanics Bank	-351.43
Bill Pmt -Check	04/11/2023	20041	Monterey One Water	-8,120.98
Bill Pmt -Check	04/11/2023	20042	Carmel Marina Corporation	-230.90
Bill Pmt -Check	04/11/2023	20043	Mechanics Bank	-592.94
Bill Pmt -Check	04/11/2023	20044	Carmel Marina Corporation	-167.27
Check	04/13/2023		Payroll Partners	-187.51
Check	04/14/2023	4100	Ferrante, Vincent	-325.63
Check	04/14/2023	4101	Goulart, James	-223.81
Check	04/14/2023	4102	Jeffries, Russell	-342.93
Check	04/14/2023	4103	Neal Norris	-1,020.86
Check	04/14/2023	4104	Franchise Tax Board	-321.94
Bill Pmt -Check	04/19/2023	20047	AT&T	-654.76
Bill Pmt -Check	04/26/2023	20048	Andrea Cuppoletti	-500.00
Bill Pmt -Check	04/26/2023	20049	AT&T	-483.05
Bill Pmt -Check	04/26/2023	20050	CalPERS	-7,240.27
Bill Pmt -Check	04/26/2023	20051	Charlie Hanson	-525.00
Bill Pmt -Check	04/26/2023	20052	Cintas	-594.88
Bill Pmt -Check	04/26/2023	20053	Employ America	-1,369.78

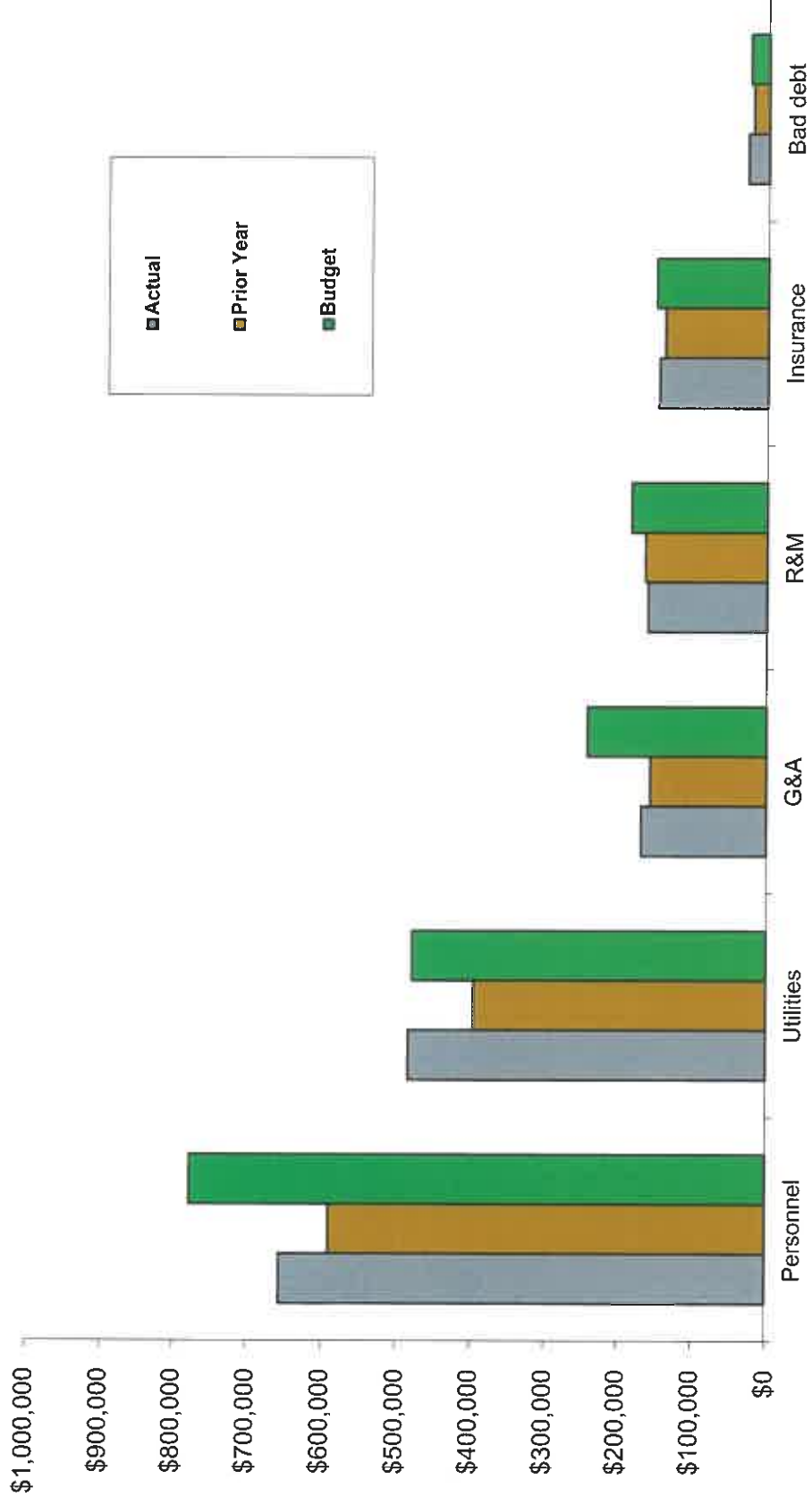
**Moss Landing Harbor District  
Warrant Listing  
As of April 30, 2023**

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>
Bill Pmt -Check	04/26/2023	20054	Jacquelyn Leavitt	-461.25
Bill Pmt -Check	04/26/2023	20055	Jarvis Fay, LLP	-1,580.00
Bill Pmt -Check	04/26/2023	20056	Melissa Sopata	-711.75
Bill Pmt -Check	04/26/2023	20057	Moss Landing Boat Works	-253.12
Bill Pmt -Check	04/26/2023	20058	Office Depot	-247.81
Bill Pmt -Check	04/26/2023	20059	Petra Johansson	-345.90
Bill Pmt -Check	04/26/2023	20060	TK Elevator	-720.01
Bill Pmt -Check	04/26/2023	20061	Verizon Wireless	-111.77
Bill Pmt -Check	04/26/2023	20062	WASH	-220.47
Bill Pmt -Check	04/26/2023	20063	Wendy L. Cumming, CPA	-3,217.50
Bill Pmt -Check	04/26/2023	20064	Sanctuary Stainless	-425.83
Check	04/27/2023		Payroll Partners	-145.98
Check	04/28/2023	4105	Neal Norris	-1,020.85
Check	04/28/2023	4106	Franchise Tax Board	-281.41
Total 1001 · 1st Capital Operating Account				-105,606.46
<b>TOTAL</b>				<b>-105,606.46</b>



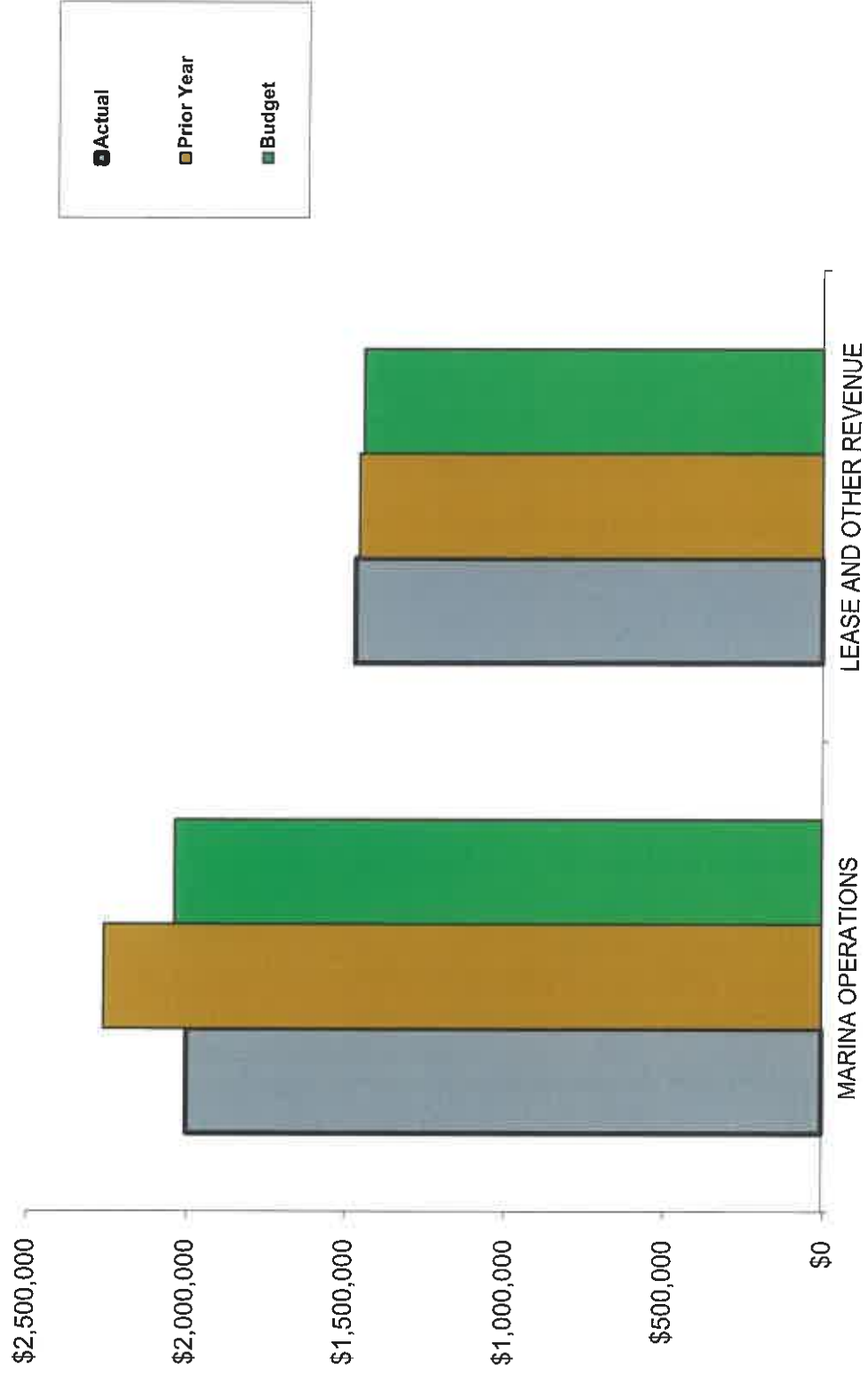
**Operating Expenses  
Year to Date Actuals vs. Budget and Prior Year**

April 30, 2023

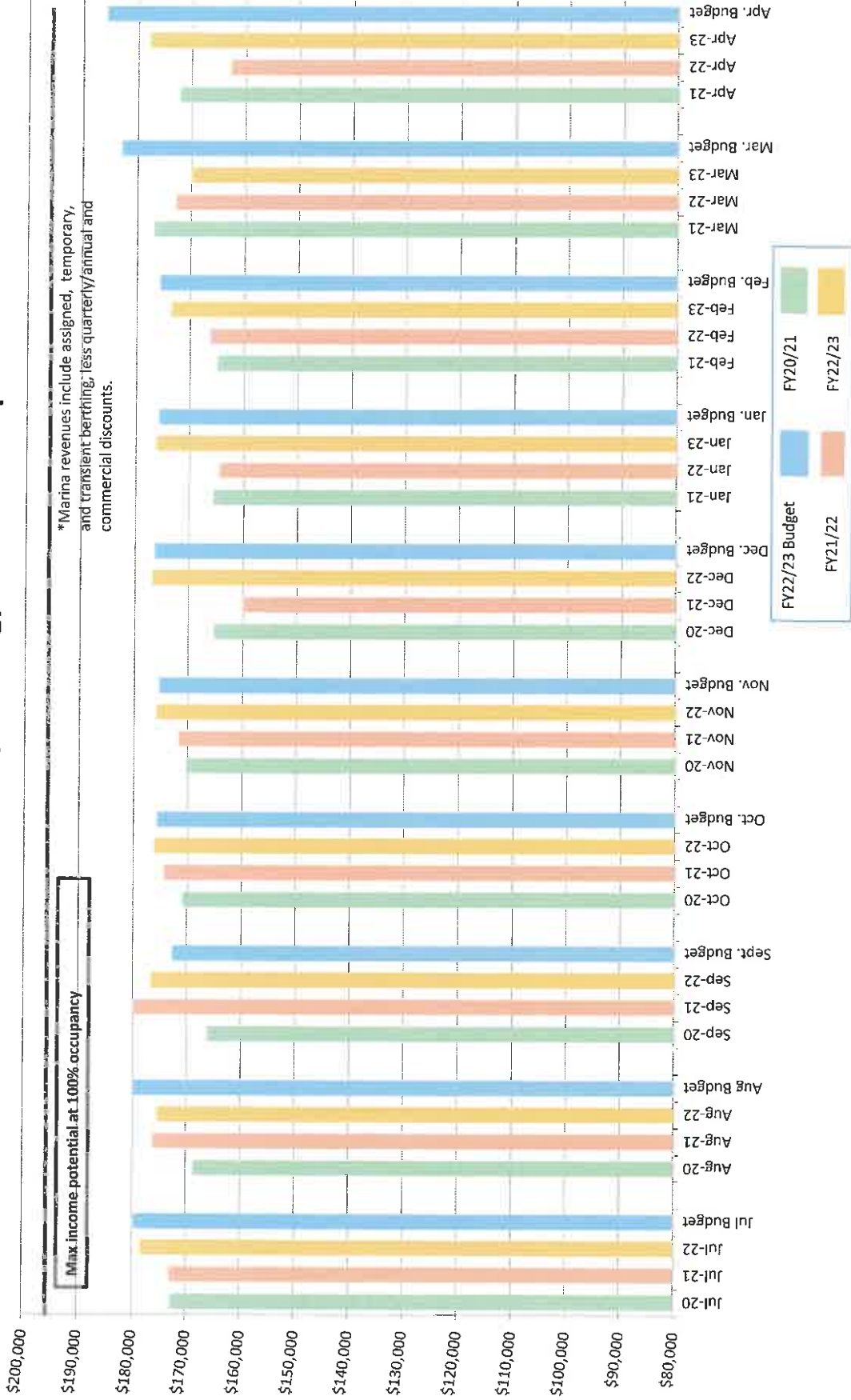


**\*\*Expenses Exclude Dredging, Depreciation and Interest Expenses\*\***

**Marina, Lease and Other Revenue  
Year to Date Actual vs. Budget and Prior Year  
April 30, 2023**



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





**BOARD OF HARBOR COMMISSIONERS**

Russell Jeffries  
Vincent Ferrante  
James Goulart  
Liz Soto  
Albert Lomeli

7881 SANDHOLDT ROAD  
MOSS LANDING, CA 95039

TELEPHONE – 831.633.5417  
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**GENERAL MANAGER  
HARBOR MASTER**

Tom Razzeca

**STAFF REPORT**

ITEM NUMBER 03 – PROJECT STATUS  
BOARD MEETING MAY 31, 2023

**1. North Harbor Building:** Per the Direction of the Board the General Manager contracted with WRD Architects to complete the interior drawings/plans for the North Harbor Building. The construction drawings have since been completed and submitted to Monterey County for review and ultimately issuance of permits. Currently staff and WRD are beginning the process of preparing bid documents to be used once the permits have been issued by Monterey County allowing the District to proceed with a public bid and contractor selection to begin the buildout of the North Harbor Building. Staff is expecting our permit to be issued within the next week or so if not already received by this meeting. Once the permit has been received the project will be put out for bid with a goal of construction being underway by the end of Summer 2023.

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

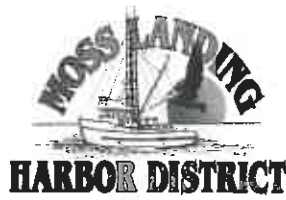
**3. Harbor Infrastructure Improvement Project:** Resulting from the tsunami that took place on January 15, 2022, staff discovered that the District has sustained damage to piles, docks, shoreline and navigation channels in the Harbor. The District's consultant, Sea Engineering, has been preparing project design plans for submittal to the various permitting agencies for permits to complete the project. Currently staff awaits completion of all related documents and issuance of permits which are expected sometime during Summer 2023. Once permits have been issued staff will put the project out to bid and begin the infrastructure improvement project. The Staff goal is to have the project underway during fall or Winter of 2023. Staff has provided an updated timeline below for reference.

- Design
  - Completed - 50% Drawings and Specifications (to be used for final permit applications)
  - Next steps - Finalize drawings and specifications (75%, 85%, 100%)
  - Schedule - 75% completed by end of May 2023, 85% June 2023, 100% July 2023 (project out to bid in August 2023?)
- Permitting
  - Completed - communications and partial draft permit applications for CCC, USACE, and Regional Water Quality Board

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- Next steps - Submit final permit applications
- Schedule - Final applications submitted May 2023 to meet the expectation of approval by project start for Winter 2023

**4. Harbor Maintenance Dredging and FEMA Project:** The District is currently in the preparation process to dredge the Harbor during the Summer/Fall of 2024. Resulting from the Atmospheric River Storms experienced earlier this Winter staff discovered that a significant amount of sediment washed into the Harbor berthing spaces and navigation channels. Because the storms associated with the additional sediment accumulation did receive an emergency declaration, staff was able to apply for FEMA funding to remove dredge material directly associated with the storm event. District staff is currently working through the FEMA application process with the help of our dredging consultants and FEMA to secure funding that would assist with the cost of removing the excess materials during our project next summer. Staff will continue to update the Board with additional information regarding this project and our FEMA application as it becomes available.



BOARD OF COMMISSIONERS  
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 Liz Soto  
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GENERAL MANAGER  
 HARBORMASTER  
 Tommy Razzeca

## STAFF REPORT

### ITEM NUMBER 04 – SUMMARY OF PERMITS ISSUED BOARD MEETING OF MAY 31, 2023

Permittee	Issue Date	Status	Permit Type	Exp. Date
Elkhorn Slough Research Foundation	01/01/2023	Current	Facilities Use	01/01/24
Blue Ocean Whale Watch	2/18/2023	Current	Facilities Use	2/18/2024
Whisper Charters	2/28/2023	Current	Facilities Use	2/28/2024
Fast Raft	3/28/2023	Current	Facilities Use	3/28/2024
Monterey Eco Tours	4/16/2023	Current	Facilities Use	4/16/2024
Oceanic Expeditions	4/21/2023	Current	Facilities Use	4/21/2024
Venture Quest Kayaking	6/12/2022	Current	Facilities Use	6/12/2023
Monterey Bay Hydrobikes	6/12/2022	Current	Facilities Use	6/12/2023
Reel Nasty Sportfishing	6/12/2022	Current	Facilities Use	6/12/2023
Kayak Connection	6/30/2022	Current	Facilities Use	6/30/2023
Sanctuary Cruises	6/30/2022	Current	Facilities Use	6/30/2023
Sea Goddess Whale Watching-Tours	6/30/2022	Current	Facilities Use	6/30/2023
MBARI-Slough Test Moorings	6/30/2022	Current	Facilities Use	6/30/2023
Slater Moore Photography	07/07/2022	Current	Facilities Use	07/07/2023
Peninsula Dive Services	09/30/2022	Current	Facilities Use	09/30/2023
Elkhorn Slough Safari - Tours	10/19/2022	Current	Facilities Use	10/19/2023
Blue Water Ventures	10/30/2022	Current	Facilities Use	10/30/2023
Wild Fish-Vicki Crow	11/30/2022	Current	Peddlers	11/30/2023



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HARBORMASTER  
Tommy Razzeca

## STAFF REPORT

ITEM NUMBER 05 – MEETING ANNOUNCEMENTS  
BOARD MEETING OF MAY 31, 2023

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 all meetings are done by E-mail until further notice but will eventually resume on the 2<sup>nd</sup> Thursday of each month in Moss Landing Harbor District Board Room, 4 p.m.

Monterey Bay Sanctuary Advisory Council Meetings – 2022 - <https://montereybay.noaa.gov>

**August 18<sup>th</sup>**– *Hybrid (Virtual & In-Person) Meeting*  
**LOCATION TBD**



**BOARD OF COMMISSIONERS**

Russell Jeffries  
Vincent Ferrante  
James Goulart  
Liz Soto  
Albert Lomeli

7881 SANDHOLDT ROAD  
MOSS LANDING, CA 95039

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**GENERAL MANAGER  
HARBOR MASTER**

Tom Razzeca

**STAFF REPORT**

**ITEM NUMBER 06 - LIVEABOARD REPORT  
BOARD MEETING OF MAY 31, 2023**

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

<u>Name</u>	<u>Vessel</u>
1. Hartman, Guenter	Taku, CF 7913 KL
2. Jones, L	Intrepid CF 0292 VE
3. Matsunaga, F	Mon Rochelle CF 8424 FB
4. Burns, P.	Tralfamadore, CF 9430 GL
5. Byrnes, K.	Grand Slam, CF 4540 FE
6. Doyle, M	Billikon, CF 3946 TM
7. Cayuela, R.	Rachel Angelet, CF 6969 UB
8. Michael, McVay	Gaviota, CF 4863 FP
9. Hughes, S	Sojour, on 1067078
10. Dunn, J	Knot To Worry, CF 6383 GU
11. Chambers, B.	Pyxis, ON 984193
12. Massat, A	No Name no CF#
13. Clark D.	Seaside Escape CF 4356 HW
14. Degnan, P.	No Name, CF 8344 GT
15. Garmon, S	Celine Rose, ON 1110276
16. Elwell, G.	Pearl, ON 557575
17. Faneuf, C.	Ghost Ryder ON 1048498
18. Buford, C	No Name, CF 9215 EF
19. Potter, D.	Danu CF 4085 GC
20. Listle, A	Tekin ON 616325
21. Glovin, D	Aint to Shabby CF 7434 SL
22. Laoretti, P/ Laoretti, S	Shaka, ON 699611
23. Johnston, Bill	Heart Of Gold, CF 7590 EP
24. Groom D	Phoenix, CF 5084 GJ

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25. Jones, H.
26. Jones, T.
27. Kennedy C.
28. Ayres, Lloyd
29. Varier, G
30. Malone, RJ
31. Marsee, E, Lynch, C
32. Burnett, Gary
33. Maris, T.
34. Robinson, D/ Robinson, L
35. Nieman J
36. Niswonger, R.
37. Cain, C
38. Otis, T.
39. Paul, J
40. Schlegelmilch, William
41. Bartley, H
42. Raaphorst, D.
43. Reins, D.
44. Rotger, M.
45. Dyer, B
46. Piro, Daniel
47. Schmidt, L
48. Sopota, M
49. Silveira, P
50. Salisbury, J.
51. Thomas, B.
52. Tufts, M.
53. Syracuse, Mike
54. Wolinski, Peter
55. (Pending)
56. Samuelson, T.
57. Podolkhov, R
58. Riberal, Y/ Eric Duekerson
59. Schwontes, N/ Mosolov, A
60. Bowler, J

Laetare, CF 5495 YB  
 Sanity, CF 5249 SC  
 Aztlan, ON 281903  
 Gaviota, CF 4656 GG  
 Athena CF 1523 FF  
 Francis W, CF 2017 UZ  
 Tolly Craft CF 9521 HT  
 Zinful CF5419 JG  
 Nimble, CF 3730 KB  
 Damn Baby CF 9442 EX  
 Inia, ON 1074183  
 Illusion, CF 0836 TA  
 Sails Call, CF 7291 TG  
 Blue Moon, CF 1886 GT  
 La Wanda CF 5014 FR  
 Bull Dog ON 1219673  
 Skylarke, CF 8589 TB  
 Spirit, ON 664971  
 Second Paradise, ON 912484  
 Raven, ON 241650  
 Star of Light ON 1056334  
 Gulf Star CF 6082 GL  
 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  
 Sea Star, CF 4213 ES  
 Muffin, ON 1148169  
  
 Moonstone CF 5122 GX  
 I'll be seeing you CF 3851 SJ  
 Boss Lady, ON 556296  
 Luna Sea, ON 1138367  
 Myrtle Mae, CF 3187 FN

Total Number Vessels: 59  
 Total Number Persons: 66  
 Pending Applications -1-



BOARD OF COMMISSIONERS  
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 Vincent Ferrante  
 James Goulart  
 Liz Soto  
 Albert Lomeli

7881 SANDHOLDT ROAD  
 MOSS LANDING, CA 95039

TELEPHONE – 831.633.2461  
 FACSIMILE – 831.633.1201

GENERAL MANAGER/HARBOR MASTER  
 Tom Razzeca

## STAFF REPORT

ITEM NUMBER 7 - SLIP INCOME REPORT  
 BOARD MEETING OF MAY 31, 2023

Slip Rates 2022/2023 per linear foot:

Assigned: \$9.02/ft./month  
 Temporary: \$13.45/ft./month  
 Transient: \$1.25/ft./day

### INCOME

April 2023

\$177,978

April 2022

\$162,934

April 2023 Budget

\$185,684

For the month, slip income is lower than budget by \$8k. The lower than budget amount is attributed to lower temporary and transient berthing revenue. Slip income is higher than the prior year by \$15k, due to higher assigned berthing revenue but is not at the amount expected due to the closure of the 2023 salmon seasons.



BOARD OF COMMISSIONERS  
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## STAFF REPORT

ITEM NUMBER 08 – INCIDENT REPORT  
BOARD MEETING OF MAY 31, 2023

**05/01/2023** At approximately 7:15am the Harbor office became aware of a sunken vessel at the end of B dock. Harbor staff responded immediately and discovered the F/V “Cheri” submerged still tied to the finger. MLHD maintenance staff deployed boom and pads to mitigate any fuel/oil discharge from the vessel. The owner of the vessel was notified and instructed to come to the harbor and address the sunken vessel. USCG, NRC, Monterey Co. Environmental Health, Department of Fish and Wildlife, all responded. Monterey Bay Dive was contacted by USCG to remove the hazardous materials from the sunken vessel. Staff ultimately contracted Monterey Bay Diving in an attempt salvage of the sunken vessel because the owner was found to be financially unable to take the necessary action.

**05/11/2023** At approximately 9am the captain/owner of the F/V “King Philip” notified Harbor staff that the range marker near the mouth of the jetty was inoperable. Harbor staff notified the United States Coast Guard immediately. USCG was aware of the problem and were in the process of fixing the range marker.

**No further incidents to report as of May 22, 2023.**



BOARD OF COMMISSIONERS  
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## STAFF REPORT

### ITEM NUMBER 19 – PUBLIC HEARING AND FIXING FINAL BUDGET BOARD MEETING OF MAY 31, 2023

After the Board adopts a Preliminary Budget, Harbors & Navigation Code § 6093 requires the publication of a notice that the Preliminary Budget has been adopted, specifying a date not less than 30 days from the publication of the notice for the purpose of fixing the Final Budget.

The Preliminary Budget was adopted at the April 26, 2023 regular meeting, and a Notice of Adoption was published in a newspaper of general circulation on April 28, 2023 according to Code requirements. As of the writing of this report, no written comments were received during the public review period and no requests were made for copies of the Preliminary Budget.

Commissioner Goulart is the Chairman of the Ad Hoc Budget Committee and Commissioner Soto is Vice-chair, and they may wish to make additional comments to the Board on behalf of that Committee.

The Board should conduct a public hearing, consider making any changes, and then fix the final budget for the fiscal year 2023-2024.

Once adopted, the General Manager will provide a copy of the final budget to the Monterey County Board of Supervisors no later than August 1, 2023 in accordance with Harbors and Navigation Code §6093.3.

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

MOSS LANDING HARBOR DISTRICT									
BUDGET FYE 6/30/2024									
	A	B	C	D	E	F	G	H	
	FYE 6/30/18	FYE 6/30/19	FYE 6/30/20	FYE 6/30/21	FYE 6/30/22	FYE 6/30/23	FYE 6/30/23	Budget	Budget
	18.72%	22.25%	23.79%	21.30%	21.94%	21.42%	21.50%	FYE 6/30/24	FYE 6/30/24
	7.55/ft	7.90/ft	8.15/ft	8.40/ft	8.55/ft	9.02/ft	9.02/ft	9.44/ft	9.44/ft
<b>Revenues</b>									CPI = 4.63%
<b>Marina Revenues</b>									Vacancy Rate based on 22070 LF
1 Assigned Berthing	1,625,225	1,626,780	1,644,944	1,750,735	1,767,672	1,877,091	1,875,253	1,962,570	Prior year \$9.02, with CPI \$9.44
2 Temporary Berthing	282,371	277,828	254,746	285,457	274,643	260,000	294,063	275,000	14.10/ft no amenity fee (Prior year 13.45/ft)(added CPI)
3 Transient Berthing	24,750	52,720	38,852	23,093	10,466	13,000	30,000	15,000	1.25/ft (Prior year 1.25/ft)
4 Dirty/Annual Discount	(3,270)	(2,489)	(1,890)	(3,326)	(4,637)	(5,000)	(3,000)	(3,000)	3% quarterly/ annual
5 Commercial Discount	(13,080)	(13,446)	(12,574)	(12,123)	(12,130)	(12,000)	(12,750)	(12,750)	less \$0.50/ft, 41 berth holders avg. 30 ft. boats
6 Liveboard Fees	115,715	119,975	125,568	128,895	135,210	141,000	140,342	150,000	\$190 for each person (Prior year \$180)(Added \$10) *
7 Intra-Harbor Towing	150	450	900	600	650	300	600	600	\$200 each way
8 Pump outs	600	400	1,850	1,600	600	1,000	1,000	1,000	\$200 per occurrence
9 Non-Op Surcharge	-	-	-	-	-	-	-	-	\$175 per month
10 Assigned Slip/LA App. Fee	7,525	10,375	5,625	9,603	10,450	7,000	7,500	7,500	\$75 filing fee/\$250 application fee liveboard
11 Recovered Lien Costs	560	2,985	1,790	200	100	500	2,000	2,000	
12 Late Fees	38,330	42,172	24,540	33,510	31,556	38,000	36,890	38,000	\$35 dollar charge per month (Prior year \$30), on balances over \$130 past due
<b>13 Total Marina Revenues</b>	<b>2,078,876</b>	<b>2,117,740</b>	<b>2,084,341</b>	<b>2,218,244</b>	<b>2,214,580</b>	<b>2,320,891</b>	<b>2,371,997</b>	<b>2,435,920</b>	
<b>14 Total Lands Lease Revenue</b>									
15 MBARI - Dock	28,713	28,254	28,961	29,058	29,749	30,793	30,793	32,296	Paid annually w/CPI (Expires 4/39)
16 MBARI-MARS Cable	1,326	1,378	1,378	1,421	1,478	1,453	1,453	1,524	Paid annually w/CPI (Expires 2/31)
17 Visira	65,533	67,716	69,070	72,437	73,927	72,038	72,038	75,554	Paid annually w/CPI (Expires 3/56)
<b>18 Total Trust Lands Lease Revenue</b>	<b>95,572</b>	<b>97,348</b>	<b>99,409</b>	<b>102,916</b>	<b>105,125</b>	<b>104,284</b>	<b>104,284</b>	<b>109,374</b>	
<b>19 Leases</b>									
20 Cannery Suites - (3)	88,440	90,216	93,555	95,270	99,149	103,677	107,644	107,441	\$8,845.52 mo. (ML Seafood Lund's, Prev. Sea Harvest) (Expires 5/30)
21 - (4)	84,413	88,420	91,368	93,283	95,952	100,266	104,103	103,907	\$8,554.54/mo. (Monterey Fish) (Expires 5/30)
22 - (1&10)	17,853	18,147	18,788	22,331	19,803	15,991	21,956	29,101	\$2,395.84/mo. (Local Bounty) (Month to month)
23 - (2)	31,481	32,668	33,736	34,863	35,855	37,492	38,927	38,853	\$3,198.76/mo. (Deyorle) (Expires 8/31)
24 - (5 A&B, 4B)	-	-	-	19,439	38,055	48,252	30,957	51,185	\$4,214.00 (Lusamerica) (Expires 8/30)
25 - (5A)	10,311	10,448	12,350	11,077	6,671	-	12,319	-	\$965.21 (Running Stream) (Month to Month)
26 - (5B)	14,112	14,831	15,621	15,883	10,456	8,251	17,755	-	\$1,351.07 (Local Bounty)(Expires 7/22) w/ (1) 1-yr options
27 - (6A, B &D)	25,963	26,607	26,947	21,884	10,740	-	15,877	-	\$1,244.00 (Deep Water Desal )(Expires 2/23) w/ (1) 1-yr option
28 - (7 A&B, 4A)	-	-	9,734	14,861	17,155	22,730	16,646	24,130	\$1,986.57/mo. Upstairs Inside (Miller Marine Solutions)(Exp. 4/27)
29	1,370	9,127	8,544	8,225	9,175	9,813	9,959	9,940	\$718.34/mo. (Veridian Advisors) (term. 5/2022)
30 - (8)	-	9,090	9,363	9,644	9,933	10,356	10,904	10,590	\$869.46/mo. (Verizon) Roof top and under stairs (3/23)
32 Cannery NNN	29,258	43,591	20,878	67,981	45,909	40,000	40,000	40,000	Utility reimbursement per lease
33 Sea Harvest	35,930	34,662	35,750	36,716	40,863	39,452	41,042	40,967	\$3,372.57 base + % rent (Expires 8/30)
34 Pot Stop	9,740	-	-	-	-	-	-	-	Not occupied
35 MB Kayak	31,329	40,511	44,572	103,093	64,988	65,000	80,561	80,561	\$1,713.39/mo, plus percentage rent (Month to month)
36 Martin/Mason	25,335	26,355	24,562	28,481	26,911	30,984	30,984	32,496	\$7,879.68, or 24% of gross, whichever is greater (Exp. 10/24)
37 S.H. Spare Office	-	-	-	-	-	-	-	-	\$436.21/mo.
38 RV Lot	32,447	33,599	34,764	35,525	36,417	38,364	39,127	39,834	\$3,279.53/mo. No less than 3% in lease agmt. (Expires 9/31)
<b>39 Total Lease Revenue</b>	<b>437,982</b>	<b>478,272</b>	<b>480,532</b>	<b>618,556</b>	<b>568,032</b>	<b>570,628</b>	<b>618,760</b>	<b>609,005</b>	
<b>40 Revenues - Other</b>									
41 Amenities Fee - Slip holders	290,878	281,184	277,938	345,647	354,156	370,000	370,975	410,000	\$77.55 for all assign. vessels in harbor (prior year \$69.50)
42 Passenger Vessel Fees	-	12,480	28,946	-	12,748	26,500	30,000	30,000	\$100 per multiplied by vessel capacity due annually.

MOSS LANDING HARBOR DISTRICT		A	B	C	D	E	F	G	H
BUDGET FYE 6/30/2024		FYE 6/30/18	FYE 6/30/19	FYE 6/30/20	FYE 6/30/21	FYE 6/30/22	FYE 6/30/23	Budget FYE 6/30/23	Budget FYE 6/30/24
43	Dry Storage (2)-Gear & Trailer	60,088	58,463	60,557	58,209	62,541	65,000	66,000	60,000
44	Near Shore Storage	-	-	-	-	-	-	-	-
45	North Harbor Use Fee	100,829	121,398	112,693	195,085	224,038	150,000	175,000	160,000
46	NH Boat Wash	1,993	1,559	1,076	551	731	200	1,200	1,200
47	SH Parking	118,889	105,430	84,330	92,313	121,557	125,000	130,000	130,000
48	Camping/RV	1,907	200	650	643	2,182	250	2,500	1,500
49	Equipment Rental	-	-	-	118	285	1,500	50	50
50	Facilities Use Permits	8,264	13,505	4,920	8,082	10,908	4,000	6,500	6,500
51	Vending (Soda/Laundry)	11,865	9,415	8,123	6,577	10,340	8,000	8,500	8,500
52	Merchandise - Clothing, etc.	366	108	222	42	-	-	-	-
53	Key Sales, Copies, Bid Packages, etc.	6,272	6,022	4,617	1,708	5,546	6,500	5,000	5,000
54	Citations	-	-	-	6,052	6,759	4,500	-	4,500
55	Government Grants	-	148,919	-	-	-	375,065	-	-
56	Misc. Charge/Pet fee	11,023	2,865	1,531	3,840	1,130	2,500	2,500	2,500
57	Surplus Sale & Misc., Insurance reimb.	152,342	126,967	-	-	7,972	-	100	100
58	<b>Total Other Revenue</b>	<b>764,716</b>	<b>888,515</b>	<b>585,603</b>	<b>718,867</b>	<b>820,891</b>	<b>1,139,015</b>	<b>798,325</b>	<b>819,850</b>
59	<b>TOTAL REVENUES</b>	<b>3,377,146</b>	<b>3,581,875</b>	<b>3,249,885</b>	<b>3,658,583</b>	<b>3,708,628</b>	<b>4,134,818</b>	<b>3,893,266</b>	<b>3,374,150</b>
60	<b>Expenses</b>								
61	Media/Publications/Advertising	2,613	6,101	7,192	5,175	10,341	2,500	6,500	6,500
62	General & Administrative	73,680	58,954	68,835	87,888	68,930	80,000	75,000	80,000
63	Accountant	40,645	35,250	38,179	37,751	37,918	42,000	48,000	42,000
64	Auditor	15,000	15,500	16,500	16,500	17,000	17,250	18,000	20,000
65	Attorney	67,618	69,873	52,770	43,909	36,512	30,000	100,000	100,000
66	Personnel	638,500	739,957	639,705	711,931	691,082	800,000	948,392	920,000
67	Insurance & Bonding	126,264	144,388	163,307	189,644	172,180	178,000	180,000	200,000
68	PG&E	211,315	201,187	281,088	275,064	298,555	300,000	300,000	320,000
69	Sewer	39,741	37,246	39,865	43,196	47,623	50,000	50,000	55,000
70	Water	30,085	31,819	38,097	36,922	38,757	45,000	45,000	50,000
71	Trash	69,741	62,552	98,269	114,138	119,225	130,000	120,000	135,000
72	Maintenance & Repairs	73,345	65,674	68,002	50,810	25,382	40,000	80,000	80,000
73	Operating Supplies	26,432	26,047	32,109	33,480	25,858	35,000	35,000	40,000
74	Outside Service Contracts	50,821	74,454	74,325	76,522	110,546	80,000	80,000	80,000
75	Bad Debt (berthing revenue)	23,736	52,378	29,531	34,872	30,102	28,500	30,000	32,000
76	Commissioner Expenses	15,416	16,006	14,598	18,343	17,896	17,000	25,000	25,000
77	Comm Election	-	-	-	-	-	330,933	1,000,000	-
78	Derelict Disposal	100	19,184	34,666	40,690	42,161	40,000	50,000	50,000
79	LAFCO	6,411	6,160	6,357	5,425	5,393	5,868	7,000	7,000
80	CSDA	6,358	6,740	7,077	7,253	7,615	8,186	8,000	8,200
81	County EIR	-	-	-	-	-	-	-	-
82	Dredging	203,645	202,353	1,483,856	-	18,305	-	100,000	1,250,000

19- MLHD budget 2023\_2024 FINAL  
5/22/2023 Revision  
PG 2

MOSS LANDING HARBOR DISTRICT									
	A	B	C	D	E	F	G	H	
	FYE 6/30/18	FYE 6/30/19	FYE 6/30/20	FYE 6/30/21	FYE 6/30/22	Projected FYE 6/30/23	Budget FYE 6/30/23	Budget FYE 6/30/24	
BUDGET FYE 6/30/2024									
83 Depreciation	909,479	841,062	772,652	757,058	761,784	1,000,000	1,500,000	1,500,000	CPI = 4.63%
84 Total Expenses	2,630,945	2,712,885	3,966,970	2,586,571	2,583,165	3,260,237	4,805,892	5,000,700	Increase for NH Building (Est. to start 1/1/23)
85 Net Operating Income (Loss)	746,201	868,990	(717,085)	1,072,012	1,125,463	874,581	(912,626)	(1,026,550)	
86									
87 Interest, Tax and Other Income									
88 Interest - First Capital Bank Investment	3,084	3,090	3,131	3,111	9,983	9,600	3,100	9,500	1.50% on \$1.90M
89 Interest Umpqua	1,515	2,586	2,815	508	102	100	100	100	.05% on \$1.17M
90 Interest 1st Capital Bank - Trust Account	-	200	-	-	-	42,500	252	40,000	1.50% on \$3.9M
91 Interest Union Bank	590	200	296	285	387	-	-	-	
92 Desal Reimbursement	244,650	6,879	20,553	5,686	-	-	-	-	Nader Agha per reimbursement agreement
93 Property Taxes	293,976	315,386	325,922	348,780	373,362	350,000	300,000	325,000	
94 Total Other Income	543,815	328,341	352,717	388,370	383,834	402,200	303,452	374,600	
95									
96 Interest and Other Expenses									
97 Interest - UMPQUA (includes refi. Fees)	105,686	99,407	83,776	72,449	62,540	57,303	57,303	49,475	Note Interest 2.85%
98 CEOA-Desal Expenses reimbursable	214,217	5,781	20,553	5,686	-	-	-	-	Aspen Environmental
99 Interest - Premium Finance	800	800	800	800	800	800	800	800	Insurance policy, financed through AFCO
100 Total Other Expenses	320,703	105,988	105,129	78,935	63,340	56,103	56,103	50,275	
101									
102 NET INCOME (LOSS)	969,313	1,091,343	(469,497)	1,351,447	1,445,957	1,218,678	(667,277)	(702,225)	
103									
104 Capital Projects:									
105 Electric Panel Cabinets (3 of 6)	2,700	-	-	12,101	-	-	100,000	-	Subject to quote
106 Security Camera	-	-	-	-	9,617	-	-	-	
107 Piling replacement project	6,593	-	-	-	-	-	350,000	-	\$12K each; pile only, tsunami damage repair
108 Dock maintenance	34,008	104,546	-	126,562	-	-	150,000	175,000	Lumber, material, electrical and floats
109 B Dock Concrete/Electrical	-	-	-	-	-	-	-	350,000	Concrete and electrical
110 Harbor Infrastructure Improvement proj.	-	-	-	-	-	-	1,500,000	1,500,000	Dock Infrastructure/Improvements
111 Computers (incl software)	1,157	-	9,763	-	-	-	5,000	5,000	Replace Marina program and system maintenance
112 New NH Building	1,584,972	2,204,319	306,397	-	16,830	105,000	3,000,000	3,000,000	New North Harbor Building, including lighting
113 NH Visitor Dock	-	-	-	-	-	-	400,000	-	Repair/Replacement
114 NH Pkg Resurfacing	-	-	-	-	76,718	-	-	-	
115 SH Pkg Resurfacing	-	-	-	-	28,081	-	100,000	100,000	
116 SH Streetlight replacement	-	-	-	-	-	-	40,000	40,000	
117 Tsunami Erosion Repair	152,985	79,307	-	-	-	-	-	-	2 at NH, 1 at SH
118 NH 30 Rm. Hotel	-	-	-	-	-	-	-	-	Through permitting
119 Fisherman's Dorm/Cafe	-	-	-	-	-	-	-	-	Through permitting
120 Cannery - Roof	-	-	-	-	-	-	250,000	-	Roof and drywall
121 Cannery HVAC/Mechanical Penthouse	-	-	-	-	298,707	166,000	375,000	-	1 replaced, 3 left to replace
122 Misc. Small Capital Purchases	10,642	-	-	12,473	17,240	23,000	-	60,000	Example: Painting, siding, etc.
123 Pot Stop Building demo.	-	-	-	-	19,253	90,458	80,000	-	
124 District Vehicle	-	33,000	-	-	-	-	50,000	-	Maint. Truck
125 Total Capital Requirements	1,793,057	2,421,172	316,160	151,136	466,446	384,458	6,400,000	5,230,000	

MOSS LANDING HARBOR DISTRICT									
	A	B	C	D	E	F	G	H	
BUDGET FYE 6/30/2024									
	FYE 6/30/18	FYE 6/30/19	FYE 6/30/20	FYE 6/30/21	FYE 6/30/22	Projected FYE 6/30/23	Budget FYE 6/30/23	Budget FYE 6/30/24	CPI = 4.63%
126									
127	<b>Capital Project Funding:</b>								
128	From: FEMA		662,710		329,034	-	-	-	
129	General Funds	2,421,172	316,160	151,136	466,446	384,458	6,400,000	5,230,000	
130	<b>Total Capital Contributions</b>	<b>2,421,172</b>	<b>978,870</b>	<b>151,136</b>	<b>795,480</b>	<b>384,458</b>	<b>6,400,000</b>	<b>5,230,000</b>	
131	<b>Capital Projects Budget</b>								
132									
133	<b>Loan Payments</b>								
134	Loan - UMPQJA	(369,147)	(379,197)	(400,107)	(344,871)	(306,504)	(306,504)	(242,841)	Principal Payment (Unpaid balance \$1,857,376 Int. rate 2.85%)
135	Total Loan Payments	(369,147)	(379,197)	(400,107)	(344,871)	(306,504)	(306,504)	(242,841)	
136									
137	<b>Cash Flow Reconciliation</b>								
138	Add: Net Income (Loss)	969,313	1,091,343	(469,497)	1,351,447	1,218,678	(662,322)	(702,225)	
139	Add: Depreciation	909,479	841,062	772,652	757,058	1,000,000	1,500,000	1,500,000	
140	Plus: Loan Payments	(369,147)	(379,197)	(389,516)	(400,107)	(306,504)	(306,504)	(242,841)	
141	Net Increase (decrease) in Cash	1,509,645	1,553,208	(86,361)	1,708,398	1,912,174	531,174	554,934	
142									
143	<b>Reserved Funds Allocation</b>								
144	Capital Projects to be Funded	(1,793,057)	(2,421,172)	(316,160)	(151,136)	(384,458)	(6,400,000)	(5,230,000)	All other capital projects funded by General funds
145	Plus Net increase (decrease) in Cash	1,509,645	1,553,208	(86,361)	1,708,398	1,912,174	531,174	554,934	
146									
147	From General Funds	(283,412)	(867,964)	(402,521)	1,557,262	1,527,716	(5,868,826)	(4,675,066)	Extra funds needed for capital project funds





# MONTEREY HERALD

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MOSS LANDING HARBOR DISTRICT  
Account No. 3795682  
7881 SANDHOLDT ROAD  
MOSS LANDING, CA 95039

Legal No. 0006747596  
23-24 NOTICE OF ADOPTION OF PRELIMINARY BUDGET  
Total Cost: \$180.37  
Ordered by: Shay Shaw

## PROOF OF PUBLICATION

STATE OF CALIFORNIA  
County of Monterey

I am a citizen of the United States and a resident of the County aforesaid. I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of The Monterey Herald, a newspaper of general circulation, printed and published daily and Sunday in the City of Monterey, County of Monterey, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Monterey, State of California; that the notice, of which the annexed is a printed copy (set in type not smaller than 6 point), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

04/28/23

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Executed on 04/28/2023 at Monterey, California.

Signature

This space is reserved for the County Clerk's Filing Stamp

### NOTICE OF ADOPTION OF PRELIMINARY BUDGET Moss Landing Harbor District

For Immediate Release  
Friday, April 28, 2023

NOTICE IS HEREBY GIVEN that on April 26, 2023, at a regular meeting duly noticed and called, the Board of Harbor Commissioners of the Moss Landing Harbor District adopted a Preliminary Budget for the District for the Fiscal Year 2023-2024. A copy of the preliminary Budget is available at the offices of the Moss Landing Harbor District, 7881 Sandholdt Road, Moss Landing, Ca 95039 between the hours of 9:00 a.m. and 5:00 p.m., Monday through Friday, excluding certain holidays. Written comments will be received during the public review period from April 29th through May 31st.

On May 31st, 2023 at 7:00 p.m. at the Moss Landing Harbor District Office, 7881 Sandholdt Road, Moss Landing, California, the Board of Harbor Commissioners will meet at a duly noticed regular meeting for the purpose of fixing the Final Budget; and any taxpayer may appear and be heard regarding the increase, decrease, or omission of any item in the budget or for the inclusion of additional items.

Tommy Razzeca, General Manager  
Moss Landing Harbor District  
7881 Sandholdt Road  
Moss Landing, CA 95039  
Phone: 831/633-5417  
razzeca@mosslandingharbor.dst.ca.us



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

7881 SANDHOLDT ROAD  
MOSS LANDING, CA 95039

TELEPHONE – 831.633.2461  
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GENERAL MANAGER/HARBOR MASTER  
Tom Razzeca

## STAFF REPORT

ITEM NUMBER 20 – CONSIDER ADOPTING ORDINANCE 211 AMENDING THE DISTRICT'S FEE SCHEDULE  
BOARD MEETING OF MAY 31, 2023

When the Board fixes the final budget, an Ordinance modifying the fee schedule must be adopted to coincide with the fees approved in the Budget. Attached is Ordinance No. 209 reflecting the new fee schedule.

Highlights of the fees that have been changed, largely by COLA based on a CPI of 4.63% are as follows:

Assigned slip fees increased from \$9.02 to **\$9.44** per foot per month.

Temporary slip fees increased from \$13.45 to **\$14.10** per foot per month.

Transient slip fees remained **\$1.25** per foot per day.

Assigned-vessel pass-through Amenities fee increases from \$69.50 to 77.55 monthly resulting from high utility cost over the last fiscal year.

The monthly Liveboard Fee was increased from \$180 per person to **\$190** per person.

Dry storage has increased **\$5** per space to **\$115, \$125, \$135** depending on size.

Staff recommends that the Board adopt Ordinance No. 211 amending the District's Fee Schedule to reflect the new fees included in the 2023 - 2024 budget.

ORDINANCE NO. 211

AN ORDINANCE OF THE BOARD OF HARBOR COMMISSIONERS OF THE MOSS LANDING HARBOR DISTRICT AMENDING CHAPTER 20 – “FEES AND CHARGES” OF THE MOSS LANDING HARBOR DISTRICT ORDINANCE CODE

WHEREAS, District is proposing to amend Chapter 20 - “Fees and Charges” of the Moss Landing Harbor District Ordinance Code through the modification, elimination and addition of certain fees and charges;

WHEREAS, District has held open and noticed budget committee meetings allowing input on the proposed changes prior to the proposed date of adoption of this Ordinance and has received comments from Board Members.

THEREFORE, BE IT ORDAINED by the Board of Harbor Commissioners of the Moss Landing Harbor District as follows:

Chapter 20 of the Moss Landing Harbor District Ordinance Code, titled “Fees and Charges,” is hereby amended in the manner set forth in Exhibit “A,” attached hereto and by this reference incorporated herein. Although Exhibit A is set forth in the underline-strikeout format for ease of reference with respect to the changes made to the Code, the final version of the same shall be incorporated into the Code with struck-out items deleted and underlining removed.

This Ordinance was introduced and adopted at a meeting of the Moss Landing Harbor District Board of Harbor Commissioners on May 31, 2023 to become effective July 1, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

\_\_\_\_\_  
Russ Jeffries, President  
Board of Harbor Commissioners

\_\_\_\_\_  
Tommy Razzeca, Deputy Secretary  
Board of Harbor Commissioners

**Table 20.100 - District Fee Schedule**  
**Revised July 1, 2022**

The fees and charges for services established by the Board under Section 20.100 of the Moss Landing Harbor District Ordinance Code for (A) berth rental fees, (B) District permits, and (C) services and equipment, are set forth below:

A) **Berth rental fees.** Berth rental fees for assigned, temporary, and transient berths, and for mooring in designated locations, are in the amounts set forth. Exceptions to assigned berth fees may be granted by the Board when the Board determines that conditions may warrant the suspension of the assigned berth charge or assessing a different charge against the government of the United States, or of any other nation, or otherwise is in the interest of public welfare.

1) Assigned Berth Permit Fees - Calculated on a monthly basis of ~~\$-9.02~~ \$9.44/foot. All vessels holding an assigned berth permit will be billed on the basis of vessel length over-all, or berth length, whichever is the greater for the berth to which the vessel is assigned. This is irrespective of the actual berth held by the vessel. Persons having an Assigned Berth shall be entitled to the following discounts:

a) Annual Payment Discount - A discount of 3% off the regular fee for payment of one year in advance. All such annual fees are due on October 1<sup>st</sup> of each year.

Should an assigned berth permit be issued subsequent to October 1<sup>st</sup> of any year, and the permittee wishes to pay the slip fee annually, a discount of 3% off the regular fee will be applied for the remaining months thru the following September 30<sup>th</sup>.

Existing annual assigned berth permittees will be entitled to a 3% discount until all annual accounts expire on September 30<sup>th</sup>, 2008.

In the event the berthing permit is terminated prematurely the berthing fee shall be recalculated without the advance payment discount prior to issuing of any refund. This discount may not be taken in addition to the Quarterly Payment Discount.

b) Quarterly Payment Discount - A discount of 3% off the regular fee for payment of 3 months in advance. In the event the berthing permit is terminated prematurely the berthing fee shall be recalculated without advance payment discount prior to issuing of any refund. This discount may not be taken in addition to the Annual Payment Discount.

c) Commercial Vessel Discount - A discount of \$.50/foot for commercial vessels defined as follows provided the owner's account is paid current:

(i) Commercial Fishing Vessel - A vessel currently licensed by the California Department of Fish and Game for commercial fishing, and currently documented by the United States Coast Guard as a fishing vessel or licensed by a state, and having landing receipts dated not more than one year prior to the date of application for commercial discount. Application for commercial discount shall be made under penalty of perjury on forms provided by the District.

(ii) The \$5,000 landing receipt requirement is suspended during any closure of any given fishery for which the assigned slipholder has a valid permit and on which the slipholder has relied in the past to meet the provisions of this section. The suspension is valid until the fishery reopens, the slipholder allows the fishing permit to lapse, or for a period of two years, whichever first occurs. Nothing contained herein shall prohibit the District from discontinuing or reducing the discount at any time.

EXHIBIT A ORDINANCE 211

- (iii) Notwithstanding the foregoing, unless the vessel provides \$5,000 worth of landing receipts, no persons will be allowed to stay on board the vessel without a liveaboard permit applied for and issued in accordance with §6.110.
  - (iv) Commercial Passenger Vessel - A vessel currently documented by the United States Coast Guard for the carriage of passengers or licensed by a state, and having proof of commercial service in the form of receipts or IRS Form 1040, Schedule C or other such proof acceptable to the Harbormaster, and whose owner holds a current Facilities Use Permit issued by the Moss Landing Harbor District permitting the commercial use of the vessel in or from Moss Landing Harbor. Application for commercial discount shall be made under penalty of perjury on forms provided by the District.
  - (v) Other Commercial Vessel - A vessel currently documented by the United States Coast Guard or licensed by a state, and having proof of commercial status acceptable to the Harbormaster, and whose owner holds a current Facilities Use Permit issued by the Moss Landing Harbor District permitting the commercial use of the vessel in or from Moss Landing Harbor. Application for commercial discount shall be made under penalty of perjury on forms provided by the District.
- d) Offloading Commercial Vessel Discount – a discounted berth fee of 50¢/foot per day will be charged to commercial vessels that are not subject to an existing berthing agreement with Moss Landing Harbor that offload fish in an established commercial fish offloading facility in the Harbor, subject to providing a landing receipt for such service to the Harbor upon check-in. Such discounted fee shall be in effect for a maximum of 48 hours. Thereafter, the vessel shall be subject to standard berthing fees established by the District’s fee schedule.
- e) Traveling Vessel Discount - A discount of \$1.00/foot for each full calendar month that the vessel is away from Moss Landing Harbor. This discount may only be taken if the owner or operator of the vessel notifies the harbor office on or before the 1<sup>st</sup> day of the month that the vessel will be absent for the month following.  
Except as otherwise provided for in this section the definition of "Commercial Vessel" contained in Section 2.200 remains in effect.
- 2) Temporary Berth Permit Fees - Calculated on a monthly basis of ~~\$ 13.45~~ \$14.10/foot. All vessels holding a temporary berth permit will be billed on the basis of the berth size appropriate to the length of their vessel over-all. Fees apply whether vessel is side-tied, end-tied, in a berth or rafted. Fees apply whether or not vessel has access to utilities. Persons having a temporary berth shall be entitled to the following discount:
- a) Quarterly Payment Discount - A discount of 3% off the regular fee for payment of 3 months in advance. In the event the berthing permit is terminated prematurely the berthing fee shall be recalculated without advance payment discount prior to issuing of any refund.
- 3) Transient Berth Permit Fees - Calculated on a daily basis of \$1.25/foot. All vessels holding a transient berth permit will be billed on the basis of boat length over-all. Fees apply whether vessel is side-tied, end-tied, in a berth or rafted. Fees apply whether or not vessel has access to utilities. The minimum daily fee shall be \$10.00. No discounts.
- 4) Multi-Hull Permit Fees – Unless occupying only a single berth, catamaran type vessels shall pay 150% of the applicable berthing fees for a vessel of its length, or length of its berth, as applicable and trimaran type vessels shall pay 200% of the applicable berthing fee for a vessel of its length, or length of its berth, as applicable.

EXHIBIT A ORDINANCE 211

- 5) In addition to berth rental fees specified above all Assigned Berth Permittees vessels utilizing District owned or operated facilities shall be charged an AMENITY FEE in the amount of ~~69.50~~ \$77.55 per month. The AMENITY FEE shall be billed on a monthly basis only without adjustment. Failure to pay in accordance with your berthing agreement will result in disconnection of power to your vessel.
- 6) Liveaboard Fee: Liveaboards, as defined by §6.110 shall pay a fee of ~~\$180.00~~ \$190.00 per person per month.
- 7) Pet Fee: Any berther or regular visitor of the Harbor District or regular visitor of a berther who brings a pet onto District property shall pay a monthly fee of \$5.00 per pet.

B) **District permits.** Permit application fees and permit fees are in the amounts set forth below. Applications for construction permits, rental business permits, short-term facilities use permit, and special activities use permits shall be accompanied by the CEQA review deposit described in paragraph C of this Table 20.100.

Permit	Application Fee	Permit Fee
Construction Permit	Actual cost to District. Payable per application form. CEQA review fee is also required.	None. Lease or License may be required as condition of permit.
Access/Use Permit Trailered Vessels, Includes 12 hours Parking		Daily Permit - <del>\$20.00</del> \$21.00 per In and Out. Annual Permit - <del>\$200.00</del> \$210.00 per calendar year. Vessels – Launch Only; <del>\$14.00</del> \$15.00
Access/Use Permit PWC and Kayaks only; Includes 12 hours Parking		<del>\$16.00</del> \$17.00per day (Vehicle + a PWC/Kayak) <del>\$160.00</del> \$170.00 per calendar year. Additional PWC/ Kayak – Launch Access Only; <del>\$10.00</del> \$11.00 Annual Launch Access Only - <del>\$95.00</del> \$105.00
Parking Permit Assigned vessel receives one "free" Assigned Parking Permit unless owner has Handicap Placard or sticker which is automatically free.	None	Temporary and Transient Vessels and other persons having business in the Harbor or parking for any additional liveaboard - \$100.00 per month. Daily Parking <del>\$11.00</del> \$12.00; \$19.00/24 hrs. Boat Trailer Parking overnight in certain areas as designated by General Manager - \$10.00
Living Aboard Permit Required By All Assigned Vessels With One or More Persons Living Aboard Except Commercial Fishing Vessels, Transient Vessels	\$250.00 – One time application processing fee	<del>-\$180.00</del> \$190.00 per person per month.
Recreational Vehicle Park (Only available through District if commercial RV	None.	Self-contained vehicles only on unimproved site. \$50.00 per night. Failure to pay will result

EXHIBIT A ORDINANCE 211

Park is full)		in removal of vehicle at owner's expense.
Amenity Fee		<del>\$69.50</del> \$77.55 per month
Facilities Use Permit, including Peddlers with Principal Place of Business offsite	\$250.00 application fee \$50 annual renewal Fee if no changes plus appropriate CEQA review fee if use is not exempt from CEQA.	\$250.00 per year issuance fee. Lease or license may be required as a condition of permit.
Special Activities Use Permit	\$250.00 application fee plus appropriate CEQA review fee if use is not exempt from CEQA.	\$250.00 issuance fee
Pet Permit		\$5.00 per month per pet.

C) **District services and equipment.** Persons utilizing the below-described District services and equipment shall pay the fee shown below. Persons utilizing other District services required by this Code shall pay the amount of expenses actually incurred by the District to provide the service. Examples include but are not limited to the expense under Section 6.120.B.2 of a surveyor to determine a vessel unseaworthy, the District's costs and expenses under Section 14.150.C for refuse removal. Use of District equipment shall be in the discretion of the General Manager and persons utilizing such equipment will be required to execute a written waiver of liability in advance of such use.

Service/Equipment	Fee
Pass-through credit card transaction fee	3.5% per transaction added to all payments made to District using Master Charge or Visa.
Appeal to the Board (Sec. 24.100)	\$25.00 filing fee
Berth Exchange Between Two Assigned Berth Holders (Sections 6.024 and 6.026)	\$25.00 processing fee for berth exchange between two assigned berth holders to be split between applicants.
Berth Rental Security Deposit (assigned berth) (Section 6.022.B.1.a.)	\$500.00
Assigned Slip and Liveaboard Waiting List per §6.050.C.1 and (E) The \$75 assigned slip wait list application fee shall be waived in the event slips in the size category required are available immediately. Notwithstanding the foregoing fee waiver, the applicant will be required to complete the wait list application for administrative and documentary tracking purposes.	\$75.00 waiting list fee payable annually in January. An assigned vessel that intends to be away for one year or greater may give up its berth and be assigned to the highest position on the waiting list by payment of an annual fee equal to one month's berthing fee in advance and without discount. In the case of multiple vessels utilizing this provision Section 6.050(B) shall apply.
	\$75.00 deposit for project application subject to review by

EXHIBIT A ORDINANCE 211

Service/Equipment	Fee
CEQA Review - Sections 20.240 and 22.220	General Manager. \$500 deposit for project application subject to review by Board. Additional fees in amount actually incurred by the District for consultant, studies, public notices, etc. (See Section 20.240.)
Copies of Code Amendments – §1.200(B)(9) & and Copies of Public Records – §20.210	\$1.00 for first page, \$0.15 for each additional page. Fees waived for official distribution copies per Ordinance Code.
Dry Storage Space Rental – Section 12.300	<p>Palletized or Unitized storage of materials or gear.</p> <p>Loose gear or materials must be secured on pallets and stacked not more than 8 feet high. Vehicles including boats on trailers; current registration required. Inoperable vehicle registration or immobile vehicles not allowed.</p> <p>10' X 20' = <del>\$110.00</del> \$115.00            10' X 30' = <del>\$120.00</del> \$125.00            10' X 40' = <del>\$130.00</del> \$135.00</p>
Dry Storage Space – North Harbor	<p>Boats on trailers only; current registration required</p> <p>10' X 20' = <del>\$140.00</del> \$160.00            10' X 30' = <del>\$160.00</del> \$180.00            10' X 40' = <del>\$180.00</del> \$200.00</p>
Small Barge	\$115.00 per hour or fraction thereof for equipment and 1 employee, 1 hour minimum.
Skiff	\$150.00 per hour or fraction thereof for equipment and 1 employee, 1 hour minimum.
Forklift	\$75.00 per hour or fraction thereof including 1 employee, 1 hour minimum.
Truck	\$200.00 per hour or fraction thereof for equipment and 2 employees, 1 hour minimum.
Floating Barge/Crane (Requires skiff at separate skiff fee)	\$200.00 per hour or fraction thereof for equipment and 2 employees (skiff separate), 1 hour minimum.
Miscellaneous Equipment	As determined by the General Manager.
Pumpout	\$200.00 per hour or fraction thereof for 1 pump and 1 employee; \$100.00 per hour or fraction thereof for each additional pump with employee, 1 hour minimum.
Refloating of Sunken Vessel	The greater of \$800 or actual costs.
Towing Outside the Harbor (for non-emergency in Elkhorn Slough)	\$250.00 per hour or fraction thereof for one boat and two employees. Time begins when boat leaves berth. Time ends when boat returns to berth. 2 hour minimum.
Towing Within the Harbor	\$150.00 one way - includes 1 boat and two employees. \$100.00 per hour for each additional boat with employee, 1 hour minimum.
District Vehicle	\$75.00 per hour or fraction thereof for vehicle and 1 employee, 1 hour minimum.



EXHIBIT A ORDINANCE 211

Service/Equipment	Fee
District Personnel	\$70.00 per hour or fraction thereof per employee during normal business hours; \$100.00 per overtime hour or fraction thereof per employee, 1 hour minimum.
Phone Installation	\$90.00 flat fee (installation only, any repairs refer above to District personnel for hourly rate)
Inoperable Vessel Mooring Surcharge - Sec. 6.120.C	\$175.00 per month until the vessel is made operable, or is removed from the Harbor, pro-rated for periods less than 1 month. Surcharge begins at the expiration of the 30-day period.
Key Issuance	<p>Metal keys - \$25.00 per key deposit. Deposit will be forfeited if key not returned within 60 days of departure.</p> <p>Magnetic keys - \$10 per key purchase price. District may repurchase in its discretion in an amount based on condition.</p> <p>Magnetic key fobs - \$12 per fob purchase price. District may repurchase in its discretion in an amount based on condition.</p>
Returned Check, Non-Sufficient Funds	\$25.00 per check.
Late Payment Handling Charge - Section 20.010(C)(2)	<del>\$30.00</del> 35.00 per occurrence on balances of <del>\$90.00</del> 130.00 or more.
Mailed Notices - Chapter 24.200 A) 2) a) (ii)	\$5.00 per individual notice; Fees waived for official distribution required by Brown Act, or to other agencies, or committee members.



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

7881 SANDHOLDT ROAD  
MOSS LANDING, CA 95039

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GENERAL MANAGER/HARBOR MASTER  
Tom Razzeca

## STAFF REPORT

ITEM NUMBER 21 – APPROVE MONTEREY BAY DIVING INVOICE FOR SUNKEN VESSEL SALVAGE.  
BOARD MEETING OF MAY 31, 2023

On the morning of May 1, 2023 Harbor staff found a commercial fishing vessel had sunk in its slip on B dock. The vessel owner was contacted along with all regulatory agencies necessary. The vessel was found to be releasing some fuel and oil into the water so Harbor staff deployed absorbent boom and absorbent pads to contain and remove the fuel and oil coming from the vessel.

USCG responded to Moss Landing Harbor and ultimately federalized the removal of Hazardous materials from the vessel using Monterey Bay Diving as the contractor. USCG only completes the removal of hazardous materials and does not address the salvage, refloating or removal of sunken vessels.

Because USCG and the District found that the vessel owner did not have the financial means to complete salvage of his sunken vessel, the District ultimately contracted Monterey Bay Diving to attempt to refloat the vessel so that it could be removed from the Harbor. Monterey Bay Diving spent 4 days attempting to refloat the sunken vessel ultimately coming to the determination that the vessel cannot be salvaged/refloated and removed from District berthing space and that its removal will require in-water demolition.

District staff is currently investigating the options and probability of attempting to recovering the costs associated with this incident from the vessel owner. However, the District received an invoice from Monterey Bay Diving for their work already completed in the amount of \$42,607 for the 4 days of work associated with the sunken vessel.

District staff requests that the Board approve payment of the Monterey Bay Diving invoice for a total amount of \$42,607, while staff continues to explore our options of recovering costs from the vessel owner/responsible party.

*SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947*



Monterey Bay Diving  
 625 California Ave Unit C  
 Sand City, CA 93955  
 (831) 642 - 9966  
 montereybaydiving@gmail.com  
 www.montereybaydiving.com

# Invoice

<b>Bill To</b>
Moss Landing Harbor District 7881 Sandholdt Road Moss Landing, CA 95039

Date	Invoice No.	P.O. Number	Terms	Project
05/06/23	15745			

Item	Description	Quantity	Rate	Amount
<b>Wednesday 5/3/23</b>				
Diver - In Water	In Water Services - Quinn	5	195.00	975.00
Diver - In Water	In Water Services - Dave	5	195.00	975.00
Topside (Dry)	Topside (Dry) - Quinn	3	145.00	435.00
Topside (Dry)	Topside (Dry) - Dave	3	145.00	435.00
Topside (Dry)	Topside (Dry) - Quinn (OT)	2	217.00	434.00
Topside (Dry)	Topside (Dry) - Dave (OT)	2	217.00	434.00
Topside (Dry)	Topside (Dry) - Jared	8	145.00	1,160.00
Topside (Dry)	Topside (Dry) - Jared - (OT)	2	217.00	434.00
<b>Thursday 5/4/23</b>				
Diver - In Water	In Water Services - Dave	2	195.00	390.00
Diver - In Water	In Water Services - Billy	2	195.00	390.00
Topside (Dry)	Topside (Dry) - Jared	7	145.00	1,015.00
Topside (Dry)	Topside (Dry) - Dave	3	145.00	435.00
Topside (Dry)	Topside (Dry) - Billy	3	145.00	435.00
Diver - In Water	In Water Services - Quinn (OT)	3	292.50	877.50
Diver - In Water	In Water Services - Billy (OT)	3	292.50	877.50
Topside (Dry)	Topside (Dry) - Quinn (OT)	3	217.50	652.50
Topside (Dry)	Topside (Dry) - Billy (OT)	3	217.50	652.50
<b>Friday 5/5/23</b>				
Diver - In Water	In Water Services - Dave	3	195.00	585.00
			<b>Subtotal</b>	<b>\$42,607.00</b>
			<b>Sales Tax (8.75%)</b>	<b>\$0.00</b>
			<b>Total</b>	



Monterey Bay Diving  
 625 California Ave Unit C  
 Sand City, CA 93955  
 (831) 642 - 9966  
 montereybaydiving@gmail.com  
 www.montereybaydiving.com

# Invoice

<b>Bill To</b>
Moss Landing Harbor District 7881 Sandholdt Road Moss Landing, CA 95039

Date	Invoice No.	P.O. Number	Terms	Project
05/06/23	15745			

Item	Description	Quantity	Rate	Amount
Diver - In Water	In Water Services - Quinn	3	195.00	585.00
Topside (Dry)	Topside (Dry) - Dave	5	145.00	725.00
Topside (Dry)	Topside (Dry) - Quinn	5	145.00	725.00
Topside (Dry)	Topside (Dry) - Tim	8	145.00	1,160.00
Topside (Dry)	Topside (Dry) - Jared	8	145.00	1,160.00
Topside (Dry)	Topside (Dry) - Billy	8	145.00	1,160.00
Monday 5/8/23				
Diver - In Water	In Water Services - Tim	8	195.00	1,560.00
Diver - In Water	In Water Services - Billy	8	195.00	1,560.00
Topside (Dry)	Topside (Dry) - Quinn	8	145.00	1,160.00
Topside (Dry)	Topside (Dry) - Jared	8	145.00	1,160.00
Topside (Dry)	Topside (Dry) - Dave	8	145.00	1,160.00
Tuesday 5/9/23 - Cleanup				
Topside (Dry)	Topside (Dry) - Quinn	8	145.00	1,160.00
Topside (Dry)	Topside (Dry) - Dave	8	145.00	1,160.00
Topside (Dry)	Topside (Dry) - Jared	8	145.00	1,160.00
Topside (Dry)	Topside (Dry) - Tim	8	145.00	1,160.00
Topside (Dry)	Topside (Dry) - Billy	8	145.00	1,160.00
			<b>Subtotal</b>	<b>\$42,607.00</b>
			<b>Sales Tax (8.75%)</b>	<b>\$0.00</b>
			<b>Total</b>	



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# Invoice

<b>Bill To</b> Moss Landing Harbor District 7881 Sandholdt Road Moss Landing, CA 95039
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Date	Invoice No.	P.O. Number	Terms	Project
05/06/23	15745			

Item	Description	Quantity	Rate	Amount
GMC Dually Rental	GMC Dually Rental/Day	4	75.00	300.00
8000 lb Lift Bag	8,000 lb Lift Bag	10	800.00	8,000.00
6000 Lb Lift Bag	6,000 lb Lift Bag	8	600.00	4,800.00
<b>Subtotal</b>				<b>\$42,607.00</b>
<b>Sales Tax (8.75%)</b>				<b>\$0.00</b>
<b>Total</b>				<b>\$42,607.00</b>



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

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GENERAL MANAGER/HARBOR MASTER  
Tom Razzeca

## STAFF REPORT

ITEM NUMBER 22 – CONSIDER APPROVING ESTIMATE FROM MONTEREY BAY DIVING FOR IN-WATER DEMOLITION OF SUNKEN VESSEL.  
BOARD MEETING OF MAY 31, 2023

As was explained in the previous Item 21, the District has a sunken vessel in the Harbor that requires in-water demolition so it can be removed from the Harbor as a navigational hazard, and open the use of the berthing location where it currently sits.

The owner of the vessel does not seem to have the financial means to have the vessel removed from the Harbor, so staff requested a quote from Monterey Bay Diving to complete the in- water demolition and have the vessel removed as quickly as possible. The quoted amount for the vessel removal is \$30,000 and the quote has been included with this item.

While staff continues to explore the probability and options of recovering the associated costs of the sunken vessel's removal from its owner, we recommend that the Board approve an expenditure of \$30,000 to remove the sunken vessel from the Harbor water to mitigate the navigational hazard/threat it poses to other vessels navigating in the Moss Landing Harbor.

*SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947*

ITEM 22 – CONSIDER MONDEREY BAY DIVING ESTIMATE FOR INWATER DEMOLITION OF SUNKEN VESSEL  
REGULAR MEETING 05/31/2023

Monterey Bay Diving 2020  
 625-C California Ave  
 Sand City, CA 93955

# Estimate

Name/Address
Moss Landing Harbor District 7881 Sandholdt Road Moss Landing, CA 95039

Date	Estimate No.	Project
05/06/23	26	

Item	Description	Quantity	Cost	Total
miscellaneous	Boat cutting and disposal In water boat demolition and disposal of F/V Cheri Sand City 2022	1	30,000.00 8.75%	30,000.00 0.00
			<b>Total</b>	<b>\$30,000.00</b>



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

7881 SANDHOLDT ROAD  
MOSS LANDING, CA 95039

TELEPHONE – 831.633.2461  
FACSIMILE – 831.633.1201

GENERAL MANAGER/HARBOR MASTER  
Tom Razzeca

## STAFF REPORT

ITEM NUMBER 23 – CONSIDER ORDINANCE NO. 212 TEMPORARILY SUSPENDING LATE FEES FOR COMMERCIAL SALMON FISHERMEN WHILE AWAITING POTENTIAL DISASTER RELIEF FUNDING DUE TO THE COMPLETE CLOSURE OF THE 2023 COMMERCIAL SALMON SEASON.  
BOARD MEETING OF MAY 31, 2023

Based on federal and state action, the commercial salmon fishing season for 2023 has been closed completely for the year causing a hardship for the 28 or so commercial salmon fisherman in Moss Landing Harbor. Thanks to our congressional representatives, efforts are underway at state and federal levels to secure disaster relief for salmon fishery participants.

Staff has received a letter (attached to this item) from the Monterey Bay Fisheries Trust requesting that harbors consider allowing interest free deferred slip payments to commercial salmon fishermen while our salmon fishermen pursue and wait to acquire relief funding. The General Manager spoke to the other harbors in the area and found that they are considering and will likely be taking action to assist the affected salmon fishery participants.

Staff recommends that the Board approve Ordinance 212 allowing for the waiver of late fees beginning June 1, 2023 and ending October 31, 2023. The late fee waiver would only be applicable to the 28 or so affected commercial salmon fisherman berthed in Moss Landing Harbor District who have active and valid commercial salmon fishing permits and will only address late fees associated with slip fees so that payment can be made at a later date without added late fees/interest while disaster funding is pursued.

*SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947*



**ORDINANCE NO. 212**

**AN ORDINANCE OF THE BOARD OF HARBOR COMMISSIONERS OF THE MOSS LANDING HARBOR DISTRICT AUTHORIZING THE GENERAL MANAGER TO TEMPORARILY SUSPEND DISTRICT LATE FEES TO COMMERCIAL SALMON FISHERY PARTICIPANTS AFFECTED BY THE 2023 COMMERCIAL SALMON FISHERY CLOSURE**

**WHEREAS**, the Pacific Fishery Management Council has issued a complete closure of the commercial salmon fishing season for 2023; and

**WHEREAS**, the closure of the commercial salmon season has a major financial impact on the approximately 28 commercial salmon fisherman who permanently berth their commercial fishing vessels in the Moss Landing Harbor, and the District recognizes the hardship the closure puts on the commercial fisherman when it comes to paying their monthly fees in a timely manner; and

**WHEREAS**, the District is aware that an effort is underway at both the state and federal levels to secure disaster relief funding for commercial salmon fishery participants. As such, the Board of Harbor Commissioners believes that the imposition of late fees, as established by Moss Landing Harbor District Ordinance Code Chapter 20, for failure to make timely payments for berth rentals, should be temporarily suspended as collection of late fees from commercial salmon fisherman in Moss Landing Harbor would serve as an impediment to economic recovery related to season closure imposed on our already struggling commercial salmon fishing participants and;

**WHEREAS**, it is therefore necessary and appropriate for the Board of Harbor Commissioners to exercise its police powers and general authority to take action to assist the District's commercial salmon fisherman by authorizing a temporary suspension of enforcement of provisions of the Moss Landing Harbor District Ordinance Code that would serve to exacerbate the impacts related to the salmon fishery closure by suspending late fees for non- payment to all eligible commercial salmon fisherman in the Moss Landing Harbor District for a period beginning June 1, 2023 to October 31, 2023 while the affected salmon fishery participants pursue disaster relief funding.

**THEREFORE, BE IT ORDAINED** by the Board of Harbor Commissioners of the Moss Landing Harbor District as follows:

**Section 1.** The above recitals are true and correct to the best of the Board of Harbor Commissioners' knowledge and are incorporated herein by reference as findings.

**Section 2.** Temporary Suspension of Late Fees for Commercial Salmon Fisherman

In order to address an immediate adverse impact to the District's commercial salmon fisherman resulting from the 2023 salmon season closure, the Board of Harbor Commissioners hereby approves and authorizes the General Manager to temporarily suspend the imposition of Late Fees, as established by Chapter 20 of the Moss Landing Harbor District Ordinance Code.

Nothing in this ordinance shall affect the responsibility of a commercial salmon fishery participant's obligation to pay monthly berth rental on a timely basis, but will only temporarily suspend the late fees through a period of June 1, 2023 through October, 31, 2023. This ordinance shall not be considered a permanent rescission of late fees.

**Section 3.** Applicability.

This ordinance applies from June 1, 2023, through October 31, 2023, in the Moss Landing Harbor District, and is specific to permitted commercial salmon fisherman unless otherwise terminated or extended by the General Manager. The General Manager shall have the discretion to extend this temporary suspension as necessary, based in part on the terms of any National, State or County relief funding that may or may not become available to the affected District tenants and extends the term of prohibitions that prevent the recommencement of normal business within the District. The General Manager shall provide the Board of Harbor Commissioners with a monthly report on this topic, as well as notice of any extension or termination of the provisions hereof.

**Section 4.** Severability.

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Harbor Commissioners hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

This Ordinance was introduced and adopted at a regular meeting of the Moss Landing Harbor District Board of Harbor commissioners on May 31, 2023, to become effective immediately, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

---

Russ Jeffries, President  
Board of Harbor Commissioners

ATTEST:

---

Tommy Razzeca, Deputy Secretary  
Board of Harbor Commissioners



TO: Harbor Leadership at Santa Cruz, Moss Landing, and Monterey Harbors

April 24, 2023

Dear Port Directors, Harbormasters, and staff,

The Monterey Bay Fisheries Trust (MBFT) is a nonprofit working to ensure that our coastal communities benefit from active, working waterfronts and local, sustainable seafood for years to come. In light of recent challenges with the Dungeness crab fishery, and now a complete closure of the 2023 salmon fishery, this year is going to be especially difficult for commercial fishermen and associated support businesses.

Thanks to our congressional representatives, efforts are underway at state and federal levels to secure disaster relief for salmon fishery participants. Yet we know from the 2008 experience that it could take many months for that relief to be in the hands of fishermen. In the meantime, they will continue to incur expenses as they attempt to stay in business and re-direct effort to other fisheries.

One way ports can help fishermen stay on the water, and support the continued fishing activity that is vital to your harbor, is to allow deferred payments for slip fees.

We respectfully ask that you allow deferment of slip fees for active commercial salmon fishermen residing in your port while they wait for disaster relief, and that this deferment be without interest or late fees. It is expected that back fees will be paid once disaster relief arrives. This will provide a temporary buffer and show of support that will help our local commercial fleet to continue fishing through the closure period.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Melissa Mahoney".

**Melissa M. Mahoney**

Executive Director, Monterey Bay Fisheries Trust

[mmahoney@mbfishtrust.org](mailto:mmahoney@mbfishtrust.org) | +1.831.332.0465

(831) 233-3101

[info@mbfishtrust.org](mailto:info@mbfishtrust.org)

[www.MontereyBayFisheriesTrust.org](http://www.MontereyBayFisheriesTrust.org)

99 Pacific Street, Suite 575-C, Monterey, CA 93940



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

7881 SANDHOLDT ROAD  
 MOSS LANDING, CA 95039

TELEPHONE – 831.633.2461  
 FACSIMILE – 831.633.1201

GENERAL MANAGER/HARBOR MASTER  
 Tom Razzeca

**ITEM NUMBER 24 – CONSIDER INSURANCE RENEWAL PROPOSAL AND PREMIUM FINANCING PROPOSAL  
 BOARD MEETING OF MAY 31, 2023**

During review of the attached Marine coverage proposal you will see that Lockton is proposing basically the same coverage as the District carried over the last fiscal year.

The District’s insurance coverage annual premium quote for the FY 2023-2024 from Lockton is \$227,836.24, including our Public Officials liability premium of \$13,983.99, representing an increase of approximately 14% from the prior fiscal year. Assuming that the Board doesn’t choose to reject the proposal the District has two options for payment of the insurance premiums which are listed below:

**Payment Option 1: Finance the premiums at 9.471%. Make a down payment of \$19,362.67 and then 12 additional monthly payments of \$19,861.38 throughout the fiscal year as shown in the below chart.**

Company	Terms	Down Payment	Monthly Payment	Finance Charge	Rate
Premium Assignment	12 payments	\$19,362.67	\$19,861.38	\$10,001.61	9.471 %

**Payment Option 2: Pay the total premium of all policies upfront for a total cost of \$227,836.24 saving the District the interest charge of \$10,001.61 associated with Payment Option 1.**

Last Fiscal Year the District chose to pay the insurance premiums in full saving the finance charge, and staff believes that the District is in a position to do so again this year. Therefore, the staff recommendation is that the Board selects payment option 2, authorizing the General Manager to execute the attached agreement and make payment in full (\$227,836.24) saving the District \$10,001.61 for our insurance coverage for FY 2023-2024.

CAP.PROCESSING@IPFS.COM  
 3522 THOMASVILLE RD STE 400  
 TALLAHASSEE, FL 32309  
 (855)212-6850 FAX: (800)808-8784  
 CUSTOMER SERVICE: (855)212-6850

**PREMIUM FINANCE AGREEMENT**  
**License # 973 9750**

**IPFS CORPORATION**  
**OF CALIFORNIA**

<b>A</b>	<b>CASH PRICE (TOTAL PREMIUMS)</b>	<b>\$227,836.24</b>	<b>AGENT</b> (Name & Place of business) LOCKTON INS BROKERS/SAN FRANCISCO	<b>INSURED</b> (Name & Residence or business) MOSS LANDING HARBOR DISTRICT 7881 SANDHOLDT RD
<b>B</b>	<b>CASH DOWN PAYMENT</b>	<b>\$19,362.67</b>	3 EMBARCADERO CTR STE 600	MOSS LANDING, CA 95039 (831)633-5417
<b>C</b>	<b>PRINCIPAL BALANCE (A MINUS B)</b>	<b>\$208,473.57</b>	SAN FRANCISCO, CA 94111-4065 (415)568-4000 FAX: (415)992-4000	

Commercial

Account #: \_\_\_\_\_

**LOAN DISCLOSURE**

Quote Number: 23036003

Additional Policies Scheduled on Page 3

<b>ANNUAL PERCENTAGE RATE</b> The cost of your credit as a yearly rate.	<b>FINANCE CHARGE</b> The dollar amount the credit will cost you.	<b>AMOUNT FINANCED</b> The amount of credit provided to you or on your behalf.	<b>TOTAL OF PAYMENTS</b> The amount you will have paid after you have made all payments as scheduled
9.471%	\$10,001.61	\$208,473.57	\$218,475.18

**YOUR PAYMENT SCHEDULE WILL BE**

<b>Number Of Payments</b>	<b>Amount Of Payments</b>	<b>When Payments Are Due</b>	<b>Beginning:</b>	<b>MONTHLY</b>	<b>ITEMIZATION OF THE AMOUNT FINANCED: THE AMOUNT FINANCED IS FOR APPLICATION TO THE PREMIUMS SET FORTH IN THE SCHEDULE OF POLICIES UNLESS OTHERWISE NOTED.</b>
11	\$19,861.38	Beginning:		08/01/2023	

**Security:** Refer to paragraph 1 below for a description of the collateral assigned to Lender to secure this loan.

**Late Charges:** A late charge will be imposed on any installment in default 10 days or more. This late charge will be 5.00% of the installment due.

**Prepayment:** If you pay your account off early, you may be entitled to a refund of a portion of the finance charge computed as provided in Sec. 18635, California Statute or as otherwise allowed by law. The finance charge includes a predetermined interest rate plus a non-refundable service/origination fee of \$25.00. See the terms below and on the next page for additional information about nonpayment, default and penalties.

POLICY PREFIX AND NUMBER	EFFECTIVE DATE OF POLICY	SCHEDULE OF POLICIES INSURANCE COMPANY AND GENERAL AGENT	COVERAGE	MINIMUM EARNED PERCENT	POL TERM	PREMIUM
OMH7657455	07/01/2023	GREAT AMERICAN INSURANCE CO	MARINE	0.000%	12	138,945.00
Broker Fee:						\$0.00
<b>TOTAL:</b>						<b>\$227,836.24</b>

The undersigned insured directs IPFS Corporation of California d/b/a/ IPFS Corporation (herein, "Lender") to pay the premiums on the policies described on the Schedule of Policies. In consideration of such premium payments, subject to the provisions set forth herein, the insured agrees to pay Lender at the branch office address shown above, or as otherwise directed by Lender, the amount stated as Total of Payments in accordance with the Payment Schedule, in each case as shown in the above Loan Disclosure. The named insured(s), on a joint and several basis if more than one, hereby agree to the following provisions set forth on pages 1 and 2 of this Agreement: **1. SECURITY:** To secure payment of all amounts due under this Agreement, insured assigns Lender a security interest in all right, title and interest to the scheduled policies, including (but only to the extent permitted by applicable law): (a) all money that is or may be due insured because of a loss under any such policy that reduces the unearned premiums (subject to the interest of any applicable mortgagee or loss payee), (b) any unearned premium under each such policy, (c) dividends which may become due insured in connection with any such policy and (d) interests arising under a state guarantee fund. **2. POWER OF ATTORNEY:** Insured irrevocably appoints Lender attorney-in-fact with full power of substitution and full authority upon default to cancel all policies above identified, receive all sums assigned to its Lender or in which it has granted Lender a security interest and to execute and deliver on behalf of the insured documents, instruments, forms and notices relating to the listed insurance policies in furtherance of this Agreement. **3. POLICY EFFECTIVE DATES:** The finance charge begins to accrue as of the earliest policy effective date.

**NOTICE: A. Do not sign this agreement before you read it or if it contains any blank space. B. You are entitled to a completely filled in copy of this agreement. C. Under the law, you have the right to pay in advance the full amount due and under certain conditions to obtain a partial refund of the finance charge. D. Keep your copy of this agreement to protect your legal rights.**

**FOR INFORMATION CONTACT THE DEPARTMENT OF FINANCIAL INSTITUTIONS, STATE OF CALIFORNIA**

The undersigned hereby warrants and agrees to Agent's Representations set forth herein.

\_\_\_\_\_  
Signature of Insured or Authorized Agent

\_\_\_\_\_  
DATE

\_\_\_\_\_  
Signature of Agent

\_\_\_\_\_  
DATE

Insured and Lender further agree that: **4. AGREEMENT EFFECTIVE DATE:** This Agreement shall be effective when written acceptance is mailed to the insured by Lender. **5. DEFAULT AND DELINQUENT PAYMENTS:** If any of the following happens insured will be in default: (a) a payment is not made when it is due, (b) a proceeding in bankruptcy, receivership, insolvency or similar proceeding is instituted by or against insured, or (c) insured fails to keep any promise the insured makes in this Agreement; provided, however, that, to the extent required by applicable law, insured may be held to be in default only upon the occurrence of an event described in clause (a) above. The acceptance by Lender of one or more late payments from the insured shall not estop Lender or be a waiver of the rights of Lender to exercise all of its rights hereunder or under applicable law in the event of any subsequent late payment. **6. CANCELLATION:** Lender may cancel the scheduled policies after providing at least 10 days notice of its intent to cancel or any other required statutory notice if the insured does not pay any installment according to the terms of this Agreement or transfers any of the scheduled policies to a third party and the unpaid balance due to Lender shall be immediately due and payable by the insured. Lender at its option may enforce payment of this debt without recourse to the security given to Lender. **7. CANCELLATION CHARGES:** If Lender cancels any insurance policy in accordance with the terms of this Agreement and applicable law, then the insured shall pay Lender a cancellation charge equal to \$15.00 or the maximum amount permitted by law. If cancellation occurs, the insured agrees to pay a finance charge on the outstanding indebtedness at the maximum rate authorized by applicable state law in effect on the date of cancellation until the outstanding indebtedness is paid in full or until such other date as required by law. **8. INSUFFICIENT FUNDS (NSF) CHARGES:** If insured's check or electronic funding is dishonored for any reason, the insured will pay to Lender a fee of \$15.00 or the maximum amount permitted by law. **9. MONEY RECEIVED AFTER CANCELLATION:** Any payments made to Lender after Lender's Notice of Cancellation of the insurance policy(ies) has been mailed may be credited to the insured's account without any obligation on the part of Lender to request reinstatement of any policy. Any money Lender receives from an insurance company shall be credited to the balance due Lender with any surplus refunded to whomever is entitled to the money. In the event that Lender does request a reinstatement of the policy(ies) on behalf of the insured, such a request does not guarantee that coverage under the policy(ies) will be reinstated or continued. Only the insurance company has authority to reinstate the policy (ies). The insured agrees that Lender has no liability to the insured if the policy(ies) is not reinstated and Lender may charge a reinstatement fee where permitted up to the maximum amount allowed by law. **10. ASSIGNMENT:** The insured agrees not to assign this Agreement or any policy listed hereon or any interest therein (except for the interest of mortgagees or loss payees), without the written consent of Lender, and that Lender may sell, transfer and assign its rights hereunder or under any policy without the consent of the insured, and that all agreements made by the insured hereunder and all rights and benefits conferred upon Lender shall inure to the benefit of Lender's successors and assigns (and any assignees thereof). **11. INSURANCE AGENT OR BROKER:** The insured agrees that the insurance agent or broker soliciting the policies or through whom the policies were issued is not the agent of Lender; and the agent or broker named on the front of this Agreement is neither authorized by Lender to receive installment payments under this Agreement nor to make representations, orally or in writing, to the insured on Lender's behalf (except to the extent expressly required by applicable law). As and where permissible by law, Lender may compensate your agent/broker for assisting in arranging the financing of your insurance premiums. If you have any questions about this compensation you should contact your agent/broker. **12. FINANCING NOT A CONDITION:** The law does not require a person to enter into a premium finance agreement as a condition of the purchase of insurance. **13. COLLECTION COSTS:** Insured agrees to pay attorney fees and other collection costs to Lender to the extent permitted by law if this Agreement is referred to an attorney or collection agency who is not a salaried employee of Lender, to collect any money insured owes under this Agreement. **14. LIMITATION OF LIABILITY:** The insured agrees that Lender's liability to the insured, any other person or entity for breach of any of the terms of this Agreement for the wrongful or improper exercise of any of its powers under this Agreement shall be limited to the amount of the principal balance outstanding, except in the event of Lender's gross negligence or willful misconduct. Insured recognizes and agrees that Lender is a lender only and not an insurance company and that in no event does Lender assume any liability as an insurer hereunder or otherwise. **15. CLASSIFICATION AND FORMATION OF AGREEMENT:** This Agreement is and will be a general intangible and not an instrument (as those terms are used in the Uniform Commercial Code) for all purposes. Any electronic signature or electronic record may be used in the formation of this Agreement, and the signatures of the insured and agent and the record of this Agreement may be in electronic form (as those terms are used in the Uniform Electronic Transactions Act). A photocopy, a facsimile or other paper or electronic record of this Agreement shall have the same legal effect as a manually signed copy. **16. REPRESENTATIONS AND WARRANTIES:** The insured represents that (a) the insured is not insolvent or presently the subject of any insolvency proceeding (or if the insured is a debtor of bankruptcy, the bankruptcy court has authorized this transaction), (b) if the insured is not an individual, that the signatory is authorized to sign this Agreement on behalf of the insured, (c) all parties responsible for payment of the premium are named and have signed this Agreement, and (d) there is no term or provision in any of the scheduled policies that would require Lender to notify or get the consent of any third party to effect cancellation of any such policy. **17. ADDITIONAL PREMIUM FINANCING:** Insured authorizes Lender to make additional advances under this premium finance agreement at the request of either the Insured or the Insured's agent with the Insured's express authorization, and subject to the approval of Lender, for any additional premium on any policy listed in the Schedule of Policies due to changes in the insurable risk. If Lender consents to the request for an additional advance, Lender will send Insured a revised payment amount ("Revised Payment Amount"). Insured agrees to pay the Revised Payment Amount, which may include additional finance charges on the newly advanced amount, and acknowledges that Lender will maintain its security interest in the Policy with full authority to cancel all policies and receive all unearned premium if Insured fails to pay the Revised Payment Amount. **18. PRIVACY:** Our privacy policy may be found at <https://ipfs.com/Privacy>. **19. ENTIRE DOCUMENT / GOVERNING LAW:** This document is the entire Agreement between Lender and the insured and can only be changed in writing and signed by both parties except that the insured authorizes Lender to insert or correct on this Agreement, if omitted or incorrect, the insurer's name and the policy number(s). Lender is also authorized to correct patent errors and omissions in this Agreement. In the event that any provision of this Agreement is found to be illegal or unenforceable, it shall be deemed severed from the remaining provisions, which shall remain in full force and effect. The laws of the State of California will govern this Agreement. **20. AUTHORIZATION:** The insurance company(ies) and their agents, any intermediaries and the agent / broker named in this Agreement and their successors and assigns are hereby authorized and directed by insured to provide Lender with full and complete information regarding all financed insurance policy(ies), including without limitation the status and calculation of unearned premiums, and Lender is authorized and directed to provide such parties with full and complete information and documentation regarding the financing of such insurance policy(ies), including a copy of this Agreement and any related notices. **21. WAIVER OF SOVERIGN IMMUNITY:** The insured expressly waives any sovereign immunity available to the insured, and agrees to be subject to the laws as set forth in this Agreement (and the jurisdiction of federal and/or state courts) for all matters relating to the collection and enforcement of amounts owed under this Agreement and the security interest in the scheduled policies granted hereby.

#### AGENT/BROKER REPRESENTATIONS

The agent/broker executing this, and any future, agreements represents, warrants and agrees: (1) installment payments totaling \$0.00 and all applicable down payment(s) have been received from the insured in immediately available funds, (2) the insured has received a copy of this Agreement; if the agent/broker has signed this Agreement on the insured's behalf, the insured has expressly authorized the agent/broker to sign this Agreement on its behalf or, if the insured has signed, to the best of the undersigned's knowledge and belief such signature is genuine, (3) the policies are in full force and effect and the information in the Schedule of Policies including the premium amounts is correct, (4) no direct company bill, audit, or reporting form policies or policies subject to retrospective rating or to minimum earned premium are included, except as indicated, and the deposit of provisional premiums is not less than anticipated premiums to be earned for the full term of the policies, (5) the policies can be cancelled by the insured or Lender (or its successors and assigns) on 10 days notice and the unearned premiums will be computed on the standard short rate or pro rata table except as indicated, (6) there are no bankruptcy, receivership, or insolvency proceedings affecting the insured, (7) to hold Lender, its successors and assigns harmless against any loss or expense (including attorney fees) resulting from these representations or from errors, omissions or inaccuracies of agent/broker in preparing this Agreement, (8) to pay the down payment and any funding amounts received from Lender under this Agreement to the insurance company or general agent (less any commissions where applicable), (9) to hold in trust for Lender or its assigns any payments made or credited to the insured through or to agent/broker directly or indirectly, actually or constructively by the insurance companies and to pay the monies, as well as the unearned commissions to Lender or its assigns upon demand to satisfy the outstanding indebtedness of the insured, (10) all material information concerning the insured and the financed policies necessary for Lender to cancel such policies and receive the unearned premium has been disclosed to Lender, (11) no term or provision of any financed policy requires Lender to notify or get the consent of any third party to effect cancellation of such policy, and (12) to promptly notify Lender in writing if any information on this Agreement becomes inaccurate.

**AGENT**(Name & Place of business)  
LOCKTON INS BROKERS/SAN FRANCISCO

3 EMBARCADERO CTR STE 600

SAN FRANCISCO, CA 94111-4065  
(415)568-4000 FAX: (415)992-4000**INSURED**(Name & Residence or business)  
MOSS LANDING HARBORDISTRICT  
7881 SANDHOLDT RDMOSS LANDING, CA 95039  
(831)633-5417

Account #: \_\_\_\_\_

**SCHEDULE OF POLICIES  
(continued)**

Quote Number: 23036003

POLICY PREFIX AND NUMBER	EFFECTIVE DATE OF POLICY	INSURANCE COMPANY AND GENERAL AGENT	COVERAGE	MINIMUM EARNED PERCENT	POL TERM	PREMIUM
CAP3996585	07/01/2023	GREAT AMERICAN INSURANCE CO	AUTO LIABILITY	0.000%	12	6,868.00
MAC3996584	07/01/2023	GREAT AMERICAN INSURANCE CO	PROPERTY	0.000%	12	18,593.00
MAXS2310000383-03	07/01/2023	ASCOT INSURANCE COMPANY	BUMBERSHO OT	0.000%	12	20,625.00
MAXS2310000383-04	07/01/2023	ASCOT INSURANCE COMPANY	BUMBERSHO OT	0.000%	12	25,781.25
OMH3490465	07/01/2023	GREAT AMERICAN INSURANCE CO	POLLUTION	0.000%	12	3,040.00
PENDING	07/01/2023	INDIAN HARBOR INSURANCE CO RT SPECIALTY	LIABILITY	0.000%	12	13,308.00 Fee: 245.00 Tax: 430.99
<b>TOTAL:</b>						<b>\$227,836.24</b>

# Moss Landing Harbor District

*Proposal for Insurance Services*

*Effective: July 1, 2023 - July 1, 2024*



**LOCKTON**



# Contents

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03. Vessel Pollution

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06. Bumbershoot

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Equipment

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Vessels

Vehicles

Drivers List

Vessel Pollution

08. Important Disclosure Information

# Exposure & Premium Comparison

Moss Landing Harbor District  
 Premium and Exposure Comparison  
 7/1/2023-7/1/2024

Coverage	2022-2023		2023-2024		% Change	Premium
	Exposure	Premium	Exposure	Premium		
<b>Marine Package</b>		\$123,650	\$138,945			12.4%
Receipts	\$2,317,897		\$2,457,715		6.0%	
Vessel Schedule	\$90,615		\$90,615		0.0%	
Piers & Docks	\$5,000,000		\$5,000,000		0.0%	
<b>Vessel Pollution</b>	5 Vessels	\$2,895	5 Vessels	\$3,040	0.0%	5.0%
<b>Property</b>		\$17,900		\$18,593		3.9%
Property	\$6,670,502		\$6,375,504		-4.4%	
Equipment	\$7,000		\$7,000		0.0%	
<b>Automobile</b>	3	\$6,956	3	\$6,868	0.0%	-1.3%
<b>Bumbershoot</b>		\$37,125		\$46,406	0.0%	25.0%
<b>TOTAL PREMIUM</b>		<b>\$188,526</b>		<b>\$213,852</b>		<b>13%</b>

# Marine Package

Marine Package

7/1/2023-7/1/2024

Description	Expiring 2022-2023 Great American Insurance Company AM BEST - A+ XIII	Renewal 2023-2024 Great American Insurance Company AM BEST - A+ XIII
<b>MARINE LIABILITIES</b>		
<b>Limits of Liability:</b>		
Protection and Indemnity	\$1,000,000	
Marina Operators Legal Liability (MOLL) - Per Occurrence	\$1,000,000	
MOLL Protection & Indemnity	\$1,000,000	
MOLL Sue & Labor Extension Endorsement	\$50,000/\$150,000 Agg	
Marine Commercial Liability		
General Aggregate	\$2,000,000	
Products/Completed Operations Aggregate	\$1,000,000	
Personal & Advertising Injury	\$1,000,000	
Each Occurrence	\$1,000,000	
Damage To Premises Rented to You	\$100,000	
Medical Expense	\$5,000	
Employee Benefits Liability	\$1,000,000	Same As Expiring
<b>Deductibles:</b>		
Protection & Indemnity		
Bodily Injury Liability or Crew Liability - Per Occurrence	\$2,500	
Property Damage Liability - Per Occurrence	\$2,500	
Marina Operators Legal Liability		
Per Occurrence	\$5,000	
MOLL Sue & Labor Extension End.		
Per Occurrence	\$5,000	

**Warranty:**

Under the Protection & Indemnity section of this policy, it is warranted that the total number of crew at any one time shall not exceed 4. This policy is to include crew for the purpose of shifting vessels within the Harbor aboard Non-Owned Vessels

Marine Package  
7/1/2023-7/1/2024

Description	Expiring 2022-2023	Renewal 2023-2024
	Great American Insurance Company AM BEST - A+ XIII	Great American Insurance Company AM BEST - A+ XIII

**Rate:**

MOLL - Annual audit based on projected receipts of:  
against rate of:

\$2,317,897	\$2,457,715
2.205%	2.315%

**SCHEDULED WATERCRAFT**

**Total Insured Value per Vessel Schedule**

Note: Munson Patrol Boat Port Risk

\$90,615

**Trading Warranty:**

Warranted that navigation of the vessels is confined to the waters of the Pacific Ocean not exceeding 25 miles from the Moss Landing Harbor Marina.

Same As Expiring

**Deductible:**

Per Vessel Schedule

**PIERS AND FLOATING DOCKS**

**Limits:**

Fixed or Floating Piers and Docks

Physical Damage - Any One Occurrence

Combined Single Limit - Business Income & Extra Expense - per month not to exceed 365 days

\$5,000,000

\$100,000

Same As Expiring

Valuation

Co-Insurance

Replacement Cost  
90%

Marine Package  
7/1/2023-7/1/2024

Description	Expiring 2022-2023 Great American Insurance Company AM BEST - A+ XIII	Renewal 2023-2024 Great American Insurance Company AM BEST - A+ XIII
<b>Deductibles:</b>		
Fixed or Floating Piers and Docks	\$5,000	
Wind, wind driven water, or flood	\$5,000	
All Other Perils		
Business Income/Extra Expense	30 consecutive days	Same As Expiring
<b>Earthquake Coverage Excluded</b>		
	<b>Total Estimated Annual Cost</b>	<b>\$138,945</b>

**Notes:**

Effective occupation of the new building, we can add lessors risk - lessors risk receipts to be adjusted at policy rate  
Occupants must maintain commercial insurance equal to or greater than the insured.  
Tenants must add Insured as an Additional Insured with Waiver of Subrogation  
If a restaurant is operated, tenant must carry liquor liability if serving alcohol

# Vessel Pollution



Vessel Pollution  
7/1/2023-7/1/2024

Description	Expiring 2022-2023 Great American Insurance Company AM BEST - A - XIII	Renewal 2023-2024 Great American (Lead - 40%) Accredited Specialty (40%) Start (10%) Ascot (10%) AM BEST - A+ XIII
<b>Limit of Liability</b>		
Munson Patrol Boat	\$1,000,000	\$1,100,000
Sanitary Barge	\$1,000,000	\$1,100,000
Deck Barge/Crane	\$1,000,000	\$1,100,000
Navy Skiff	\$1,000,000	\$1,100,000
Carolina Skiff	\$1,000,000	\$1,100,000
<b>Additional Coverage</b>		
OPA	Policy Limit	Same As Expiring
CERCLA	Policy Limit	
Fire Lighting & Salvage	Policy Limit	
Defense Costs	Inclusive of Limits Above	
Fines & Penalties - Per Occurrence	\$1,000,000	
Public Relations - Per Occurrence	\$250,000	
<b>Deductible</b>	Nil	Nil
<b>Pollution Coverage Extension Endorsement</b>		
Covers losses arising out of the removal and/or disposal of non-commercial, abandoned and/or derelict vessels		
Per Motor Vessel Rate	\$300	Same As Expiring
Per Sailing Vessel Rate	\$150	
Reporting	Quarterly	
*Subject to a Limit of \$50,000 per occurrence, \$150,000 annual aggregate		
<b>Total Estimated Annual Cost</b>	<b>\$2,895</b>	<b>\$3,040</b>

**Note:**  
Policy limit raised to \$1.1M each vessel to comply with Oil Pollution Act of 1990 (OPA 90) limit changes

# Property

Property

7/1/2023-7/1/2024

Description	Expiring 2022-2023 Great American Insurance AM BEST - A+ XV	Renewal 2023-2024 Great American Insurance AM BEST - A+ XV
<b>PROPERTY</b>		
<b>Limits:</b>		
Real Property - Total Insured Value (Scheduled Limits Per Location)	\$6,036,032	\$5,796,034
Blanket Business Personal Property - Per Schedule	\$84,470	\$79,470
Business Income (Expiring - Blanket Limit, Renewal - Per SOV)	\$550,000	\$500,000
Extra Expense	Included	Included
Ordinance & Law - Coverage A	Included	Included
Ordinance & Law - Coverage B & C	\$750,000	\$600,000
<b>Deductible</b>	\$1,000	\$1,000
Valuation	Replacement Cost	Replacement Cost
Coinsurance	Agreed Amount 100%	Agreed Amount 100%
<b>CRIME</b>		
<b>Limits</b>		
Employee Theft - Per Occurrence	\$200,000	Same As Expiring
<b>Deductible</b>		
Per Occurrence	\$1,000	Same As Expiring
<b>INLAND MARINE</b>		
<b>Limits</b>		
Forklift - Caterpillar	\$3,500	Same As Expiring
8 x 20 Office Trailer	\$3,500	Same As Expiring
<b>Deductible</b>		
Any One Occurrence for Contractors Equipment	\$1,000	Same As Expiring

Property  
7/1/2023-7/1/2024

Description	Expiring 2022-2023 Great American Insurance AM BEST - A+ XV	Renewal 2023-2024 Great American Insurance AM BEST - A+ XV
<b>EQUIPMENT BREAKDOWN</b>		
<b>Limits</b>		
Equipment Breakdown Limit	\$6,670,502	
Property Damage	Included	Same As Expiring
<b>Deductible</b>	\$1,000	
<b>DATA COMPROMISE</b>		
Section 1 - Response Expenses Limit Annual Aggregate	\$100,000	
Deductible	\$2,500	
Section 2 - Defense and Liability	\$100,000	Same As Expiring
Deductible	\$2,500	
<b>Total Estimated Annual Cost</b>		<b>\$18,593</b>

**Exclusion of Loss Due to Virus or Bacteria will apply to the Coronavirus**

*Section 05*

**Auto**

Automobile

7/1/2023-7/1/2024

Description	Expiring 2022-2023 Great American Assurance Company AM BEST - A+ XV	Renewal 2023-2024 Great American Assurance Company AM BEST - A+ XV
<b>Limits</b>		
Liability - Scheduled, Hired, Non-owned	\$1,000,000	
Uninsured/Underinsured Motorists - Owned Autos Only	\$1,000,000	
Auto Medical Payments each person - Owned Autos Only	\$5,000	
Physical Damage (Owned & Hired Autos)	Actual Cash Value	
<b>Deductible</b>		
Comprehensive Coverage	\$500	Same As Expiring
Collision	\$500	
Except Hired Autos		
Comprehensive	\$100	
Collision	\$500	
<b>Scheduled Vehicles</b>	3	3
<b>Total Estimated Annual Cost</b>	<b>\$6,956</b>	<b>\$6,868</b>

# Bumbershoot

Bumbershoot-Excess  
7/1/2023-7/1/2024

Description	Expiring	Renewal
	2022-2023	2023-2024
	Ascot	Ascot (50%) Lead
	AM BEST A XIV	TBD (50%)
		AM BEST A XIV
<b>FIRST LAYER EXCESS</b>		
<b>Limits:</b>		
Any One Accident or Occurrence, Combined Single Limit	\$10,000,000	
Aggregate	\$10,000,000	
<b>Underlying Insurance</b>		
Protection & Indemnity	\$1,000,000	
Marina Operators Legal Liability	\$1,000,000	
Wharfinger's Legal Liability	\$1,000,000	
Marine General Liability		
Each Occurrence	\$1,000,000	Same As Expiring
General Aggregate	\$2,000,000	
Products and Completed Operations Aggregate	\$1,000,000	
Personal & Advertising Injury	\$1,000,000	
Employee Benefits Liability	\$1,000,000	
Automobile Liability	\$1,000,000	
Employer's Liability	\$1,000,000	
Pollution	\$1,000,000	
<b>Self Insured Retention</b>	\$10,000	
<b>1st Layer Premium</b>	<b>\$16,500</b>	<b>\$20,625</b>



Bumbershoot-Excess  
7/1/2023-7/1/2024

Description	Expiring 2022-2023	Renewal 2023-2024
	Ascot	Ascot (50%) Lead
	AM BEST A XIV	TBD (50%)
		AM BEST A XIV
<b>SECOND LAYER EXCESS</b>		
<b>Limits:</b>		
Any One Accident or Occurrence, Combined Single Limit	\$20,000,000	
<b>Underlying Insurance</b>		
Excess Marine Liability	\$10,000,000	Same As Expiring
Primary Marine Liabilities (See Underlying Schedule Above)	\$1,000,000	
<b>2nd Layer Premium</b>	<b>\$20,625</b>	<b>\$25,781</b>
<b>Warranties &amp; Exclusions (See Policy for Complete List)</b>		
Serious Injury or Damage Reporting Requirement and Warranty		
American Institute Communicable Disease Exclusion		
Health Hazard Exclusion		
<b>Total Estimated Annual Cost</b>		<b>\$37,125</b>
		<b>\$46,406</b>

**Optional TRIA Premium:**  
1st Layer - \$1031.25  
2nd Layer - \$1,289.06

# Schedules

*Named Insured*

*Receipts*

*SOV - On Shore*

*Equipment*

*Off Shore*

*Vessels*

*Vehicles*

*Drivers List*

*Vessel Pollution*

Moss Landing Harbor District  
 Named Insured Matrix  
 7/1/2023 - 7/1/2024

Entity Name/ Line of Coverage	Description of Operations	Marine Package	Auto	Excess	Vessel Pollution	Property
Moss Landing Harbor District		x	x	x	x	x
Moss Landing Harbor District, Finance Corporation		x		x		

Moss Landing Harbor District  
 Projected Gross Receipts  
 7/1/2023- 7/1/2024

Revenues:	PROJECTED FYE 6/30/2023	PROJECTED FYE 6/30/2024
<b>Marina Revenues</b>		
Assigned Berthing	\$1,875,253	\$1,962,570
Temporary Berthing	\$294,063	\$294,063
Transient Berthing	\$30,000	\$30,000
Qtrly/Annual Discount	\$3,000	-\$3,000
Commercial Discount	\$12,750	-\$12,750
Liveaboard & Services Fees	\$140,342	\$140,342
Intra-Harbor Towing	\$600	\$600
Pump outs	\$1,000	\$1,000
Non-Op Surchg		\$0
Assigned Slip/LA Processing fee	\$7,500	\$7,500
Recovered Lien Costs	\$2,000	\$500
Late Fees	\$36,890	\$36,890
<b>Total Marina Revenues</b>	<b>\$2,317,897</b>	<b>\$2,457,715</b>

Moss Landing Harbor District  
 Location Schedule and Statement of Values  
 7/1/2023 - 7/1/2024

Loc #	Bldg.#	Address	Description	Year Built	Construction	Sq Feet/Acre	Building	Property	Business Personal		Demolition Cost		Construction Cost	
									Property	Income/Extra Expense	BI EE	II	Bldg Ord A (Including)	Bld Ord B
1	1	7881 Sandholdt Road Moss Landing, CA	Office	1967	Brick	2400 sq.ft.	\$329,056	\$30,905	\$50,000			\$75,000		\$75,000
	2	7881 Sandholdt Road Moss Landing, CA	Shop/Storage		Wood/Aluminum	3000 sq.ft.	\$218,388	\$48,565	\$100,000			\$75,000		\$75,000
	3	7881 Sandholdt Road Moss Landing, CA	Restroom, Laundry S. Harbor	1986	Adobe Brick	965 sq.ft.	\$151,232	\$0	\$0	\$10,000		\$25,000		\$25,000
	4	7881 Sandholdt Road Moss Landing, CA	Restroom S. Harbor	1986	Adobe Brick	700 sq.ft.	\$118,630	\$0	\$0	\$10,000		\$25,000		\$25,000
	5	7881 Sandholdt Road Moss Landing, CA	Docks (See Offshore Schedule)				\$0		\$100,000			N/A		N/A
	6	7881 Sandholdt Road Moss Landing, CA	Play Area				\$14,768	\$0	\$0					
2	1	7532 Sandholdt Road Moss Landing, CA	Cannery Bld. Unimproved Parking Lot	2000	2 story Wood Frame	13,000 sq.ft. 1 acre	\$1,347,118	\$0	\$250,000					\$150,000
	1	Hwy 1 & Salinas Rd. Moss Landing, CA	Restroom N. Harbor	1986	Adobe Brick	300 sq.ft.	\$59,745	\$0	\$0	\$10,000		\$25,000		\$25,000
3	1	Hwy 1 & Salinas Rd Moss Landing, CA	Improved Parking Boat Wash	1980	Paved Concrete	1 Acre								
	1	2420 Hwy 1 Moss Landing, CA	Sea Harvest Restaurant	2003		2000 sq.ft.	\$0	\$0	\$100,000					
4	1	Potrero Road Moss Landing, CA	Vacant Land			5 acres								
	1	1700 Elkhorn Rd. Watsonville, CA	Kirby Park Pkg., launch, Dock			11 acres upland 8.85 submerged								

Moss Landing Harbor District  
 Location Schedule and Statement of Values  
 7/1/2023 - 7/1/2024

Loc #	Bldg.#	Address	Description	Year Built	Construction	Sq. Feet/Acre	Building	Business Personal Property	Business Income/Extra Expense	B.I.E.E.	Extra Expense	Bldg Ord A (Included)	Demolition Cost Bid Ord B	Construction Cost Bid Ord C
7	1	End of Sandholdt Rd. Moss Landing, CA	Strip of Sand			1 acre								
8	1	2400 +/- Highway 1 Moss Landing, CA APN 133-212-009-000	UNIMPROVED LAND Unimproved Parking Unimproved Parking (South Harbor)		Dry Storage	5 acres .52 acre								
9	1	2467 Highway 1	Restaurant Shell	2019	Proposed Restaurant	9500 sf	\$3,557,097							
<b>TOTAL</b>														
														<b>\$5,796,034</b>
														<b>\$79,470</b>
														<b>\$600,000</b>
														<b>\$30,000</b>
														<b>\$225,000</b>
														<b>\$175,000</b>

Moss Landing Harbor District  
Equipment Schedule  
7/1/2023 - 7/1/2024

Equipment	Value
Forklift	\$3,500
8'X20" Office Trailer	\$3,500
<b>Total:</b>	<b>\$7,000</b>

MOSS LANDING HARBOR DISTRICT

SLIPS, DOCKS/PIERS, including STRUCTURES thereon, BREAKWATER and DRY STORAGE

Off Shore Property

7/1/2023 - 7/1/2024

**NOTE\* Includes all docks, slips, piers, piles anywhere within District boundaries.**

Location	Buildings Contents	DOCKS, PIERS, ETC.	SLIP	Dry Storage	Dock Material	Year Built	Total	
							Slips	Slips

7881 Sandholdt Road Moss Landing, CA (South Harbor)			*\$5,000,000	\$5,000,000			610	
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Hwy 1 & Salinas Rd. Moss Landing, CA (North Harbor)			included above					
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1 @ Kirby Park 1700 Elkhorn Rd Watsonville, CA			included above					
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Moss Landing Harbor District

Vessel Schedule

7/1/2023 - 7/1/2024

Vessel Name / Description	Year Built	Length / Breadth / Draft	Hull Material	Tonnage	Fuel Type	Agreed Value	Deductible
Munson Patrol Boat*	1994	24 ft & outboard	Fiberglass	5,800lbs	Gas	\$50,000	\$1,000
Sanitary Barge	2000	30 FT.	Aluminum	7		\$10,000	\$1,500
Deck Barge/Crane	1994	10 X 20	Fiberglass	>1,000lbs		\$14,615	\$300
NavySkiff	1988	16 ft & 60 hp Yamaha	Aluminum	>1,000lbs		\$10,000	\$100
Carolina	2005	17 ft 6inch &60 hp Yamaha	Fiberglass	>1,000lbs	GAS	\$6,000	\$100
<b>Total Hull Value:</b>						<b>\$90,615</b>	

\*this vessel is out of service and stored on land

Protection & Indemnity Limit: \$1,000,000  
 Deductible: BI: \$2,500  
 PD: \$2,500

MOSS LANDING HARBOR DISTRICT

Vehicle Schedule

7/1/2023 - 7/1/2024

Year	Make	Model	VIN	Licensing State	City Garaged	Cost New	GVW	Radius	Class	Deductible Comp	Deductible Collision	
1	2005	Ford	F150	1FTRX12W65NA01125	CA	Moss Landing	\$24,475	6000	50	03199	\$500	\$500
2	2016	Chevy	Colorado 4x4 LT	1GCGTCE31G1333385	CA	Moss Landing	\$29,870	6000	50	03199	\$500	\$500
3	2021	Chevrolet	Silverado 1500	3GCPWBK1MG370653	CA	Moss Landing	\$45,423	6800	50	3199	\$500	\$500

Moss Landing Harbor District

Driver Schedule

7/1/2023 - 7/1/2024

Employee	Drivers License	DOB	State Issued
Neal Norris	N5116858	1/4/1957	CA
Thomas Razzeca	B6729445	2/6/1980	CA
Robert Stewart	F2628258	3/4/1983	CA
George Varier	A6486605	7/14/1967	CA
Veronica Becerra	F8093941	6/16/1996	CA
ShaQonya Shanee Shaw	D3010134	5/8/1981	CA
James Benjamin Nunes	A4991294	4/11/1972	CA
Jeff Pritchard	B4131153	3/7/1977	CA
Mark Pavusko	N3150153	2/12/1955	CA
Craig Bramhall	N5568737	6/4/1958	CA
Salome Ponce	Y7270111	11/20/2022	CA

Moss Landing Harbor District  
 Vessel Pollution Schedule  
 7/1/2023 - 7/1/2024

Vessel Name / Description	Year Built	Length/Breadth/Draft	Hull Material	Tonnage
Sanitary Barge	2000	30 ft.	Aluminum	7
Deck Barge/Crane	1994	10 X 20	Fiberglass	> 1,000lbs
Navy Skiff	1988	16 ft & 60 hp Yamaha	Aluminum	> 1,000lbs
Munson Patrol Boat*	1994	24 ft. & outboard	Fiberglass	> 5,800lbs
Carolina	2005	17 ft 6inch & 60 hp Yamaha	Fiberglass	> 1,000lbs
OPA Limits:	Policy Limit			
CERCLA Limits:	Policy Limit			
Defense Costs:	Supplementary to Limits			
Fines & Penalties:	\$250,000			
Fire Fighting & Salvage:	Policy Limit			
Public Relations:	\$100,000			

**\*THIS VESSEL IS OUT OF SERVICE AND BEING STORED ON DRY LAND**

# Important Disclosure Information

Lockton Companies, LLC, and each of its Series, together with its/their respective domestic subsidiaries and affiliates (collectively, "Lockton"), are committed to being the worldwide value and service leader in insurance brokerage, risk management, employment benefits and retirement services. The services a particular Lockton company provides to each client ("Client") will be subject to these Terms of Business in the absence of conflicting terms in a written services agreement executed by Lockton and Client. Client's direction for Lockton to render consulting, insurance/risk management consulting and/or brokerage services on its behalf shall be deemed Client's agreement to be bound by the terms contained herein.

#### **Surplus Lines; Insurance Premiums and Related Tax Obligations**

Lockton may not be able to procure insurance in the admitted marketplace on the terms and conditions specified by Client. In such event, Lockton's insurance proposal may include placements with insurer(s) not licensed to transact insurance in a particular jurisdiction and not subject to the supervision of such state's insurance department. Any such surplus lines coverage will be made pursuant to applicable insurance laws governing the placement of insurance with nonadmitted insurers. A state insurance guaranty fund will not respond in the event the surplus lines insurer should become insolvent. Furthermore, policy forms, conditions, premiums and deductibles used by surplus lines insurers may be different from those found in policies used in the admitted market.

Client is responsible for all insurance premiums due and any applicable surplus lines, sales, use, excise or other taxes for insurance coverage placed by Lockton. If Client fails to pay any premium in full by the due date indicated on the premium invoice, the coverage may be subject to cancellation by the insurer(s), and such nonpayment, in addition to any nonpayment of fees or expenses due to Lockton as set forth herein, shall be considered a material breach of these Terms of Business.

#### **Accuracy and Completeness of Information**

Client shall be solely responsible for the accuracy and completeness of all information furnished to Lockton and/or to underwriters, insurers, insurance-related intermediaries and/or other third parties as necessary for the services contemplated herein. Lockton shall not be responsible for independently verifying the accuracy or completeness of any information that Client provides, and Lockton shall be entitled to rely on such information. Lockton shall have no liability for any errors or omissions in any services provided to Client, including the placement of insurance on Client's behalf, that are the result of, arise from, or are based, in whole or part, on inaccurate or incomplete information provided to Lockton. Client understands that the failure to provide accurate and complete information to an insurer, whether

intentional or by error, could result in the denial of claims or rescission of coverage altogether. Client will review all policy documents provided to Client by Lockton and shall inform Lockton of any inaccuracies, deficiencies or discrepancies contained therein.

#### **Confidentiality; Data Protection Information Notice**

Lockton and Client acknowledge that the nature of Lockton's relationship with the Client is one in which the Client may disclose to Lockton certain of the Client's information ("Information"), some of which may be of a confidential or proprietary nature, to enable Lockton to provide services to Client. Client acknowledges and consents to Lockton's use and disclosure of Information in the course of performing marketing, servicing, claims handling, risk management and/or insurance renewal services for Client.

Lockton is committed to protecting the privacy and security of Client's Information deemed to constitute personal data pursuant to applicable data privacy law or regulation. In providing regulated insurance broking services, Lockton may receive such personal data directly from Client, in the case of an individual Client, or indirectly, in the case of a commercial Client on behalf of its employee insureds. Pursuant to applicable data protection laws, Lockton is deemed to be a "data controller." This means that Lockton is responsible for deciding how it holds and uses personal data about Client.

Lockton may use personal data received from Client in its role as an insurance intermediary. This may include for the purposes of quotation/inception, policy administration, claims processing, renewals, marketing and other purposes necessary for the provision of insurance throughout the insurance lifecycle.

For more information, please review Lockton's Privacy Notice available on our website. If you have any questions about the Privacy Notice or Lockton's collection or use of Client personal data, please contact [compliance@lockton.com](mailto:compliance@lockton.com).

#### **Intermediaries**

When, in Lockton's professional judgment, it is necessary or appropriate, Lockton may utilize the services of foreign or domestic intermediaries to assist in the servicing, marketing and/or placement of Client's insurance/risk management programs. However, this may only be done after consultation with Client. Lockton will advise Client whether any proposed intermediary is affiliated with Lockton. Any such intermediary shall be compensated by commissions earned on placement of Client's policies handled by that intermediary, or by payment of a separate fee

agreed to by Client and the intermediary if commissions are not properly payable on Client's placements. Such commissions and fees shall be in addition to the compensation paid to Lockton.

### Logos

Unless otherwise instructed by Client, Lockton may, without notice to or consent by Client, use Client's logo, pictures and other publicly available information to effectively market Client's insurance programs or in Lockton's marketing materials.

### Insurance Proposals and Summaries

Insurance documents prepared by Lockton containing proposals to bind coverage, summaries of coverages and certificates of insurance placed are furnished to Client as a matter of information for Client's convenience. These documents are not intended to reflect the terms, conditions, limitations and exclusions of such policies, are not themselves insurance policies and do not amend, alter or extend the coverages afforded by such policies. The insurance afforded by the proposed or placed policies is subject to all the terms, conditions, limitations and exclusions contained in such policies.

### Use of a Particular Insurer

Lockton is not obligated to utilize any particular insurer. In addition, Lockton is not authorized to make binding commitments on behalf of any insurer, except under certain circumstances which Lockton shall endeavor to make known to Client. Lockton shall not be responsible for the solvency of any insurer or its ability or willingness to pay claims, return premiums or other financial obligations. Lockton does not guarantee or make any representation or warranty that insurance can be placed on terms acceptable to Client. Lockton will not take any action to replace Client's insurers unless Client instructs Lockton to do so.

### No Reliance

Any reports or advice provided by Lockton should not be relied upon as accounting, legal, actuarial or tax advice. In all instances, Lockton recommends that Client seek independent advice on such matters from professional accounting, legal, actuarial and tax advisors.

### Responsibility for Insurance Programs

Lockton will not be responsible for the adequacy or effectiveness of any insurance programs or policies implemented or placed by another broker, including, without limitation, any acts or omissions occurring prior or subsequent to Lockton's engagement.

### Relationship Between the Parties

Client acknowledges and agrees that in no event shall Lockton owe any enhanced or special duties to Client, express or implied, in fact or by law, whether referred to as a special relationship or fiduciary relationship or otherwise, except to the extent required by applicable law.

### Compensation Disclosure

Lockton is committed to delivering a superior client experience through our customer-centered service model. Lockton wins and keeps clients by operating with complete integrity. We fulfill that pledge by providing fulsome disclosure regarding Lockton's sources of income—whether received from insurance companies or third parties—to clients.

Unless applicable law or contractual agreement between Lockton and insurers states otherwise, any commission that Lockton is entitled to receive for any placements is fully earned at inception of the insurance program, and Lockton is entitled to retain such commissions in the event of a midterm cancellation of coverage or a reduction in coverage resulting in a premium adjustment.

Lockton may receive compensation in a number of ways, including 1) commissions paid by an insurer, calculated as a percentage of premiums, or 2) negotiated fees paid by a client in lieu of, or in addition to, commissions. These commissions or fees received are for the placement/renewal of a client's insurance/risk management program, day-to-day servicing, risk control services and/or other services Lockton has agreed to provide on a client's behalf.

Lockton may also be eligible to receive other forms of compensation such as incentive or contingency payments or bonuses and/or supplemental commissions from insurance companies, intermediaries (which may be affiliated with Lockton) or other third parties as a result of being an insurance broker (collectively, "Additional Compensation").

Contingency payments or bonuses are based on the overall performance of a partial or entire book of business Lockton places with an insurance company, and Lockton's eligibility and the amount of any such compensation may vary depending on the line of business and a number of "contingent" factors related to future performance such as overall premium volume, premium growth year over year, persistency, profitability and/or retention targets set by the insurer. As such, a contingency payment received by Lockton from an insurer is difficult to tie back to any particular client insurance policy. Additional Compensation in the form of supplemental commission is established at the beginning of each calendar year based on Lockton's historical and current performance typically measured using some or all of the same performance factors by which contingency payments are calculated. Lockton may also receive service fees from insurers for consulting, managing general agency arrangements and/or analytics or administration services specific to an insurer including, without limitation, consulting in the development of insurer sales, product and/or marketing plans to broaden available coverage for Lockton clients. These service fees are not tied to, dependent on or identified with any particular client or insurance placement.

At times, insurers may also request that Lockton Re, LLC, a reinsurance intermediary broker affiliate ("Lockton Re"), place facultative and/or treaty reinsurance on their behalf and compensate Lockton Re for any such placement(s), subject to Lockton Re's Terms of Business agreement.

Lockton may also receive interest or investment income on funds temporarily held by it, such as premiums or return premiums, service fees or other compensation from premium finance companies for administrative services provided to or on behalf of premium finance companies relative to the financing of client insurance premiums.

Please contact your Lockton representative if you have specific questions regarding the compensation Lockton receives as it relates to your account.

### Modeling and Analytics Services

Lockton provides various modeling and/or data analytics services to its clients ("Modeling and Analytics Services") and may provide such services to Client. Client authorizes Lockton to 1) disclose information it receives from Client, its insurers and/or third-party administrators to Lockton's affiliates, parents, employees, and/or to third parties as necessary to perform such Modeling and Analytics Services, and 2) contribute such information to benchmarking databases created by or for Lockton to facilitate the creation of analytic reports for its clients, provided that such reports shall not include any information that personally identifies Client or its employees.

Modeling and Analytics Services will be based upon a number of assumptions, conditions and factors, as well as information provided by third parties. If any such information provided to or utilized by Lockton is inaccurate, incomplete or should change, the Modeling and Analytics Services provided by Lockton could be materially affected. As Modeling and Analytics Services are subject to inherent uncertainty and involve variables beyond Lockton's control, actual results may differ materially from Lockton's projections. The parties agree that Lockton shall have no liability to Client if 1) Lockton is provided inaccurate or incomplete information or 2) actual results differ from Lockton's projections. Modeling and Analytics Services do not constitute, and are not intended to be a substitute for, independent actuarial, accounting or tax advice.

### Limitation of Liability

IN NO EVENT SHALL A PARTY BE LIABLE TO THE OTHER FOR ANY INDIRECT, CONSEQUENTIAL, INCIDENTAL, EXEMPLARY, SPECIAL OR PUNITIVE DAMAGES (INCLUDING, WITHOUT LIMITATION, LOST PROFITS AND LOST BUSINESS) ARISING OUT OF OR RELATED TO THESE TERMS OF BUSINESS, EVEN IF IT HAS BEEN ADVISED OR IS AWARE OF THE POSSIBILITY OF SUCH DAMAGES, AND REGARDLESS OF WHETHER ARISING IN TORT (INCLUDING NEGLIGENCE), CONTRACT OR OTHER LEGAL THEORY. IN ANY EVENT, THE LIABILITY OF ONE PARTY TO THE OTHER FOR ANY REASON AND UPON ANY CAUSE OF ACTION SHALL BE LIMITED TO TEN MILLION DOLLARS (\$10,000,000.00). THIS LIMITATION APPLIES TO ALL CAUSES OF ACTION IN THE AGGREGATE. NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED HEREIN, THE EXCLUSIONS AND LIMITATIONS OF LIABILITY CONTAINED HEREIN SHALL NOT APPLY TO 1) ANY DAMAGES AWARDED IN CONJUNCTION WITH A FINAL JUDICIAL DETERMINATION OF FRAUD OR GROSS NEGLIGENCE OR 2) PERSONAL INJURY, INCLUDING DEATH, OR DAMAGE TO TANGIBLE PERSONAL PROPERTY CAUSED BY THE NEGLIGENT, WILLFUL OR INTENTIONAL ACTS OF A PARTY OR ITS EMPLOYEES, AGENTS OR SUBCONTRACTORS. REFERENCES TO A PARTY HEREIN INCLUDE SUCH PARTY'S DIRECTORS, OFFICERS, EMPLOYEES, MEMBERS, AGENTS AND DOMESTIC AND INTERNATIONAL AFFILIATED ENTITIES. NOTWITHSTANDING THE FOREGOING, IF THE EXPRESS TERMS OF A FEE AGREEMENT OR CONSULTING AGREEMENT ARE INCONSISTENT WITH THIS PROVISION, THE TERMS OF THE FEE AGREEMENT OR CONSULTING AGREEMENT SHALL CONTROL AND SUPERSEDE THIS PROVISION.





UNCOMMONLY INDEPENDENT

Moss Landing Harbor District  
Public Officials/Employment Practices Liability Renewal  
Proposal  
—  
Program Term: July 1, 2023-July 1, 2024

May, 2023





# Cautionary Note

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*This summary is provided solely as a ready-reference tool to illustrate some terms and conditions. This summary is not intended to alter, amend, or otherwise change actual policy language. For coverage details, please refer to an actual copy of each policy. Actual policies will always prevail in technical interpretations.*

# Renewal terms

	EXPIRING PROGRAM 2022-2023	RENEWAL PROGRAM 2023-2024
<b>INSURER</b>	Indian Harbor Insurance Company Surplus Lines Carrier AM Best Rating: A XV	
<b>INSURED</b>	Moss Landing Harbor District	
<b>COVERAGE</b>	<u>Public Officials' Liability &amp; Employment Practices Liability</u>	
	<p>Public Officials' Liability and Employment Practices liability coverage is designed to address the exposures faced by public entities and those who serve them. Policies respond to claims brought against an insured public entity, its board members, employees and volunteers for any actual or alleged breach of duty, neglect, error, misstatement or omission in the course of their public duties.</p> <p>Coverage also extends to claims arising from a variety of employment-related violations, including, but not limited to, wrongful termination, discrimination, harassment, and retaliation.</p>	
<b>LIMITS</b>	Policy form: Claims Made Policy	
<b>RETENTIONS</b>	<p>\$1,000,000 Per Claim &amp; Policy Aggregate Limit</p> <p>\$-0- - Non-Indemnifiable Claims</p> <p>\$50,000 Each Indemnifiable &amp; Entity Claim</p> <p>\$50,000 Each Employment Practices Claim</p>	
<b>DEFENSE COST</b>	Defense expenses are in addition to, and will not reduce, the applicable Limits of Liability	
<b>DUTY TO DEFEND</b>	Yes- The Insurer has the duty to defend claims and appoint counsel.	
<b>TERRITORY</b>	Anywhere in the world	
<b>NOTICE OF CLAIM</b>	Must provide written notice of claim as soon as practicable but in no event later than 75 days after the end of the Policy period.	
<b>THIRD PARTY COVERAGE</b>	Yes- The policy responds to claims brought by persons other than employees or applicants for employment for violation of Discrimination Laws and Sexual Harassment.	

# Renewal terms (Continued)

	EXPIRING PROGRAM 2022-2023	RENEWAL PROGRAM 2023-2024
<b>NON-RESCINDABILITY</b>		
<b>NOTABLE EXCLUSIONS</b>	POLICY IS FULLY NON RESCINDABLE	
<b>Please refer to policy for complete listing</b>	<p>▲ A lockout, strike, picket line, hiring of replacement workers, riot or civil commotion, or other similar actions in connection with labor disputes or labor negotiations.</p> <p>▲ The performance of any willful misconduct or dishonest, fraudulent, criminal or malicious act, error or omissions by an insured; the willful violation by an insured of any law, statute, ordinance, rule or regulation; or an insured gaining any profit, remuneration or advantage to which such Insured is not legally entitled.</p> <p>▲ Bodily Injury and Property Damage, with coverage carved back for Mental Distress arising out of a Wrongful Employment Practices</p> <p>▲ Breach of contract/ agreement</p> <p>▲ Failure to effect or maintain insurance</p> <p>▲ Pollution</p> <p>▲ Insured's activities as a trustee or fiduciary with respect to any type of Employee benefit plan</p> <p>▲ Construction, architectural, engineering, procurement, security or other professional services, including any contract or agreement pertaining to such services.</p>	
<b>RATING FACTORS</b>	<b>2022-2023</b>	<b>2023-2024</b>
	\$4,022,911	\$4,408,643
	\$22,993,243	\$24,758,564
	10 (9 FT & 1 PT)	11 (FT)
<b>ANNUAL PREMIUM</b>	\$12,220 + \$405.11 (CA TAXES/FEEES) + <u>\$245 (POLICY FEE)</u> \$12,870.11	\$13,308 + \$430.99 (CA TAXES/FEEES) + <u>\$245 (POLICY FEE)</u> \$13,983.99

# *Action Items*

## *Required Prior to Binding*

- Application needs to be signed and currently dated

*Independence changes everything.*



**LOCKTON®**

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