



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

January 25, 2023 – 7:00 P.M.

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

**Join Zoom Meeting**

<https://us02web.zoom.us/j/85217135898>

**Meeting ID: 852 1713 5898**

**One tap mobile**

**+16694449171,,85217135898# US**

**+16699006833,,85217135898# US (San Jose)**

**Meeting ID: 852 1713 5898**

**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. Confer with real property negotiators (District Counsel and GM) pursuant to Government Code §54956.8 regarding: Development proposal received regarding the District new 9500'sf building in North Harbor.
  2. Confer with real property negotiators (District Counsel and GM) regarding the Moss Landing Commercial Park pursuant to Government Code §54956.8.
  3. Confer with legal counsel and General Manager pursuant to Gov't Code § 54956.9(a) regarding one matter of potential litigation
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**ADMINISTERING OATH OF OFFICE CEREMONY**

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0. – Oath of office of the Elected Harbor Commissioners

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

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**Roll Call**

Russ Jeffries – President

Vince Ferrante – Secretary

James Goulart – Commissioner

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. ELECTION OF OFFICERS**

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1. ITEM – Nominations and election of the 2023 Officers for the Board of Harbor Commissioners. The General Manager will conduct the Election of Officers.

## **F. 2023 COMMITTEE APPOINTMENTS**

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2. ITEM - The President will appoint Commissioners to various Harbor District committees:
  - a. Elkhorn Slough Advisory Committee
  - b. Liveaboard Committee
  - c. Harbor Improvement Committee
  - d. Real Property Committee I
  - e. Real Property Committee II
  - f. Special Districts/LAFCO
  - g. Personnel Committee
  - h. Finance Committee
  - i. Ad Hoc Budget Committee

## **G. CONSENT CALENDAR**

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3. Approval of December 7, 2022 Special Meeting Minutes

## **H. FINANCIAL REPORT**

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4. Financial report month ending December 31, 2022

## **I. 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.

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

## **J. COMMITTEE REPORTS**

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11. Finance Committee – Ferrante/Leonardini
12. Elkhorn Slough Advisory Committee – Leonardini
13. Special Districts – Jeffries/Ferrante
14. Liveaboard Committee – Goulart/Soto
15. Harbor Improvement Committee – Goulart/Soto
16. Real Property Committee I – Jeffries/Leonardini

- 17. Real Property Committee II – Ferrante/Goulart
- 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.

**K. NEW BUSINESS**

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19. ITEM – TONY LEONARDINI PROCLAMATION

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

20. ITEM – CONSIDER THE SUCCESSOR AGENCY TO THE MARINA REDEVELOPMENT AGENCY’S REQUEST TO SUBORDINATE MLHD’S RIGHT TO PAYMENTS

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

**L. 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.

**M. ADJOURNMENT**

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The next Meeting of the Board of Harbor Commissioners is scheduled for February 22, 2023 at 7:00 PM at the Moss Landing Harbor District, 7881 Sandholdt Road, Moss Landing, CA. Individuals requiring special accommodations should contact Administrative Assistant, Shay Shaw at [Shaw@mosslandingharbor.dst.ca.us](mailto:Shaw@mosslandingharbor.dst.ca.us) or at 831.633.2461 no less than 72 hours prior to the meeting or if a Special Meeting, as soon as possible after the Agenda is posted. Copies of the agenda will be available 72 hours prior to Regular Meetings and 24 hours prior to Special Meetings and/or by contacting the District at 831.633.5417 or [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  
SPECIAL MEETING  
OF THE BOARD OF HARBOR COMMISSIONERS  
MOSS LANDING HARBOR DISTRICT  
7881 Sandholdt Road, Moss Landing, CA 95039**

**December 7, 2022**

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

Join Zoom Meeting

<https://us02web.zoom.us/j/85347141146?pwd=alcvV1k2L0hnTzV3WUNkdG90Uks0dz09>

Meeting ID: 853 4714 1146

Passcode: 924000

One tap mobile

+16694449171,,85347141146#,,,,\*924000# US

+16699006833,,85347141146#,,,,\*924000# US (San Jose)

Meeting ID: 853 4714 1146

Passcode: 924000

**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 §54956.8 regarding: Development proposal received regarding the District new 9500'sf building in North Harbor.

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

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The open session was called to order at 3:13pm, after the Pledge of Allegiance Roll was called:

**Commissioners Present:**

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

**Staff Present:**

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

**C. PRESIDENT'S REMARKS**

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

**D. PUBLIC COMMENTS**

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None.

**E. CONSENT CALENDAR**

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

**F. SPECIAL PRESENTATIONS**

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2. Ryan Jolley of the firm Bryant L.Jolley CPA's presented the highlights of the FYE June 30, 2022 audited financial statement with a brief summary. Mr. Jolley stated that no deficiencies or material weaknesses were found during the audit and that the Districts books and Records were found to be in accordance with generally accepted accounting principles

## **G. FINANCIAL REPORT**

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

## **H. 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.

4. Projects Status/Update – written report/no questions
5. Summary of Permits Issued – written report/no questions
6. Meeting Announcements – written report/no questions
7. Assigned Liveboard Report – written report/no questions
8. Slip Income Report – written report/no questions
9. Incident Report – written report/no questions

## **I. COMMITTEE REPORTS**

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10. Finance Committee – Ferrante/Leonardini – nothing to report
11. Elkhorn Slough Advisory Committee – Leonardini– nothing to report
12. Special Districts – Jeffries/Ferrante – Noting to report
13. Liveboard Committee – Goulart/Soto – nothing to report
14. Harbor Improvement Committee – Goulart/Soto – nothing to report
15. Real Property Committee I – Jeffries/Leonardini – nothing to report
16. Real Property Committee II – Ferrante/Goulart – nothing to report
17. Personnel Committee- Ferrante/Jeffries – nothing to report
18. Ad Hoc Budget Committee – Goulart/Soto – nothing to report
19. Meetings attended by Commissioners at District expense since the last regular meeting of the Board (AB 1234 requirements). Such reports may be oral or written.

## **J. NEW BUSINESS**

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20. ITEM – Consider Accepting Report Regarding New Law Adding to Existing Brown Act Provisions for Remote Participation via Teleconferencing.
  - a. Staff report – District Counsel Mike Rodriguez gave the report
  - b. Public comment – None
  - c. Board discussion – None
  - d. Board action – No Board action was taken this was an informative report regarding the new Law adding to existing Brown Act provisions via teleconferencing.

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

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None.

## **L. ADJOURNMENT**

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The meeting adjourned at 4:07pm

Respectfully submitted,

\_\_\_\_\_  
Vince Ferrante, Secretary  
Board of Harbor Commissioners

ATTEST:

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Tommy Razzeca, Deputy Secretary  
Board of Harbor Commissioners

**Moss Landing Harbor District**  
**Balance Sheet**  
As of December 31, 2022

	<u>Dec 31, 22</u>	<u>Dec 31, 21</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	3,928,713	250,055	3,678,658	1,471%
1001 · 1st Capital Operating Account	3,663,895	89,146	3,574,749	4,010%
1009 · Union - Operating		2,779,541	-2,779,541	-100%
1015 · 1st Capital Bank	1,894,763	1,558,906	335,857	22%
1018 · Union Bank- Trust Account		2,807,900	-2,807,900	-100%
1020 · Umpqua - Restricted	1,017,187	1,017,085	102	
<b>Total Checking/Savings</b>	<u>10,505,058</u>	<u>8,503,133</u>	<u>2,001,925</u>	<u>24%</u>
<b>Accounts Receivable</b>				
1250 · Lease Receivable	4,747,800		4,747,800	100%
1120 · Leases				
1282 · NNN Receivable	84,341	94,892	-10,551	-11%
1284 · Local Bounty	2,067	2,985	-918	-31%
1294 · Monterey Fish		-7,671	7,671	100%
1120 · Leases - Other	3,815		3,815	100%
<b>Total 1120 · Leases</b>	<u>90,223</u>	<u>90,206</u>	<u>17</u>	
1200 · Marina Receivables	148,904	142,934	5,970	4%
1201 · Marina - Allow for Bad Debt	-40,000	-37,151	-2,849	-8%
<b>Total Accounts Receivable</b>	<u>4,946,927</u>	<u>195,989</u>	<u>4,750,938</u>	<u>2,424%</u>
<b>Other Current Assets</b>				
1271 · Prepaid Expenses				
1270 · Insurance	108,416	96,515	11,901	12%
<b>Total 1271 · Prepaid Expenses</b>	<u>108,416</u>	<u>96,515</u>	<u>11,901</u>	<u>12%</u>
<b>Total Other Current Assets</b>	<u>108,416</u>	<u>96,515</u>	<u>11,901</u>	<u>12%</u>
<b>Total Current Assets</b>	<u>15,560,401</u>	<u>8,795,637</u>	<u>6,764,764</u>	<u>77%</u>
<b>Fixed Assets</b>				
1650 · Construction in Progress	4,900,572	4,883,321	17,251	0%
1670 · Equipment	546,875	501,453	45,422	9%
1700 · Improvements				
1710 · NH Buildings & Improvements	7,009,773	6,981,692	28,081	0%
1720 · NH Floating Docks	524,675	524,675		
1725 · NH Offsite Improvements	632,218	632,218		
1730 · SH Buildings & Improvements	8,368,184	8,174,402	193,782	2%
1740 · SH Floating Docks	9,583,746	9,583,746		
<b>Total 1700 · Improvements</b>	<u>26,118,596</u>	<u>25,896,733</u>	<u>221,863</u>	<u>1%</u>

**Moss Landing Harbor District**  
**Balance Sheet**  
As of December 31, 2022

	<u>Dec 31, 22</u>	<u>Dec 31, 21</u>	<u>\$ Change</u>	<u>% Change</u>
<b>1800 · Less - Depreciation</b>				
1805 · Equipment	-465,879	-447,148	-18,731	-4%
1810 · NH Buildings & Improvements	-4,057,059	-3,770,741	-286,318	-8%
1820 · NH Floating Docks	-524,674	-530,693	6,019	1%
1825 · NH Offsite Improvements	-535,074	-521,976	-13,098	-3%
1830 · SH Buildings & Improvements	-6,430,441	-6,372,865	-57,576	-1%
1840 · SH Floating Docks	-7,354,958	-6,985,901	-369,057	-5%
<b>Total 1800 · Less - Depreciation</b>	<u>-19,368,085</u>	<u>-18,629,324</u>	<u>-738,761</u>	<u>-4%</u>
1900 · Land	1,642,860	1,642,860		
<b>Total Fixed Assets</b>	<u>13,840,818</u>	<u>14,295,043</u>	<u>-454,225</u>	<u>-3%</u>
<b>Other Assets</b>				
1320 · Workers Comp Deposit	200	200		
1530 · Principal Financial CS	7,389	7,389		
<b>Total Other Assets</b>	<u>7,589</u>	<u>7,589</u>		
<b>TOTAL ASSETS</b>	<u><b>29,408,808</b></u>	<u><b>23,098,269</b></u>	<u><b>6,310,539</b></u>	<u><b>27%</b></u>

**Moss Landing Harbor District**  
**Balance Sheet**  
As of December 31, 2022

	<u>Dec 31, 22</u>	<u>Dec 31, 21</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	-32,849	-19,678	-13,171	-67%
<b>Total Accounts Payable</b>	<u>-32,849</u>	<u>-19,678</u>	<u>-13,171</u>	<u>-67%</u>
<b>Other Current Liabilities</b>				
2020 · Accrued Salaries Payable	9,811	15,102	-5,291	-35%
2021 · Accrued Vacation	35,386	39,621	-4,235	-11%
2023 · Accrued Payroll Taxes	3,958	1,148	2,810	245%
2030 · Customer Deposits	361,255	356,838	4,417	1%
<b>2051 · Note Interest Payable</b>				
2062 · Umpqua Accrued Interest	23,511	27,284	-3,773	-14%
<b>Total 2051 · Note Interest Payable</b>	<u>23,511</u>	<u>27,284</u>	<u>-3,773</u>	<u>-14%</u>
2080 · Prepaid Berth Fees	212,766	205,434	7,332	4%
2011 · Lusamerica Reimb. Acct.	15,000	15,000		
2082 · MLCP Cost Reimb. Deposit		73,761	-73,761	-100%
<b>2086 · Prepaid Leases</b>				
20861 · Vistra		16,408	-16,408	-100%
20862 · MBARI		9,667	-9,667	-100%
<b>Total 2086 · Prepaid Leases</b>		<u>26,075</u>	<u>-26,075</u>	<u>-100%</u>
2087 · Lease Deposits	19,625	19,501	124	1%
<b>Total Other Current Liabilities</b>	<u>681,312</u>	<u>779,764</u>	<u>-98,452</u>	<u>-13%</u>
<b>Total Current Liabilities</b>	<u>648,463</u>	<u>760,086</u>	<u>-111,623</u>	<u>-15%</u>
<b>Long Term Liabilities</b>				
2200 · Deferred RTU Lease Revenue	4,786,579		4,786,579	100%
2605 · Umpqua Loan	1,857,376	2,163,880	-306,504	-14%
<b>Total Long Term Liabilities</b>	<u>6,643,955</u>	<u>2,163,880</u>	<u>4,480,075</u>	<u>207%</u>
<b>Total Liabilities</b>	<u>7,292,418</u>	<u>2,923,966</u>	<u>4,368,452</u>	<u>149%</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	755,216	575,005	180,211	31%
<b>Total Equity</b>	<u>22,116,388</u>	<u>20,174,305</u>	<u>1,942,083</u>	<u>10%</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>29,408,806</u></u>	<u><u>23,098,271</u></u>	<u><u>6,310,535</u></u>	<u><u>27%</u></u>



**Moss Landing Harbor District**  
**Statement of Cash Flows**  
July through December 2022

Jul - Dec 22

<b>OPERATING ACTIVITIES</b>	
Net Income	755,216
Adjustments to reconcile Net Income	
to net cash provided by operations:	
1120 · Leases	-2,718
1120 · Leases:1291 · Monterey Bay Kayak % Rent	22,223
1200 · Marina Receivables	-37,276
1201 · Marina - Allow for Bad Debt	14,500
1250 · Lease Receivable	-133,570
1120 · Leases:1282 · NNN Receivable	21,919
1120 · Leases:1284 · Local Bounty	1,234
1271 · Prepaid Expenses:1270 · Insurance	-108,416
1800 · Less - Depreciation:1805 · Equipment	9,600
1800 · Less - Depreciation:1810 · NH Buildings & Improvements	212,400
1800 · Less - Depreciation:1825 · NH Offsite Improvements	9,000
1800 · Less - Depreciation:1830 · SH Buildings & Improvements	54,000
1800 · Less - Depreciation:1840 · SH Floating Docks	192,000
2010 · Accounts Payable	182,240
2020 · Accrued Salaries Payable	-7,222
2023 · Accrued Payroll Taxes	2,655
2030 · Customer Deposits	1,926
2080 · Prepaid Berth Fees	-26,484
2013 · Accrued Expenses	-12,000
2051 · Note Interest Payable:2062 · Umpqua Accrued Interest	-2,185
<b>Net cash provided by Operating Activities</b>	<u>1,149,042</u>
<b>INVESTING ACTIVITIES</b>	
1670 · Equipment	-45,423
1700 · Improvements:1730 · SH Buildings & Improvements	-42,569
<b>Net cash provided by Investing Activities</b>	<u>-87,992</u>
<b>FINANCING ACTIVITIES</b>	
2200 · Deferred RTU Lease Revenue	68,095
2605 · Umpqua Loan	-306,504
<b>Net cash provided by Financing Activities</b>	<u>-238,409</u>
<b>Net cash increase for period</b>	822,641
<b>Cash at beginning of period</b>	9,682,419
<b>Cash at end of period</b>	<u><u>10,505,060</u></u>

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

	<u>Jul - Dec 22</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	937,550	937,627	-77	100%
4112 · Qtrly/Annual Discount	-2,218	-105	-2,113	2,112%
4113 · Commercial Vessel Dscnt	-6,178	-6,375	197	97%
4114 · Away (1 mnth) Dscnt	-212	-45	-167	471%
4115 · Temporary Berthing	123,054	120,063	2,991	102%
4120 · Liveaboard Fees	70,700	70,171	529	101%
4130 · Transient Berthing	7,143	15,000	-7,857	48%
4220 · Wait List	2,100	3,750	-1,650	56%
4260 · Towing - Intra Harbor		400	-400	
4270 · Pumpouts	500	500		100%
4280 · Late Fees	18,840	18,445	395	102%
4282 · Recovered Lien Costs	500	1,000	-500	50%
<b>Total 4100 · Berthing Income</b>	<u>1,151,779</u>	<u>1,160,431</u>	<u>-8,652</u>	<u>99%</u>
<b>4200 · Other Income - Operations</b>				
4230 · SH Parking	64,718	67,000	-2,282	97%
4285 · Dog Fee	535	600	-65	89%
4290 · Misc	1,413	600	813	236%
<b>Total 4200 · Other Income - Operations</b>	<u>66,666</u>	<u>68,200</u>	<u>-1,534</u>	<u>98%</u>
<b>Total 4000 · MARINA REVENUES</b>	<u>1,218,445</u>	<u>1,228,631</u>	<u>-10,186</u>	<u>99%</u>

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

Expense	<u>Jul - Dec 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>5200 · General &amp; Administrative</b>				
5100 · Advertising	325	3,250	-2,925	10%
5210 · Dues & Subscriptions	3,171	5,268	-2,097	60%
5220 · Office Supplies				
5223 · Administration	3,179	3,714	-535	86%
5225 · Operations	4,754	5,760	-1,006	83%
<b>Total 5220 · Office Supplies</b>	<b>7,933</b>	<b>9,474</b>	<b>-1,541</b>	<b>84%</b>
5230 · Postage & Equip Lease				
5232 · Meter Lease	302	570	-268	53%
5235 · Postage	36	822	-786	4%
<b>Total 5230 · Postage &amp; Equip Lease</b>	<b>338</b>	<b>1,392</b>	<b>-1,054</b>	<b>24%</b>
5240 · Copier Lease & Supplies				
5242 · Copier Lease	2,189	2,172	17	101%
<b>Total 5240 · Copier Lease &amp; Supplies</b>	<b>2,189</b>	<b>2,172</b>	<b>17</b>	<b>101%</b>
5250 · Telephone & Communications				
5253 · Administration	7,367	8,958	-1,591	82%
5255 · Operations	1,561	486	1,075	321%
<b>Total 5250 · Telephone &amp; Communications</b>	<b>8,928</b>	<b>9,444</b>	<b>-516</b>	<b>95%</b>
5260 · Professional Services				
5262 · Accounting	24,585	25,600	-1,015	96%
5263 · Audit fees	17,250	18,000	-750	96%
5265 · Legal	13,680	50,000	-36,320	27%
5268 · Computer Consulting	4,510	972	3,538	464%
5269 · Payroll Processing	2,030	2,634	-604	77%
<b>Total 5260 · Professional Services</b>	<b>62,055</b>	<b>97,206</b>	<b>-35,151</b>	<b>64%</b>
5290 · Credit Card Fees	2,163	5,070	-2,907	43%
5921 · Internet Billing Service	887	1,080	-193	82%
<b>Total 5200 · General &amp; Administrative</b>	<b>87,989</b>	<b>134,356</b>	<b>-46,367</b>	<b>65%</b>
<b>5300 · Personnel</b>				
5310 · Salaries				
5313 · Administration	123,290	132,631	-9,341	93%
5315 · Operations	96,113	108,794	-12,681	88%
5318 · Maintenance	77,075	120,046	-42,971	64%
<b>Total 5310 · Salaries</b>	<b>296,478</b>	<b>361,471</b>	<b>-64,993</b>	<b>82%</b>
5330 · Payroll Taxes				
5333 · Administration	9,432	10,610	-1,178	89%
5335 · Operations	7,353	8,704	-1,351	84%
5338 · Maintenance	5,896	9,604	-3,708	61%
<b>Total 5330 · Payroll Taxes</b>	<b>22,681</b>	<b>28,918</b>	<b>-6,237</b>	<b>78%</b>

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

	<u>Jul - Dec 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>5340 · Employee Benefits</b>				
<b>5342 · Vehicle Allowance</b>				
<b>5343 · Administration</b>	34,451	23,133	11,318	149%
<b>5345 · Operations</b>	388			
<b>5348 · Maintenance</b>	36,761	39,056	-2,295	94%
<b>Total 5340 · Employee Benefits</b>	<u>71,600</u>	<u>62,189</u>	<u>9,411</u>	<u>115%</u>
<b>5350 · Workers Compensation</b>				
<b>5353 · Administration</b>	1,136	518	618	219%
<b>5355 · Operations</b>	4,858	6,481	-1,623	75%
<b>5358 · Maintenance</b>	4,338	5,140	-802	84%
<b>Total 5350 · Workers Compensation</b>	<u>10,332</u>	<u>12,139</u>	<u>-1,807</u>	<u>85%</u>
<b>5360 · Education &amp; Training</b>				
<b>5363 · Administration</b>		500	-500	
<b>5365 · Operations</b>		500	-500	
<b>Total 5360 · Education &amp; Training</b>		<u>1,000</u>	<u>-1,000</u>	
<b>Total 5300 · Personnel</b>	<u>401,091</u>	<u>465,717</u>	<u>-64,626</u>	<u>86%</u>
<b>5400 · Insurance</b>				
<b>5410 · Liability Insurance</b>	89,750	90,000	-250	100%
<b>Total 5400 · Insurance</b>	<u>89,750</u>	<u>90,000</u>	<u>-250</u>	<u>100%</u>
<b>5500 · Utilities</b>				
<b>5510 · Garbage</b>	63,863	60,000	3,863	106%
<b>5520 · Gas and Electric</b>	168,000	180,000	-12,000	93%
<b>5530 · Water</b>	27,052	22,500	4,552	120%
<b>5540 · Sewer</b>	26,147	25,000	1,147	105%
<b>Total 5500 · Utilities</b>	<u>285,062</u>	<u>287,500</u>	<u>-2,438</u>	<u>99%</u>
<b>5600 · Operating Supplies</b>				
<b>5610 · Vehicles</b>	6,713	8,225	-1,512	82%
<b>5625 · Operations</b>	10,352	11,375	-1,023	91%
<b>Total 5600 · Operating Supplies</b>	<u>17,065</u>	<u>19,600</u>	<u>-2,535</u>	<u>87%</u>
<b>5700 · Depreciation</b>	238,500	238,500		100%
<b>5800 · Repairs &amp; Maintenance</b>				
<b>5810 · Vehicles</b>	1,355	756	599	179%
<b>5830 · Equip Rental</b>	1,878	3,744	-1,866	50%
<b>5850 · Repair Materials</b>	19,157	35,502	-16,345	54%
<b>5860 · Outside Service Contracts</b>	39,518	40,000	-482	99%
<b>5870 · Derelict Disposal</b>	21,494	30,000	-8,506	72%
<b>Total 5800 · Repairs &amp; Maintenance</b>	<u>83,402</u>	<u>110,002</u>	<u>-26,600</u>	<u>76%</u>
<b>5900 · Financial Expenses</b>				
<b>5990 · Bad Debt</b>	14,500	15,000	-500	97%
<b>Total 5900 · Financial Expenses</b>	<u>14,500</u>	<u>15,000</u>	<u>-500</u>	<u>97%</u>
<b>Total · MARINA EXPENSES</b>	<u>1,217,359</u>	<u>1,360,675</u>	<u>-143,316</u>	<u>89%</u>
<b>Net Ordinary Income - Marina Operations</b>	<u>1,086</u>	<u>-132,044</u>	<u>133,130</u>	<u>-1%</u>

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

	<u>Jul - Dec 22</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	39,077	39,077		100%
4053 · MBARI	16,794	16,795	-1	100%
<b>Total 4050 · Trust Lands Lease Revenue</b>	<u>55,871</u>	<u>55,872</u>	<u>-1</u>	<u>100%</u>
<b>4500 · Leases</b>				
4501 · K-Pier Lease	7,056	15,479	-8,423	46%
<b>4502 · Cannery Building</b>				
4517 · Suite 2	18,494	18,494		100%
4504 · Suite 3	51,140	51,140		100%
4511 · Suite 1 & 10	11,804	10,431	1,373	113%
4515 · Suite 4	49,458	49,458		100%
4518 · Suite 5	15,895	14,288	1,607	111%
4510 · Suite 6		7,543	-7,543	
4512 · Suite 7	7,908	7,908		100%
4503 · Suite 8	5,065	5,180	-115	98%
4520 · Suite 9	4,980	4,731	249	105%
4523 · Canary NNN	19,999	20,000	-1	100%
<b>Total 4502 · Cannery Building</b>	<u>184,743</u>	<u>189,173</u>	<u>-4,430</u>	<u>98%</u>
4530 · RV Lot	18,588	18,588		100%
4540 · Martin & Mason	14,241	14,241		100%
<b>4560 · North Harbor</b>				
4562 · Sea Harvest	28,511	20,521	7,990	139%
4568 · Monterey Bay Kayaks	10,716	40,280	-29,564	27%
<b>Total 4560 · North Harbor</b>	<u>39,227</u>	<u>60,801</u>	<u>-21,574</u>	<u>65%</u>
<b>Total 4500 · Leases</b>	<u>263,855</u>	<u>298,282</u>	<u>-34,427</u>	<u>88%</u>
4600 · District Property Taxes	217,883	150,000	67,883	145%
<b>4700 · Other Revenues &amp; Concessions</b>				
4125 · Amenity Fee	186,027	185,488	539	100%
4126 · Passenger Vessel Fees	13,105	15,000	-1,895	87%
<b>4710 · Vending Activities</b>				
4711 · Washer/Dryer	4,312	4,200	112	103%
4712 · Soda		50	-50	
<b>Total 4710 · Vending Activities</b>	<u>4,312</u>	<u>4,250</u>	<u>62</u>	<u>101%</u>
4720 · Dry Storage	33,126	33,000	126	100%
4725 · North Harbor Use Fee	79,043	87,500	-8,457	90%
4727 · Key Sales	3,200	2,000	1,200	160%
4730 · NH Washdown	100	600	-500	17%
4735 · Camp/RV	52	1,000	-948	5%
4740 · Equipment Rental	1,500	50	1,450	3,000%
4745 · Citations & Fines	1,259		1,259	
4750 · Bid Packages		500	-500	
4751 · Permits	1,431	3,250	-1,819	44%
4770 · Surplus Auction/Sales		100	-100	
<b>Total 4700 · Other Revenues &amp; Concessions</b>	<u>323,155</u>	<u>332,738</u>	<u>-9,583</u>	<u>97%</u>

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

	<u>Jul - Dec 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>4800 · Interest</b>				
<b>4841 · Union Bank Interest</b>				
4843 · First Capital Bank	20,837	1,676	19,161	1,243%
4846 · Umpqua Interest	51	50	1	102%
<b>Total 4800 · Interest</b>	<u>20,888</u>	<u>1,726</u>	<u>19,162</u>	<u>1,210%</u>
<b>Total 4400 · LEASE AND OTHER INCOME</b>	<u>881,652</u>	<u>838,618</u>	<u>43,034</u>	<u>105%</u>
<b>7000 · LEASE AND OTHER EXPENSES</b>				
<b>7100 · Interest Expense</b>				
7134 · Umpqua NP Interest	28,650	28,652	-2	100%
<b>Total 7100 · Interest Expense</b>	<u>28,650</u>	<u>28,652</u>	<u>-2</u>	<u>100%</u>
<b>7200 · Other Financial Expenses</b>				
7221 · CSDA Dues				
7230 · LAFO Administrative Charges	5,868	7,000	-1,132	84%
<b>Total 7200 · Other Financial Expenses</b>	<u>5,868</u>	<u>7,000</u>	<u>-1,132</u>	<u>84%</u>
<b>5700 · Depreciation</b>	238,500	238,500		100%
<b>7300 · Commissioner Expenses</b>				
7310 · Election Costs		1,000,000	-1,000,000	
7320 · Monthly Stipend	5,450	10,000	-4,550	55%
7321 · Employer Payroll Taxes	417	800	-383	52%
7330 · Incurred Expenses	2,344	1,700	644	138%
<b>Total 7300 · Commissioner Expenses</b>	<u>8,211</u>	<u>1,012,500</u>	<u>-1,004,289</u>	<u>1%</u>
<b>Total 7000 · LEASE AND OTHER EXPENSES</b>	<u>281,229</u>	<u>1,286,652</u>	<u>-1,005,423</u>	<u>22%</u>
<b>Net Ordinary Income - Lease &amp; Other Operations</b>	<u>600,423</u>	<u>-448,034</u>	<u>1,048,457</u>	<u>-134%</u>
<b>Net Ordinary Income - Combined Operations</b>	<u>601,509</u>	<u>-580,078</u>	<u>1,181,587</u>	<u>-104%</u>

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

	<u>Jul - Dec 22</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>Total Other Income</b>	375,065		375,065	100%
<b>Other Expense</b>				
<b>9000 · CAPITAL PROJECT EXPENSES</b>				
5880 · Dredging		50,000	-50,000	
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	105,548	3,000,000	-2,894,452	4%
9470 · NH Visitor Dock		400,000	-400,000	
9565 · Miscellaneous Capital Projects	114,070	370,000	-255,930	31%
9750 · Office Computers		5,000	-5,000	
9800 · Dock Replacement		1,500,000	-1,500,000	
<b>Total 9000 · CAPITAL PROJECT EXPENSES</b>	<u>221,358</u>	<u>6,450,000</u>	<u>-6,228,642</u>	<u>3%</u>
<b>Total Other Expense</b>	<u>221,358</u>	<u>6,450,000</u>	<u>-6,228,642</u>	<u>3%</u>
<b>Net Other Income</b>	<u>153,707</u>	<u>-6,450,000</u>	<u>6,603,707</u>	<u>-2%</u>
<b>Net Income</b>	<u><u>755,216</u></u>	<u><u>-7,030,078</u></u>	<u><u>7,785,294</u></u>	<u><u>-11%</u></u>

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

	<u>Jul - Dec 22</u>	<u>Jul - Dec 21</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	937,550	894,791	42,759	5%
4112 · Qtrly/Annual Discount	-2,218	-1,715	-503	-29%
4113 · Commercial Vessel Dscnt	-6,178	-6,129	-49	-1%
4114 · Away (1 mnth) Dscnt	-212	-142	-70	-49%
4115 · Temporary Berthing	123,054	137,976	-14,922	-11%
4120 · Liveaboard Fees	70,700	68,430	2,270	3%
4130 · Transient Berthing	7,143	3,741	3,402	91%
4220 · Wait List	2,100	4,125	-2,025	-49%
4270 · Pumpouts	500	200	300	150%
4280 · Late Fees	18,840	15,826	3,014	19%
4282 · Recovered Lien Costs	500		500	100%
<b>Total 4100 · Berthing Income</b>	<u>1,151,779</u>	<u>1,117,103</u>	<u>34,676</u>	<u>3%</u>
<b>4200 · Other Income - Operations</b>				
4230 · SH Parking	64,718	71,780	-7,062	-10%
4285 · Dog Fee	535	595	-60	-10%
4290 · Misc	1,413	356	1,057	297%
<b>Total 4200 · Other Income - Operations</b>	<u>66,666</u>	<u>72,731</u>	<u>-6,065</u>	<u>-8%</u>
<b>Total 4000 · MARINA REVENUES</b>	<u>1,218,445</u>	<u>1,189,834</u>	<u>28,611</u>	<u>2%</u>



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

Expense	Jul - Dec 22	Jul - Dec 21	\$ Change	% Change
<b>5200 · General &amp; Administrative</b>				
5100 · Advertising	325	3,100	-2,775	-90%
5210 · Dues & Subscriptions	3,171	3,611	-440	-12%
<b>5220 · Office Supplies</b>				
5223 · Administration	3,179	2,937	242	8%
5225 · Operations	4,754	4,767	-13	-0%
<b>Total 5220 · Office Supplies</b>	<u>7,933</u>	<u>7,704</u>	229	3%
<b>5230 · Postage &amp; Equip Lease</b>				
5232 · Meter Lease	302	302		
5235 · Postage	36	801	-765	-96%
<b>Total 5230 · Postage &amp; Equip Lease</b>	<u>338</u>	<u>1,103</u>	-765	-69%
<b>5240 · Copier Lease &amp; Supplies</b>				
5242 · Copier Lease	2,189	2,042	147	7%
<b>Total 5240 · Copier Lease &amp; Supplies</b>	<u>2,189</u>	<u>2,042</u>	147	7%
<b>5250 · Telephone &amp; Communications</b>				
5253 · Administration	7,367	7,227	140	2%
5255 · Operations	1,561	395	1,166	295%
<b>Total 5250 · Telephone &amp; Communications</b>	<u>8,928</u>	<u>7,622</u>	1,306	17%
<b>5260 · Professional Services</b>				
5262 · Accounting	24,585	19,684	4,901	25%
5263 · Audit fees	17,250	17,000	250	1%
5265 · Legal	13,680	20,220	-6,540	-32%
5268 · Computer Consulting	4,510	298	4,212	1,413%
5269 · Payroll Processing	2,030	1,792	238	13%
<b>Total 5260 · Professional Services</b>	<u>62,055</u>	<u>58,994</u>	3,061	5%
5290 · Credit Card Fees	2,163	2,539	-376	-15%
5921 · Internet Billing Service	887	821	66	8%
<b>Total 5200 · General &amp; Administrative</b>	<u>87,989</u>	<u>87,536</u>	453	1%
<b>5300 · Personnel</b>				
<b>5310 · Salaries</b>				
5313 · Administration	123,290	121,134	2,156	2%
5315 · Operations	96,113	77,400	18,713	24%
5318 · Maintenance	77,075	64,684	12,391	19%
<b>Total 5310 · Salaries</b>	<u>296,478</u>	<u>263,218</u>	33,260	13%
<b>5330 · Payroll Taxes</b>				
5333 · Administration	9,432	9,261	171	2%
5335 · Operations	7,353	8,171	-818	-10%
5338 · Maintenance	5,896	4,951	945	19%
<b>Total 5330 · Payroll Taxes</b>	<u>22,681</u>	<u>22,383</u>	298	1%
<b>5340 · Employee Benefits</b>				
5343 · Administration	34,451	27,361	7,090	26%
5345 · Operations	388	487	-99	-20%
5348 · Maintenance	36,761	30,569	6,192	20%
<b>Total 5340 · Employee Benefits</b>	<u>71,600</u>	<u>58,417</u>	13,183	23%

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

	Jul - Dec 22	Jul - Dec 21	\$ Change	% Change
<b>5350 · Workers Compensation</b>				
5353 · Administration	1,136	1,800	-664	-37%
5355 · Operations	4,858	2,961	1,897	64%
5358 · Maintenance	4,338	3,019	1,319	44%
<b>Total 5350 · Workers Compensation</b>	10,332	7,780	2,552	33%
<b>5360 · Education &amp; Training</b>				
5363 · Administration		3,224	-3,224	-100%
5365 · Operations		129	-129	-100%
<b>Total 5360 · Education &amp; Training</b>		3,353	-3,353	-100%
<b>Total 5300 · Personnel</b>	401,091	355,151	45,940	13%
<b>5400 · Insurance</b>				
5410 · Liability Insurance	89,750	83,113	6,637	8%
<b>Total 5400 · Insurance</b>	89,750	83,113	6,637	8%
<b>5500 · Utilities</b>				
5510 · Garbage	63,863	56,649	7,214	13%
5520 · Gas and Electric	168,000	142,909	25,091	18%
5530 · Water	27,052	21,313	5,739	27%
5540 · Sewer	26,147	23,740	2,407	10%
<b>Total 5500 · Utilities</b>	285,062	244,611	40,451	17%
<b>5600 · Operating Supplies</b>				
5610 · Vehicles	6,713	4,183	2,530	60%
5620 · Vessels		476	-476	-100%
5625 · Operations	10,352	7,690	2,662	35%
<b>Total 5600 · Operating Supplies</b>	17,065	12,349	4,716	38%
<b>5700 · Depreciation</b>	238,500	250,011	-11,511	-5%
<b>5800 · Repairs &amp; Maintenance</b>				
5810 · Vehicles	1,355	293	1,062	362%
5830 · Equip Rental	1,878	1,815	63	3%
5850 · Repair Materials	19,157	14,579	4,578	31%
5860 · Outside Service Contracts	39,518	41,230	-1,712	-4%
5870 · Derelict Disposal	21,494	33,726	-12,232	-36%
<b>Total 5800 · Repairs &amp; Maintenance</b>	83,402	91,643	-8,241	-9%
<b>5900 · Financial Expenses</b>				
5920 · Bank Service Charges		3,888	-3,888	-100%
5990 · Bad Debt	14,500	12,750	1,750	14%
<b>Total 5900 · Financial Expenses</b>	14,500	16,638	-2,138	-13%
<b>Total · MARINA EXPENSES</b>	1,217,359	1,141,052	76,307	7%
<b>Net Ordinary Income - Marina Operations</b>	1,086	48,782	-47,696	-98%

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

	Jul - Dec 22	Jul - Dec 21	\$ Change	% Change
<b>4400 · LEASE AND OTHER INCOME</b>				
<b>4050 · Trust Lands Lease Revenue</b>				
4051 · Vistra	39,077	36,740	2,337	6%
4053 · MBARI	16,794	14,950	1,844	12%
<b>Total 4050 · Trust Lands Lease Revenue</b>	<b>55,871</b>	<b>51,690</b>	<b>4,181</b>	<b>8%</b>
<b>4500 · Leases</b>				
4501 · K-Pier Lease	7,056	18,614	-11,558	-62%
<b>4502 · Cannery Building</b>				
4517 · Suite 2	18,494	17,555	939	5%
4504 · Suite 3	51,140	24,273	26,867	111%
4511 · Suite 1 & 10	11,804	9,902	1,902	19%
4515 · Suite 4	49,458	46,948	2,510	5%
4518 · Suite 5	15,895	13,725	2,170	16%
4510 · Suite 6		7,160	-7,160	-100%
4512 · Suite 7	7,908	7,507	401	5%
4503 · Suite 8	5,065	4,917	148	3%
4520 · Suite 9	4,980	4,000	980	25%
4523 · Canary NNN	19,999	20,256	-257	-1%
<b>Total 4502 · Cannery Building</b>	<b>184,743</b>	<b>156,243</b>	<b>28,500</b>	<b>18%</b>
4530 · RV Lot	18,588	17,646	942	5%
4540 · Martin & Mason	14,241		14,241	100%
<b>4560 · North Harbor</b>				
4562 · Sea Harvest	28,511	18,509	10,002	54%
4568 · Monterey Bay Kayaks	10,716	30,117	-19,401	-64%
<b>Total 4560 · North Harbor</b>	<b>39,227</b>	<b>48,626</b>	<b>-9,399</b>	<b>-19%</b>
<b>Total 4500 · Leases</b>	<b>263,855</b>	<b>241,129</b>	<b>22,726</b>	<b>9%</b>
4600 · District Property Taxes	217,883	203,898	13,985	7%
<b>4700 · Other Revenues &amp; Concessions</b>				
4125 · Amenity Fee	186,027	177,398	8,629	5%
4126 · Passenger Vessel Fees	13,105		13,105	100%
<b>4710 · Vending Activities</b>				
4711 · Washer/Dryer	4,312	5,473	-1,161	-21%
4712 · Soda		115	-115	-100%
<b>Total 4710 · Vending Activities</b>	<b>4,312</b>	<b>5,588</b>	<b>-1,276</b>	<b>-23%</b>
4720 · Dry Storage	33,126	30,546	2,580	8%
4725 · North Harbor Use Fee	79,043	100,778	-21,735	-22%
4727 · Key Sales	3,200	2,701	499	18%
4730 · NH Washdown	100	480	-380	-79%
4735 · Camp/RV	52	1,566	-1,514	-97%
4740 · Equipment Rental	1,500	271	1,229	454%
4745 · Citations & Fines	1,259	2,041	-782	-38%
4751 · Permits	1,431	4,498	-3,067	-68%
4765 · Faxes, Copies & Postage				
<b>Total 4700 · Other Revenues &amp; Concessions</b>	<b>323,155</b>	<b>325,867</b>	<b>-2,712</b>	<b>-1%</b>

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

	<u>Jul - Dec 22</u>	<u>Jul - Dec 21</u>	<u>\$ Change</u>	<u>% Change</u>
<b>4800 · Interest</b>				
<b>4841 · Union Bank Interest</b>		193	-193	-100%
<b>4843 · First Capital Bank</b>	20,837	1,626	19,211	1,181%
<b>4846 · Umpqua Interest</b>	51	51	0	
<b>Total 4800 · Interest</b>	<u>20,888</u>	<u>1,870</u>	<u>19,018</u>	<u>1,017%</u>
<b>Total 4400 · LEASE AND OTHER INCOME</b>	<u>881,652</u>	<u>824,454</u>	<u>57,198</u>	<u>7%</u>
<b>7000 · LEASE AND OTHER EXPENSES</b>				
<b>7100 · Interest Expense</b>				
<b>7134 · Umpqua NP Interest</b>	28,650	33,293	-4,643	-14%
<b>Total 7100 · Interest Expense</b>	<u>28,650</u>	<u>33,293</u>	<u>-4,643</u>	<u>-14%</u>
<b>7200 · Other Financial Expenses</b>				
<b>7230 · LAFO Administrative Charges</b>	5,868	5,393	475	9%
<b>Total 7200 · Other Financial Expenses</b>	<u>5,868</u>	<u>5,393</u>	<u>475</u>	<u>9%</u>
<b>5700 · Depreciation</b>	238,500	250,011	-11,511	-5%
<b>7300 · Commissioner Expenses</b>				
<b>7320 · Monthly Stipend</b>	5,450	7,625	-2,175	-29%
<b>7321 · Employer Payroll Taxes</b>	417	583	-166	-28%
<b>7330 · Incurred Expenses</b>	2,344	1,326	1,018	77%
<b>Total 7300 · Commissioner Expenses</b>	<u>8,211</u>	<u>9,534</u>	<u>-1,323</u>	<u>-14%</u>
<b>Total 7000 · LEASE AND OTHER EXPENSES</b>	<u>281,229</u>	<u>298,231</u>	<u>-17,002</u>	<u>-6%</u>
<b>Net Ordinary Income - Lease &amp; Other Operations</b>	<u>600,423</u>	<u>526,223</u>	<u>74,200</u>	<u>14%</u>
<b>Net Ordinary Income - Combined Operations</b>	<u>601,509</u>	<u>575,005</u>	<u>26,504</u>	<u>5%</u>

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

	<u>Jul - Dec 22</u>	<u>Jul - Dec 21</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>				
9054 · Sea Lion Deterrent Fencing	910		910	100%
9150 · Cannery	830		830	100%
9309 · New NH Building	105,548		105,548	100%
9565 · Miscellaneous Capital Projects	114,070		114,070	100%
<b>Total 9000 · CAPITAL PROJECT EXPENSES</b>	<u>221,358</u>		<u>221,358</u>	<u>100%</u>
<b>Total Other Expense</b>	<u>221,358</u>		<u>221,358</u>	<u>100%</u>
<b>Net Other Income</b>	<u>153,707</u>		<u>153,707</u>	<u>100%</u>
<b>Net Income</b>	<u><u>755,216</u></u>	<u><u>575,005</u></u>	<u><u>180,211</u></u>	<u><u>31%</u></u>

**Moss Landing Harbor District**  
**A/P Aging Summary**  
**As of December 31, 2022**

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>&gt; 90</u>	<u>TOTAL</u>
Allied Administrators for Delta Dental	0.00	-732.24	0.00	0.00	0.00	-732.24
California Special Districts Association	0.00	-8,186.00	0.00	0.00	0.00	-8,186.00
CalPERS	0.00	0.00	-5,328.65	0.00	0.00	-5,328.65
Castroville "ACE" Hardware	260.66	0.00	0.00	0.00	0.00	260.66
Employ America	1,369.78	0.00	0.00	0.00	0.00	1,369.78
Jamie Blocher	0.00	550.00	0.00	0.00	0.00	550.00
Mechanics Bank	1,096.37	0.00	0.00	0.00	0.00	1,096.37
Monterey Sanitary Supply	1,099.88	0.00	0.00	0.00	0.00	1,099.88
Moss Landing Boat Works	0.00	94.78	0.00	0.00	0.00	94.78
Pacific Coast Congress	0.00	-265.00	0.00	0.00	0.00	-265.00
Pajaro Valley Lock Shop	0.00	100.29	0.00	0.00	0.00	100.29
Pajaro/Sunny Mesa C.S.D.	3,300.96	0.00	0.00	0.00	0.00	3,300.96
PG&E	0.00	-30,000.00	0.00	0.00	0.00	-30,000.00
Pitney Bowes Global Financial Svc LLC	151.21	0.00	0.00	0.00	0.00	151.21
Royal Wholesale Electric	245.25	0.00	0.00	0.00	0.00	245.25
U.S. Bank	1,692.66	0.00	0.00	0.00	0.00	1,692.66
U.S. Bank - Office Equipment Finance Svc	0.00	-271.21	0.00	0.00	0.00	-271.21
VALIC	1,988.99	0.00	0.00	0.00	0.00	1,988.99
Vision Sevice Plan	0.00	-94.37	0.00	0.00	0.00	-94.37
West Marine Pro	428.47	0.00	0.00	0.00	-350.48	77.99
<b>TOTAL</b>	<b><u>11,634.23</u></b>	<b><u>-38,803.75</u></b>	<b><u>-5,328.65</u></b>	<b><u>0.00</u></b>	<b><u>-350.48</u></b>	<b><u>-32,848.65</u></b>

**Moss Landing Harbor District  
Warrant Listing  
As of December 31, 2022**

Type	Date	Num	Name	Amount
<b>1001 - 1st Capital Operating Account</b>				
Bill Pmt -Check	11/01/2022	19717	Icon Building & Development, Inc.	-42,569.18
Bill Pmt -Check	11/01/2022	19718	SSB Construction	-12,018.00
Bill Pmt -Check	11/01/2022	19719	Moss Landing Boat Works	-611.77
Bill Pmt -Check	11/01/2022	19720	CalPERS	-4,515.86
Check	11/07/2022		NPC Merchant Pymt Proc	-2,510.19
Check	11/07/2022		MS	-439.32
Check	11/09/2022		Payroll Partners	-149.47
Check	11/10/2022	4071	Ferrante, Vincent	-114.06
Check	11/10/2022	4072	Goulart, James	-114.06
Check	11/10/2022	4073	Jeffries, Russell	-114.06
Check	11/10/2022	4074	Tony Leonardini	-114.06
Check	11/10/2022	4075	Neal Norris	-1,001.59
Bill Pmt -Check	11/16/2022	19721	West Marine Pro	-913.19
Bill Pmt -Check	11/16/2022	19722	A.L. Lease	-812.82
Bill Pmt -Check	11/16/2022	19723	Allied Administrators for Delta Dental	-732.24
Bill Pmt -Check	11/16/2022	19724	AT&T	-225.43
Bill Pmt -Check	11/16/2022	19725	Bayside Oil, Inc.	-1,125.00
Bill Pmt -Check	11/16/2022	19726	Big Creek Lumber	-2,034.43
Bill Pmt -Check	11/16/2022	19727	Carmel Marina Corporation	-1,652.00
Bill Pmt -Check	11/16/2022	19728	Castroville "ACE" Hardware	-79.81
Bill Pmt -Check	11/16/2022	19729	Central Coast Systems, Inc.	-105.00
Bill Pmt -Check	11/16/2022	19730	Cintas	-558.68
Bill Pmt -Check	11/16/2022	19731	Corralitos Electric	-2,087.66
Bill Pmt -Check	11/16/2022	19732	Damm Good Water	-147.40
Bill Pmt -Check	11/16/2022	19733	Despard Marine Services	-625.00
Bill Pmt -Check	11/16/2022	19734	Dixon & Son Tire	-152.52
Bill Pmt -Check	11/16/2022	19735	Freedom Tune Up	-111.03
Bill Pmt -Check	11/16/2022	19736	Kelly-Moore Paint Co	-760.82
Bill Pmt -Check	11/16/2022	19737	Mechanics Bank	-566.02
Bill Pmt -Check	11/16/2022	19738	Mike Brown	-100.00
Bill Pmt -Check	11/16/2022	19739	Monterey Sanitary Supply	-2,013.04
Bill Pmt -Check	11/16/2022	19740	MP Express	-2,943.39
Bill Pmt -Check	11/16/2022	19741	Pajaro Valley Lock Shop	-707.03
Bill Pmt -Check	11/16/2022	19742	Pajaro/Sunny Mesa C.S.D.	-3,529.74
Bill Pmt -Check	11/16/2022	19743	PG&E	-30,000.00
Bill Pmt -Check	11/16/2022	19744	Randazzo Enterprises Inc.	-90,458.00
Bill Pmt -Check	11/16/2022	19745	Razzolink, Inc.	-136.85
Bill Pmt -Check	11/16/2022	19746	Sal Tringali	-644.42
Bill Pmt -Check	11/16/2022	19747	Tommy Razzeca	-350.00
Bill Pmt -Check	11/16/2022	19748	U.S. Bank	-1,576.95
Bill Pmt -Check	11/16/2022	19749	U.S. Bank Equipment Finance	-271.21
Bill Pmt -Check	11/16/2022	19750	Unified Building Maintenance	-1,350.00
Bill Pmt -Check	11/16/2022	19751	Valero Marketing and Supply Company	-1,186.75
Bill Pmt -Check	11/16/2022	19752	VALIC	-1,988.99

**Moss Landing Harbor District  
Warrant Listing  
As of December 31, 2022**

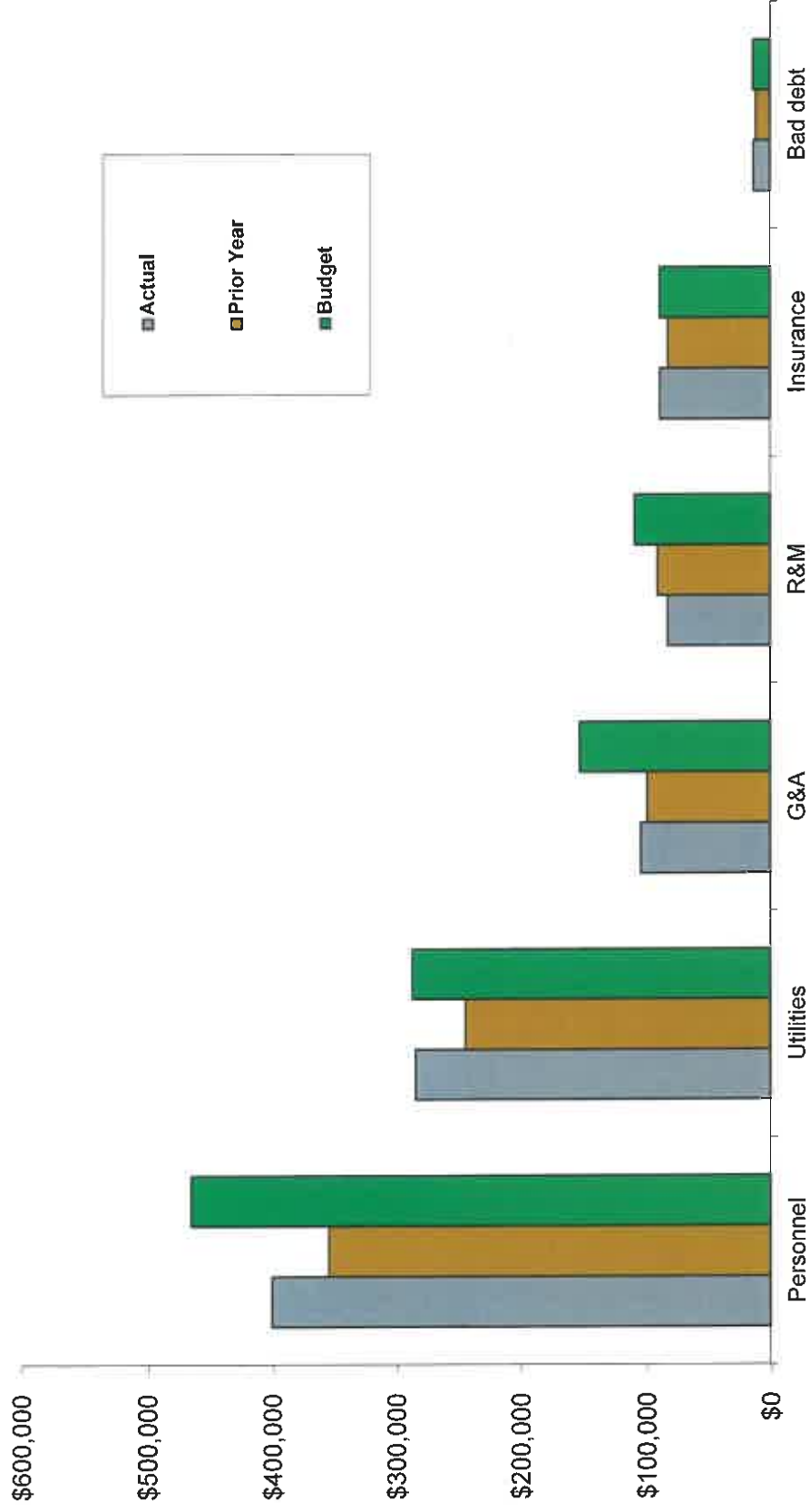
<b>Type</b>	<b>Date</b>	<b>Num</b>	<b>Name</b>	<b>Amount</b>
Bill Pmt -Check	11/16/2022	19753	Verizon Wireless	-111.76
Bill Pmt -Check	11/16/2022	19754	Vision Sevice Plan	-94.37
Bill Pmt -Check	11/16/2022	19755	WASH	-220.47
Bill Pmt -Check	11/16/2022	19756	Carmel Marina Corporation	-214.78
Bill Pmt -Check	11/16/2022	19757	Mechanics Bank	-328.38
Bill Pmt -Check	11/16/2022	19758	Mechanics Bank	-270.24
Bill Pmt -Check	11/17/2022	19759	Jarvis Fay, LLP	-8,800.00
Check	11/23/2022		Payroll Partners	-133.11
Check	11/25/2022	4076	Neal Norris	-1,001.59
Bill Pmt -Check	11/29/2022	19760	CalPERS	-5,328.65
Bill Pmt -Check	11/29/2022	19761	David Kelly	-575.00
Bill Pmt -Check	11/29/2022	19762	David Sternbert	-25.00
Bill Pmt -Check	11/29/2022	19763	Home Depot Credit Services	-508.23
Bill Pmt -Check	11/29/2022	19764	Kenneth Thompson	-525.00
Bill Pmt -Check	11/29/2022	19765	Les Pawlak	-588.00
Bill Pmt -Check	11/29/2022	19766	MBS Business Systems	-92.16
Bill Pmt -Check	11/29/2022	19767	MP Express	-279.69
Bill Pmt -Check	11/29/2022	19768	Norman Reynolds-	-525.00
Bill Pmt -Check	11/29/2022	19769	Wald, Ruhnke & Dost Architects, LP	-19,250.00
Bill Pmt -Check	11/29/2022	19770	Wendy L. Cumming, CPA	-5,568.75
Check	12/06/2022		NPC Merchant Pymt Proc	-1,993.00
Check	12/08/2022		Payroll Partners	-140.63
Check	12/09/2022	4077	Neal Norris	-1,001.58
Check	12/09/2022	4078	Salome Ponce	-696.53
Bill Pmt -Check	12/12/2022	19771	A.L. Lease	-437.00
Bill Pmt -Check	12/12/2022	19772	Alex Revenko	-550.00
Bill Pmt -Check	12/12/2022	19773	Allied Administrators for Delta Dental	-732.24
Bill Pmt -Check	12/12/2022	19774	AT&T	-253.91
Bill Pmt -Check	12/12/2022	19775	Bryant Jolley	-17,250.00
Bill Pmt -Check	12/12/2022	19776	California Special Districts Association	-8,186.00
Bill Pmt -Check	12/12/2022	19777	Carmel Marina Corporation	-6,381.87
Bill Pmt -Check	12/12/2022	19778	Castroville "ACE" Hardware	-85.52
Bill Pmt -Check	12/12/2022	19779	Cintas	-698.35
Bill Pmt -Check	12/12/2022	19780	Corralitos Electric	-1,624.00
Bill Pmt -Check	12/12/2022	19781	Damm Good Water	-79.70
Bill Pmt -Check	12/12/2022	19782	DMV/Lien Sale Section	-40.00
Bill Pmt -Check	12/12/2022	19783	Doctors on Duty	-122.50
Bill Pmt -Check	12/12/2022	19784	Johnson Electronics, Inc.	-120.00
Bill Pmt -Check	12/12/2022	19785	MBS Business Systems	0.00
Bill Pmt -Check	12/12/2022	19786	Mechanics Bank	-327.71
Bill Pmt -Check	12/12/2022	19787	Monterey One Water	-663.42
Bill Pmt -Check	12/12/2022	19788	Monterey Regional Waste Management Dist.	-76.00
Bill Pmt -Check	12/12/2022	19789	Monterey Sanitary Supply	-843.09
Bill Pmt -Check	12/12/2022	19790	Moss Landing Boat Works	-6.49
Bill Pmt -Check	12/12/2022	19791	Pajaro/Sunny Mesa C.S.D.	-4,030.22



**Moss Landing Harbor District  
Warrant Listing  
As of December 31, 2022**

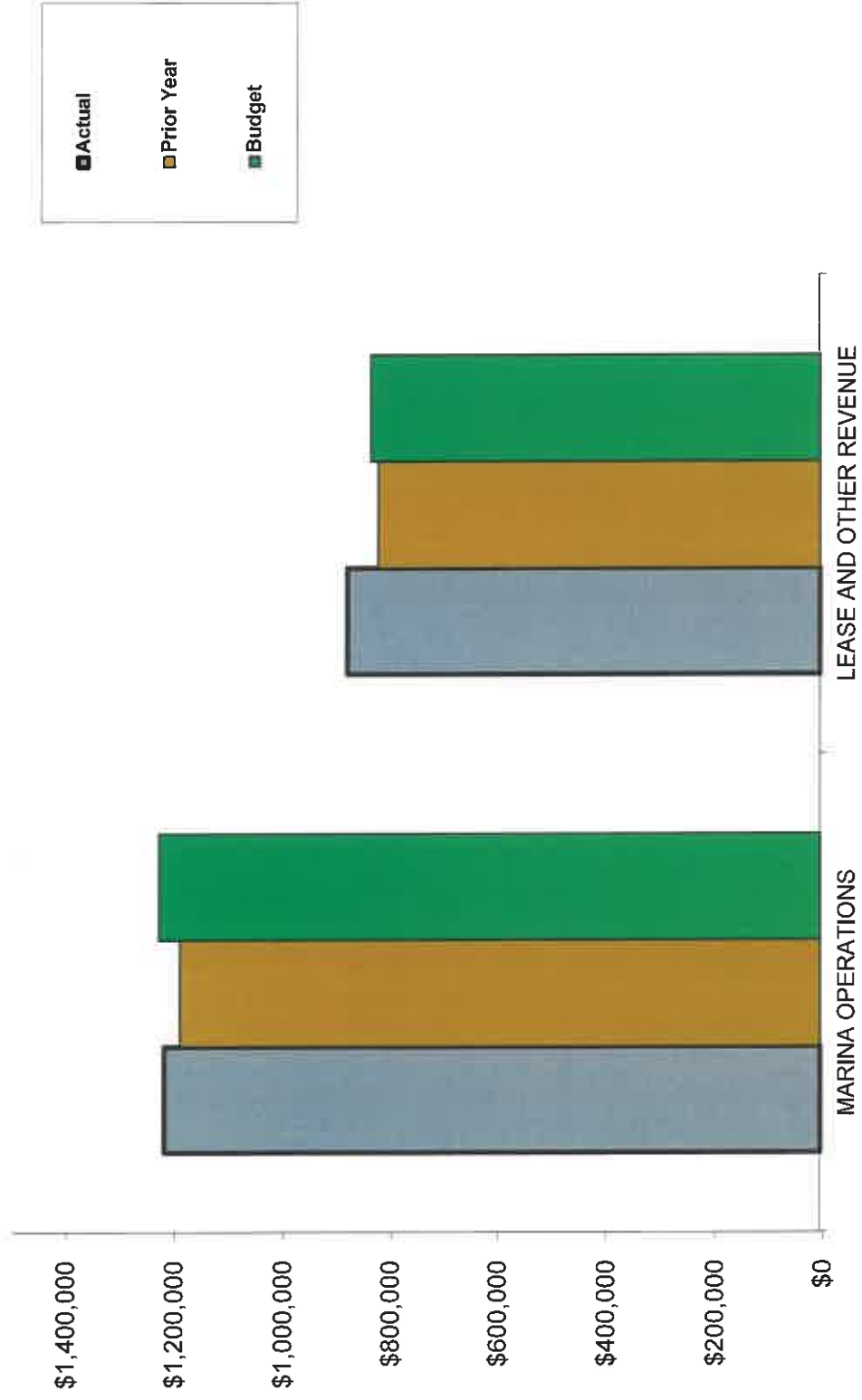
<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>
Bill Pmt -Check	12/12/2022	19792	PG&E	-30,000.00
Bill Pmt -Check	12/12/2022	19794	Razzolink, Inc.	-136.85
Bill Pmt -Check	12/12/2022	19795	Tommy Razzeca	-350.00
Bill Pmt -Check	12/12/2022	19796	U.S. Bank	-904.22
Bill Pmt -Check	12/12/2022	19797	U.S. Bank - Office Equipment Finance Svc	-271.21
Bill Pmt -Check	12/12/2022	19798	Unified Building Maintenance	-1,350.00
Bill Pmt -Check	12/12/2022	19799	United Site Services of Calif., Inc.	-544.99
Bill Pmt -Check	12/12/2022	19800	VALIC	-1,988.99
Bill Pmt -Check	12/12/2022	19801	Verizon Wireless	-111.74
Bill Pmt -Check	12/12/2022	19802	Vision Sevice Plan	-94.37
Bill Pmt -Check	12/12/2022	19793	West Marine Pro	-345.72
Bill Pmt -Check	12/12/2022	19803	Carmel Marina Corporation	-214.78
Bill Pmt -Check	12/12/2022	19804	Mechanics Bank	-592.94
Bill Pmt -Check	12/12/2022	19805	Monterey One Water	-7,345.93
Bill Pmt -Check	12/12/2022	19806	Carmel Marina Corporation	-3,802.52
Bill Pmt -Check	12/12/2022	19807	Mechanics Bank	-275.97
Bill Pmt -Check	12/12/2022	19808	Carmel Marina Corporation	-1,652.00
Check	12/22/2022		Payroll Partners	-149.47
Check	12/23/2022	4079	Ferrante, Vincent	-114.07
Check	12/23/2022	4080	Goulart, James	-114.06
Check	12/23/2022	4081	Jeffries, Russell	-456.26
Check	12/23/2022	4082	Tony Leonardini	-456.26
Check	12/23/2022	4083	Neal Norris	-1,001.60
Bill Pmt -Check	12/27/2022	19809	AT&T	-512.63
Bill Pmt -Check	12/27/2022	19810	Bayside Oil, Inc.	-405.00
Bill Pmt -Check	12/27/2022	19811	Corralitos Electric	-3,836.32
Bill Pmt -Check	12/27/2022	19812	Damm Good Water	-24.30
Bill Pmt -Check	12/27/2022	19813	Edward V. Schehl	-550.00
Bill Pmt -Check	12/27/2022	19814	Green Valley Supply	-233.33
Bill Pmt -Check	12/27/2022	19815	Home Depot	-682.57
Bill Pmt -Check	12/27/2022	19816	Jarvis Fay, LLP	-560.00
Bill Pmt -Check	12/27/2022	19817	MBS Business Systems	-4.00
Bill Pmt -Check	12/27/2022	19818	Pacific Coast Congress	-265.00
Bill Pmt -Check	12/27/2022	19819	Pacific Publishers, LLC	-265.00
Bill Pmt -Check	12/27/2022	19820	United Site Services of Calif., Inc.	-544.99
Bill Pmt -Check	12/27/2022	19821	Valero Marketing and Supply Company	-451.74
Bill Pmt -Check	12/27/2022	19822	Wald, Ruhnke & Dost Architects, LP	-45,095.71
Bill Pmt -Check	12/27/2022	19823	Wendy L. Cumming, CPA	-5,073.75
Bill Pmt -Check	12/27/2022	19824	AT&T	-597.10
Bill Pmt -Check	12/30/2022	19825	Lopez & Sons Tree Service & Landscaping	-10,000.00
Check	12/31/2022			-2,048.61
Total 1001 - 1st Capital Operating Account				-428,420.98
<b>TOTAL</b>				<b>-428,420.98</b>

**Operating Expenses  
Year to Date Actuals vs. Budget and Prior Year  
December 31, 2022**

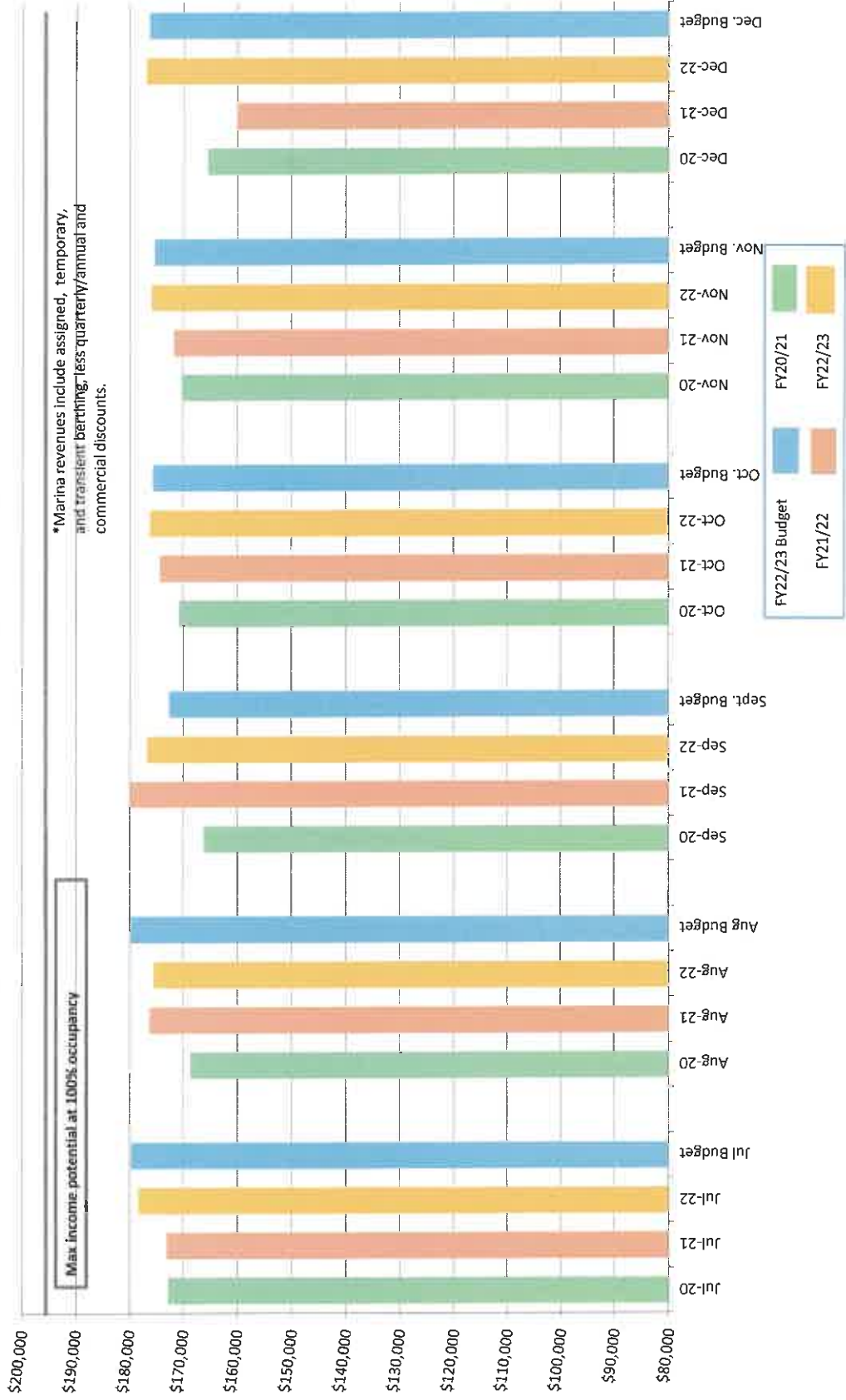


**\*\*Expenses Exclude Dredging, Depreciation and Interest Expenses\*\***

**Marina, Lease and Other Revenue  
Year to Date Actual vs. Budget and Prior Year  
December 31, 2022**



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





7881 SANDHOLDT ROAD  
MOSS LANDING, CA 95039

TELEPHONE – 831.633.5417  
FACSIMILE – 831.633.4537



**BOARD OF HARBOR COMMISSIONERS**

Russell Jeffries  
Vincent Ferrante  
James Goulart  
Liz Soto  
Albert Lomeli

**GENERAL MANAGER  
HARBOR MASTER**

Tom Razzeca

**STAFF REPORT**

ITEM NUMBER 05 – PROJECT STATUS  
BOARD MEETING January 25, 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. The staff goal is to have construction underway by Summer 2023.

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

**3. Cannery Building HVAC and Penthouse Mechanical Room:** This project was completed in early January 2023 and the project will be removed from this project status report moving forward.

**4. 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 Districts consultant Sea Engineering is currently preparing project design plans which will be used for permitting of the project once complete. Staff will continue to update the Board and public as we have additional information moving forward in the process. I have included a schedule for this project as provided by our consulting firm Sea Engineering below for reference.

Sea Engineering update for our work in assisting with the design and permitting of repairs to piles, docks and shoreline area damaged by the 2022 tsunami:

- Design
  - Completed - 30% Drawings and Specifications (to be used for final permit applications)
  - Next steps - Finalize drawings and specifications (65%, 85%, 100%)

*SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947*

- Schedule - 65% completed by Feb 2023, 85% March 2023, 100% April 2023 (project out to bid in May 2023?)
- Permitting
  - Completed - communications and partial draft permit applications for CCC, USACE, and Regional Water Quality Board
  - Next steps - Submit final permit applications
  - Schedule - Final applications submitted Jan 2023 to meet the expectation of approval by project start of Fall 2023



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

7881 SANDHOLDT ROAD  
 MOSS LANDING, CA 95039

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 FACSIMILE – 831.633.4537

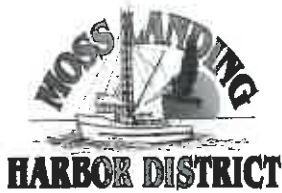


GENERAL MANAGER  
 HARBORMASTER  
 Tommy Razzeca

## STAFF REPORT

### ITEM NUMBER 06 – SUMMARY OF PERMITS ISSUED BOARD MEETING OF January 25, 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	2/18/2022	Current	Facilities Use	2/18/2023
Whisper Charters	2/28/2022	Current	Facilities Use	2/28/2023
Fast Raft	3/28/2022	Current	Facilities Use	3/28/2023
Monterey Eco Tours	4/16/2022	Current	Facilities Use	4/16/2023
Oceanic Expeditions	4/21/2022	Current	Facilities Use	4/21/2023
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



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

7881 SANDHOLDT ROAD  
MOSS LANDING, CA 95039

TELEPHONE – 831.633.5417  
FACSIMILE – 831.633.4537



GENERAL MANAGER  
HARBORMASTER  
Tommy Razzeca

## STAFF REPORT

ITEM NUMBER 07 – MEETING ANNOUNCEMENTS  
BOARD MEETING OF January 25, 2023

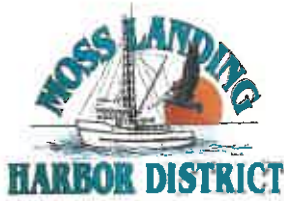
Monterey County Fish and Game Advisory Commission – Meetings are on the 2nd Tuesday of even months. <http://www.co.monterey.ca.us/bcandc/fishgame.html>

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>

February 17th– Hybrid (Virtual & In-Person) Meeting  
LOCATION TBD





7881 SANDHOLDT ROAD  
MOSS LANDING, CA 95039

TELEPHONE – 831.633.5417  
FACSIMILE – 831.633.4537



**BOARD OF COMMISSIONERS**

Russell Jeffries  
Vincent Ferrante  
James Goulart  
Liz Soto  
Albert Lomeli

**GENERAL MANAGER  
HARBOR MASTER**

Tom Razzeca

**STAFF REPORT**

**ITEM NUMBER 08 - LIVEABOARD REPORT  
BOARD MEETING OF January 25, 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 (1) revocation actions pending.

<u><b>Name</b></u>	<u><b>Vessel</b></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	Sojourn, 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. <b>(Pending)</b>	
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

*SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947*

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. (Pending)
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
- 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: 57  
 Total Number Persons: 64  
 Pending Applications -3-



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7881 SANDHOLDT ROAD  
MOSS LANDING, CA 95039

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GENERAL MANAGER/HARBOR MASTER  
Tom Razzeca

## STAFF REPORT

ITEM NUMBER 09 - SLIP INCOME REPORT  
BOARD MEETING OF January 23, 2023

Slip Rates 2022/2023 per linear foot:

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

### INCOME:

December 2022	December 2021	December 2022 Budget
\$176,915	\$160,193	\$176,384

For the month, slip income is higher than budget by \$1k. The higher than budget amount is attributed to higher temporary berthing revenue, offset by slightly lower transient berthing revenue. Slip income is higher than the prior year by \$17k, mostly due to higher assigned and temporary berthing revenue.



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## STAFF REPORT

ITEM NUMBER 10 – INCIDENT REPORT  
BOARD MEETING OF January 25, 2023

**01/05/2023** Staff received a report of a possible domestic disturbance on B dock. MCSO was called and responded speaking with the 2 involved persons with no arrest made.

**01/08/2023** Staff received a call that the portable restroom at Kirby Park had been blown over during high winds. Staff is coordinating with the restroom vendor to have it removed until spring 2023.

**01/09/2023** Operations Supervisor received call from night shift stating that a vessel was on fire and spreading to nearby vessels. Staff was informed to call 911 and report the fire. NCFD arrived on scene a put the fire out but unfortunately 2 lives were lost during the incident as well as 3 vessels damaged and 2 of them sinking in the Harbor. Cal Fire, ATF and the Monterey County Sheriff's Office are currently investigating the incident but have yet to release a report of their findings. Once of the 2 sunk vessels has since been removed from the water and taken as by investigating agencies while the other is scheduled to be refloated and removed on Monday January 23<sup>rd</sup>. Staff will provide more information regarding the findings of the investigations once available.

**01/13/2023** Staff found a woman to be causing a disturbance on B dock. MCSO was contacted but the woman left the property prior to Sheriff's deputies arriving.

**No further incidents to report as of January 20, 2023.**



**BOARD OF COMMISSIONERS**

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Vincent Ferrante  
James Goulart  
Liz Soto  
Albert Lomeli

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MOSS LANDING, CA 95039

TELEPHONE – 831.633.2461  
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**GENERAL MANAGER/HARBOR MASTER**  
Tom Razzeca

## **STAFF REPORT**

ITEM NUMBER 19 – Proclamation Commending Tony Leonardini  
BOARD MEETING OF January 25, 2023

The Moss Landing Harbor Board of Harbor Commissioners will consider adopting the attached proclamation commending Tony Leonardini for his many years of outstanding service to the Moss Landing Harbor District while serving as a Harbor Commissioner.

**PROCLAMATION**

**A PROCLAMATION COMMENDING TONY LEONARDINI FOR HIS YEARS OF  
OUTSTANDING SERVICE TO THE MOSS LANDING HARBOR DISTRICT**

**WHEREAS**, Tony Leonardini (Tony) has been a lifelong resident of the Moss Landing, where he has maintained a number of agricultural related businesses and kept a recreational boat in the Harbor; and

**WHEREAS**, Tony began service on the Moss Landing Harbor District Board of Harbor Commissioners when he was appointed to fill a vacancy in November of 2008, and was thereafter elected and reelected in 2010, 2014 and 2018, and

**WHEREAS**, during his service on the Board, Tony chaired or was a member of numerous Board committees such as the Real Property Committee, the Finance Committee, the Liveaboard Committee, the Budget Committee and Elkhorn Slough Advisory Committee; and

**WHEREAS**, as a boat owner with a vessel berthed in the Harbor, Tony provided a unique perspective on the Board with respect to a variety of maritime issues and was a frequent advocate for the needs and concerns of other berth holders utilizing Harbor slips and Harbor amenities; and

**WHEREAS**, during his tenure on the Board, Tony has been involved in the consideration and approval of a large number of noteworthy projects, including the long-desired construction of a commercial facility at North Harbor, and

**WHEREAS**, Tony’s confident, compassionate and unflappable demeanor served the District well in responding to a number of unprecedented challenges during his 14 years on the Board, including but not limited to damages resulting from a Tsunami in 2011 and maintaining Harbor operations during ongoing and ever changing health and safety demands during the height of the Covid-19 Pandemic.

**NOW THEREFORE**, the Moss Landing Board of Harbor Commissioners wishes to commend Tony Leonardini for his 14 years of outstanding and dedicated service to the Moss Landing Harbor District and its constituents. We hereby extend our heartfelt appreciation and best wishes to Tony in his future endeavors, and to his family and friends for their support of his public service.

Dated this 25th Day of January, 2023

\_\_\_\_\_  
Russ Jeffries, President

\_\_\_\_\_  
Vince Ferrante, Vice President

\_\_\_\_\_  
James Goulart, Commissioner

\_\_\_\_\_  
Elizabeth Soto, Commissioner

\_\_\_\_\_  
Albert Lomeli, Commissioner



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 THE SUCCESSOR AGENCY TO THE MARINA REDEVELOPMENT AGENCY’S REQUEST TO SUBORDINATE MLHD’S RIGHT TO PAYMENTS  
BOARD MEETING OF JANUARY 25, 2021

Attached is a letter from the City of Marina’s Successor Agency to their Redevelopment Agency. Under existing terms, MLHD is entitled to receive a very nominal amount of statutory pass-through payments from tax increment received by the Successor Agency from use of the former Fort Ord Redevelopment Project Area.

The Successor Agency wishes to issue bonds to fund what is known as the “Dunes Development.” Although the Successor Agency should be able to service debt on the bonds from other sources, the Successor Agency is compelled to use tax increment to secure its debt. In order to satisfy the bonding agency, all potential recipients of tax increment must agree that the bonding agency can be first in line to receive repayment from tax increment from the proposed development if project related revenues fall short.

The District may disapprove the request only if it finds, based upon substantial evidence, that the Successor Agency will not be able to pay debt service on the bonds as well as make the statutory payments to the District.

See the attached letter and projection of revenues prepared by the Successor Agency’s financial consultant showing the Successor Agency’s ability to generate sufficient revenue to pay bonding obligations without any impact on the tax increment due to the Harbor District and other entities entitled to pass-through payments.

In order to assist the Successor Agency in their effort to obtain bond financing, the Board would need to either authorize the General Manager to execute a Subordination Certificate (included in attachments to this staff report) OR allow 45 days from receipt of their request letter to lapse with no action in which case the request for subordination will be deemed approved. Staff has no preference, but is satisfied that based on the information the Marina Successor Agency was obligated to provide to the District, the District’s right to receive minimal pass-through payments will not be adversely impacted.



CITY OF MARINA  
211 Hillcrest Avenue  
Marina, CA 93933  
831-884-1278; FAX 831-384-9148  
[www.cityofmarina.org](http://www.cityofmarina.org)

November 21, 2022

Moss Landing Harbor  
7881 Sandholdt Road  
Moss Landing, CA 95039

Ladies and Gentlemen:

The Successor Agency to the Marina Redevelopment Agency (the "Successor Agency"), as allowed under Health and Safety Code Section 34177.5(a)(4), intends to issue 2023 Tax Allocation Bonds (the "Bonds") in accordance with the requirements of the Disposition and Development Agreement with Marina Community Partners originally entered into in 2005 as amended by the Second Implementation Agreement entered into in 2008 ("DDA") providing for the development of what is referred to as the Dunes Development. The DDA is an enforceable obligation listed annually on the Successor Agency's Recognized Obligation Payment Schedule ("ROPS"). The DDA, along with a Tax Increment Financing Plan and Agreement entered into in 2008, pledged to Marina Community Partners ("MCP") the tax increment generated by the Dunes development as well as additional low and moderate income housing fund tax increment from the Sea Haven development project to pay for infrastructure and affordable housing costs associated with the Dunes project. The Second Implementation Agreement as well as the Tax Increment Financing Plan and Agreement provides that MCP may from time to time request that the Former Redevelopment Agency issue bonds secured by the pledge of tax increment in the DDA and the Tax Increment Financing Plan. MCP has made such a request and the Successor Agency and the Monterey Countywide Oversight Board have approved the issuance of the bonds. The California Department of Finance has approved the Oversight Board resolution approving the issuance of the bonds.

The Successor Agency is proposing to issue bonds in an amount not to exceed \$17,000,000 in two series of bonds. The bonds would have a 20-year term. The actual amount of bonds to be issued will depend upon interest rates at the time of issuance and whether the bonds are tax exempt or taxable bonds. The debt service on the bonds will be paid solely from the funds that are pledged to MCP pursuant to the DDA and that are currently paid to MCP pursuant to the ROPS process. The proceeds of the bonds will be paid to MCP to reimburse MCP for costs associated with the Dunes development project.

By this letter we request that the Moss Landing Harbor (the "District") subordinate its right to receive certain statutory payments from the Successor Agency's RPTTF revenue, to the Successor Agency's debt service obligations on the Bonds.



## Statutory Pass-Through Payments

Pursuant to Section 33492.71 of the California Health and Safety Code (the "Statute"), the District is entitled to receive statutory pass-through payments (the "Statutory Payments") from RPTTF revenue received by the Successor Agency from the Former Fort Ord Redevelopment Project Area (the "Project Area").

Health and Safety Code Section 33492.72 provides for the subordination of the District's right to receive the Statutory Payments to the Successor Agency's debt service obligation under the Bonds, upon a showing by the Successor Agency that there will be sufficient revenue to pay the debt service on the Bonds affecting the Project Area, as well as meet the Successor Agency's other obligations, including making the Statutory Payments to the District pursuant to Health and Safety Code Section 34183(a)(1). Accordingly, attached as Exhibit A to this letter, is a debt coverage table from the Successor Agency's fiscal consultant (the "Debt Coverage Table") which shows that the Successor Agency will have sufficient revenue to repay the Bonds associated with the Project Area without demand being made on the Statutory Payments due the District under Section 34183(a)(1).

Under the terms of Health and Safety Code Section 33492.72, the District is required to approve or disapprove the request for subordination with respect to the **Bonds within forty-five (45) days after receipt of this letter.** Under Section 33492.72(c), the District may disapprove the request only if it finds, based upon substantial evidence, that the Successor Agency will not be able to pay debt service on the Bonds, as well as make the Statutory Payments to the District under Section 34183(a)(1). The attached Debt Coverage Table demonstrates the Successor Agency's ability to make such payments. If the District does not act within forty-five (45) days after receipt of this request, the request for subordination of the Statutory Payments with respect to the Bonds associated with the Project Area shall be deemed approved, all in accordance with Section 33492.72.

Sincerely,



Layne P. Long  
City Manager  
City of Marina

**SUBORDINATION CERTIFICATE**

**CERTIFICATE OF THE MOSS LANDING HARBOR IMPLEMENTING  
SUBORDINATION OF PAYMENTS FROM THE SUCCESSOR  
AGENCY TO THE MARINA REDEVELOPMENT AGENCY**

By its execution of this Certificate below, the Moss Landing Harbor (the "District"), hereby certifies and agrees as follows:

1. Pursuant to Section 33492.71 of the California Health and Safety Code, the District is entitled to receive statutory pass-through payments (the "Statutory Payments") from the tax increment revenue received by the Successor Agency from the Former Fort Ord Redevelopment Project Area.

2. The Successor Agency has requested that the District approve a subordination of its right to receive Statutory Payments, to the Successor Agency's pledge of RPTTF funds for the repayment of Bonds.

3. In connection with such request, the Successor Agency has submitted evidence (including a Debt Coverage Table) relating to the Successor Agency's anticipated ability to repay the Bonds without demand being made on the statutory and contractual pass-through payments, due to the District.

4. The evidence submitted by the Successor Agency demonstrates to the District's satisfaction that the RPTTF Revenue needed to make the statutory and contractual pass-through payments due to the District, will be used in the cash-flow for the Bonds only for additional security (debt service coverage) and that the RPTTF revenue, together with other pledged funds, will be adequate, over the term of the Bonds, to pay 100% of the actual debt service thereon, to pay the Successor Agency's pass-through obligations, and to pay all other enforceable obligations of the Successor Agency with respect to the Redevelopment Project Area, whether statutory or contractual, which are or would be superior to the Successor Agency's pass-through obligations.

5. The District hereby approves the Successor Agency's request and agrees to the subordination of the District's statutory pass-through payments, to the pledge of RPTTF for the repayment of the Bonds.

Dated: \_\_\_\_\_

\_\_\_\_\_

**Attachment A**  
**Projection of Revenues Available to Fully Satisfy Subordinated Pass Through Obligations**  
**City of Marina Successor Agency**  
**\$Thousands**

	A.	B.	C.	D.	E.	F.	G.	H.	I.	J.	K.	L.								
	Less: Bond Debt Service <sup>(4)</sup>																			
	Proposed 2023A and 2023B Bonds <sup>(4)</sup>																			
	Total Bond Debt Service																			
	Existing 2018 and 2020 Bonds <sup>(4)</sup>																			
	Less: Projected Net Site-Specific FORA Pass Through (pledged to FORA bonds) <sup>(6)</sup>																			
	Projected Site-Specific Revenue Available for Debt Service and Pass Throughs																			
	Less: County Admin Expense @1.52% of AV																			
	Less: County Admin Expense																			
	Less: Sea Haven Housing Revenues <sup>(a)</sup>																			
	Gross Property Tax Revenues: Dunes Project @1% of AV																			
	Gross Property Tax Revenues: Dunes Project																			
	Assessed Valuation of the Dunes Project <sup>(3)</sup>																			
Fiscal Year	2022-23 <sup>(1)</sup>	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42
	533,943	562,916	562,916	562,916	562,916	562,916	562,916	562,916	562,916	562,916	562,916	562,916	562,916	562,916	562,916	562,916	562,916	562,916	562,916	562,916
	(82)	(86)	(86)	(86)	(86)	(86)	(86)	(86)	(86)	(86)	(86)	(86)	(86)	(86)	(86)	(86)	(86)	(86)	(86)	(86)
	928	1,036	1,036	1,036	1,036	1,036	1,036	1,036	1,036	1,036	1,036	1,036	1,036	1,036	1,036	1,036	1,036	1,036	1,036	1,036
	6,186	6,579	6,579	6,579	6,579	6,579	6,579	6,579	6,579	6,579	6,579	6,579	6,579	6,579	6,579	6,579	6,579	6,579	6,579	6,579
	(870)	(856)	(857)	(863)	(888)	(888)	(888)	(888)	(889)	(889)	(888)	(888)	(888)	(888)	(888)	(888)	(888)	(888)	(888)	(888)
	(1,672)	(1,669)	(1,668)	(1,671)	(1,663)	(1,667)	(1,665)	(1,671)	(1,664)	(1,669)	(1,666)	(1,665)	(1,667)	(1,667)	(1,665)	(1,667)	(1,665)	(1,667)	(1,667)	(1,667)
	(999)	(1,113)	(1,112)	(1,105)	(1,057)	(1,056)	(1,058)	(1,053)	(1,058)	(1,055)	(1,050)	(1,033)	(1,040)	(1,039)	(1,037)	(1,141)	(1,127)	(1,131)	(3,141)	(3,139)
	(2,571)	(2,782)	(2,781)	(2,777)	(2,720)	(2,723)	(2,723)	(2,724)	(2,722)	(2,725)	(2,720)	(2,699)	(2,705)	(2,706)	(2,702)	(2,337)	(3,139)	(3,138)	(3,141)	(3,139)
	2,745	2,941	2,942	2,939	2,870	2,868	2,868	2,866	2,868	2,864	2,871	2,841	2,837	2,835	2,839	3,567	3,440	3,441	3,438	3,440
	2,023	2,164	2,164	2,161	2,103	2,103	2,103	2,103	2,103	2,103	2,103	2,080	2,081	2,080	2,080	2,662	2,558	2,558	2,558	2,558
	722	777	778	778	767	765	765	763	765	761	768	761	756	755	759	906	882	883	880	882

Note: Column J identifies the funds available to pay subordinated pass throughs from the portion of Fort Ord Project Area revenues pledged to the bonds. In addition, non-pledged successor Agency RPTTF funds totaled approximately \$3 million in FY 2021-22, after payment of pass throughs. Non-pledged RPTTF revenues would also be expected to be applied, if needed, to meet subordinated pass throughs in accordance with the flow of funds established in California Health and Safety Code section 34183(e).

**Notes:**

- Estimates are based on County reported assessed values for FY 22-23 plus assessed value added from new homes built and/or sold in 2022 totaling \$55.3 M for Dunes Project and \$54.0 M for Sea Haven, as offset for an estimated \$26.4 million assessed value reduction as a result of assessment appeals.
- For purposes of the projection, County reported FY 2022-23 assessed values are assumed to remain constant, with the exception of adjustments per note 1.
- Includes former low and moderate income housing funds from the Sea Haven project projected based on the assessed value assumptions in footnote 1.
- Payment of principal and interest on the existing and proposed bonds is secured by a pledge of certain site-specific property tax revenues only. Estimated debt service per Sitel, Nicolaus & Company, Inc. September 23, 2022 and is subject to change.
- The Fort Ord Reuse Authority (FORA) dissolved on June 30, 2020; however, pass throughs of the former FORA are pledged to bond debt service on FORA bonds issued prior to its dissolution. Estimate reflects net pass through considering funds not needed for debt service annually released from the pledge.

Actual taxable values and RPTTF revenues may vary from the amounts in this projection.  
 Prepared by Keyser Marston Associates, Inc.