



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

February 23, 2022 – 7:00 P.M.

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

Join Zoom Meeting

<https://us02web.zoom.us/j/81717694602?pwd=VXFid2YvY2huUHNvaE9WWlpaTEJ6dz09>

Meeting ID: 817 1769 4602

Passcode: 836131

One tap mobile

+16699006833,,81717694602#,,,,\*836131# US (San Jose)

+12532158782,,81717694602#,,,,\*836131# US (Tacoma)

Dial by your location

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

Meeting ID: 817 1769 4602

Passcode: 836131

Find your local number: <https://us02web.zoom.us/j/81717694602?pwd=VXFid2YvY2huUHNvaE9WWlpaTEJ6dz09>

## A. CLOSED SESSION

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 Section 54956.8 - Moss Landing Commercial Park District proposal concerning Outfall Line, East Harbor Pumping Pier Property and Berthing Spaces.

2. Confer with real property negotiators (District Counsel and GM) pursuant to Government Code 54956.8 regarding the proposed lease of storage lot adjacent to the Santa Cruz Cannery Building located at 7532 Sandholdt Rd.

3. Confer with real property negotiators (District Counsel and GM) pursuant to Government Code §54956.8 regarding: Development proposal received regarding the District new 9500'sf building in North Harbor.

4. Confer with District Counsel pursuant to Government Code Section 54956.9 (a)(d)(4)- determination on recommendation to initiate litigation

5. Confer with designated representative, Tommy Razzeca, regarding labor relations matters pursuant to Government Code Section 54957.6. The employee organization is Northern California Carpenters Regional Council.

---

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

### **Roll Call**

Russ Jeffries – President	Tommy Razzeca – General Manager
Tony Leonardini – Vice President	Mike Rodriguez – District Counsel
Vince Ferrante – Secretary	Shay Shaw – Administrative Assistant
James Goulart - Commissioner	
Liz Soto - Commissioner	

---

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

The President will use this opportunity to inform the public of issues affecting the District and other items of a general nature not otherwise provided for on this agenda.

---

## **D. PUBLIC COMMENTS**

Members of the general public may address the Board of Harbor Commissioners regarding any item that is not on the Agenda. The President may limit the total amount of time of testimony on particular issues and for each individual speaker.

---

## **E. CONSENT CALENDAR**

1. Approval of January 26, 2022 Regular Meeting Minutes

---

## **H. FINANCIAL REPORT**

2. Financial report month ending January 31, 2022

---

## **I. MANAGER'S REPORTS**

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

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

---

## **J. COMMITTEE REPORTS**

9. Finance Committee – Ferrante/Leonardini
10. Elkhorn Slough Advisory Committee – Leonardini
11. Special Districts – Jeffries/Ferrante
12. Liveboard Committee – Goulart/Soto
13. Harbor Improvement Committee – Goulart/Soto
14. Real Property Committee I – Jeffries/Leonardini
15. Real Property Committee II – Ferrante/Goulart
16. Personnel Committee- Ferrante/Jeffries
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.

#### **K. NEW BUSINESS**

---

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

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

20. ITEM – CONSIDER EVAN SCOTT CLAIMS FOR DAMAGE.

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

#### **L. COMMISSIONERS COMMENTS AND CONCERNS**

---

Commissioners may address items of concern at this time, and may request that items be placed on future agendas in accordance with the By-laws of the Board.

#### **M. ADJOURNMENT**

---

The next Meeting of the Board of Harbor Commissioners is scheduled for March 23, 2022 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  
REGULAR MEETING  
OF THE BOARD OF HARBOR COMMISSIONERS  
MOSS LANDING HARBOR DISTRICT  
7881 Sandholdt Road, Moss Landing, CA 95039

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

Join Zoom Meeting

<https://us02web.zoom.us/j/87510311383?pwd=UG5mM0E2WDZxT2INS0FMV3ZHRlUdz09>

Meeting ID: 875 1031 1383

Passcode: 651109

One tap mobile

+16699006833,,87510311383#,,,,\*651109# US (San Jose)

+13462487799,,87510311383#,,,,\*651109# US (Houston)

Meeting ID: 875 1031 1383

Passcode: 651109

Find your local number: <https://us02web.zoom.us/j/87510311383?pwd=UG5mM0E2WDZxT2INS0FMV3ZHRlUdz09>

## A. CLOSED SESSION

---

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

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

---

The open session was called to order at 7:40pm, 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 Rodriquez – District Counsel – Via zoom  
Shay Shaw – Administrative Assistant

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

---

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

### **D. PUBLIC COMMENTS**

---

None.

### **E. ELECTION OF OFFICERS**

---

1. ITEM – GM Razzeca gave the staff report on the election process and conducted the election. Commissioner Ferrante nominated the existing slate of officers for the 2022 Board of Harbor Commissioners. GM Razzeca asked if there were any further nominations; hearing none, he asked for a Motion to Close the Nominations. Commissioner Leonardini made a motion, seconded by Commissioner Soto, to close the Nominations. The motion passed unanimously on a roll call vote. GM Razzeca then asked for a roll call vote on the election of the nominated slate consisting of Russ Jeffries, President, Tony Leonardini, VP and Vince Ferrante, Secretary. The slate was elected unanimously on a roll-call vote. The GM congratulated the 2022 Board officers.

### **F. 2022 COMMITTEE APPOINTMENTS**

---

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

### **G. CONSENT CALENDAR**

---

3. Approval of December 15, 2021 Special Meeting Minutes. A motion was made by Commissioner Soto, seconded by Commissioner Ferrante, to approve the December, 2021 Special Meeting Minutes. The motion passed unanimously on a roll-call vote.

### **H. FINANCIAL REPORT**

---

4. Financial report month ending December 31, 2021. GM Razzeca gave the report. A motion was made by Commissioner Goulart, seconded by Commissioner Soto to accept the financial report. The motion passed unanimously on a roll-call vote.

### **I. MANAGER'S REPORTS**

---

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

- 5. Projects Status/Update – written report/no questions
- 6. Summary of Permits Issued – written report/no questions
- 7. Meeting Announcements – written report/no questions
- 8. Assigned Liveaboard Report – written report/no questions

9. Slip Income Report – written report/no questions

10. Incident Report – Commissioner Ferrante asked the GM if there was damage in the Harbor due to the Tsunami. The GM replied we found 3 piles and one dock was split in half on A dock. At Kirby park the floating dock and old launch ramp sustained damage as well. Staff has an engineer completing an assessment of damage and further information will be provided after its completion.

**J. COMMITTEE REPORTS**

---

- 11. Finance Committee – Ferrante/Leonardini – nothing to report
- 12. Elkhorn Slough Advisory Committee – Leonardini – nothing to report
- 13. Special Districts – Jeffries/Ferrante – President Jeffries and Commissioner Ferrante attended a Special District meeting and gave a report on the events that took place.
- 14. Liveaboard Committee – Goulart/Soto – nothing to report
- 15. Harbor Improvement Committee – Goulart/Soto – nothing to report
- 16. Real Property Committee I – Jeffries/Leonardini– nothing to report
- 17. Real Property Committee II – Ferrante/Goulart– 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.

**K. NEW BUSINESS**

---

19. ITEM – CONSIDER APPROVAL OF RESOLUTION NO. 22-01 AUTHORIZING THE USE OF REMOTE TELECONFERENCED MEETINGS OF THE BOARD OF HARBOR COMMISSIONERS PURSUANT TO ASSEMBLY BILL 361

- a. Staff report – GM Razzeca gave the report
- b. Public comment – None
- c. Board discussion –
- d. Board action – A motion was made by Commissioner Ferrante, seconded by

Commissioner Goulart to approve Resolution 22-01. The motion passed unanimously on a roll-call vote.

**L. COMMISSIONERS COMMENTS AND CONCERNS**

---

None.

**M. ADJOURNMENT**

---

The meeting adjourned at 8:11pm

Respectfully submitted,

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

ATTEST:

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

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

	Jan 31, 22	Jan 31, 21	\$ Change	% Change
<b>ASSETS</b>				
<b>Current Assets</b>				
<b>Checking/Savings</b>				
1022 · 1st Capital Trust Account	250,087		250,087	100%
1001 · 1st Capital Operating Account	2,809,056		2,809,056	100%
1002 · Petty Cash	500	500		
1009 · Union - Operating	294,543	2,849,958	-2,555,415	-90%
1015 · 1st Capital Bank	1,559,171	1,556,039	3,132	0%
1018 · Union Bank- Trust Account	2,807,900	1,553,859	1,254,041	81%
1020 · Umpqua - Restricted	1,017,094	1,016,825	269	
<b>Total Checking/Savings</b>	<b>8,738,351</b>	<b>6,977,181</b>	<b>1,761,170</b>	<b>25%</b>
<b>Accounts Receivable</b>				
<b>11290 · Leases</b>				
1282 · NNN Receivable	97,892	67,941	29,951	44%
1291 · Monterey Bay Kayak		-1,713	1,713	100%
1293 · Lunds		7,932	-7,932	-100%
<b>Total 11290 · Leases</b>	<b>97,892</b>	<b>74,160</b>	<b>23,732</b>	<b>32%</b>
1200 · Marina Receivables	111,780	128,353	-16,573	-13%
1201 · Marina - Allow for Bad Debt	-39,276	-30,380	-8,896	-29%
<b>Total Accounts Receivable</b>	<b>170,396</b>	<b>172,133</b>	<b>-1,737</b>	<b>-1%</b>
<b>Other Current Assets</b>				
<b>1271 · Prepaid Expenses</b>				
1270 · Insurance	81,144	57,921	23,223	40%
<b>Total 1271 · Prepaid Expenses</b>	<b>81,144</b>	<b>57,921</b>	<b>23,223</b>	<b>40%</b>
<b>Total Other Current Assets</b>	<b>81,144</b>	<b>57,921</b>	<b>23,223</b>	<b>40%</b>
<b>Total Current Assets</b>	<b>8,989,891</b>	<b>7,207,235</b>	<b>1,782,656</b>	<b>25%</b>
<b>Fixed Assets</b>				
1650 · Construction in Progress	4,880,492	4,879,062	1,430	
1670 · Equipment	481,946	466,635	15,311	3%
<b>1700 · Improvements</b>				
1710 · NH Buildings & Improvements	6,893,102	6,880,629	12,473	0%
1720 · NH Floating Docks	524,675	524,675		
1725 · NH Offsite Improvements	632,218	632,218		
1730 · SH Buildings & Improvements	8,172,908	8,167,215	5,693	0%
1740 · SH Floating Docks	9,583,746	9,583,746		
<b>Total 1700 · Improvements</b>	<b>25,806,649</b>	<b>25,788,483</b>	<b>18,166</b>	<b>0%</b>
<b>1800 · Less - Depreciation</b>				
1805 · Equipment	-448,848	-433,841	-15,007	-3%
1810 · NH Buildings & Improvements	-3,796,995	-3,571,525	-225,470	-6%
1820 · NH Floating Docks	-531,696	-531,696	0	
1825 · NH Offsite Improvements	-524,424	-505,634	-18,790	-4%
1830 · SH Buildings & Improvements	-6,390,263	-6,275,833	-114,430	-2%
1840 · SH Floating Docks	-7,020,435	-6,637,074	-383,361	-6%
<b>Total 1800 · Less - Depreciation</b>	<b>-18,712,661</b>	<b>-17,955,603</b>	<b>-757,058</b>	<b>-4%</b>

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

	<u>Jan 31, 22</u>	<u>Jan 31, 21</u>	<u>\$ Change</u>	<u>% Change</u>
1900 · Land	1,642,860	1,642,860		
<b>Total Fixed Assets</b>	<b>14,099,286</b>	<b>14,821,437</b>	<b>-722,151</b>	<b>-5%</b>
<b>Other Assets</b>				
1320 · Workers Comp Deposit	200	200		
1530 · Principal Financial CS	7,389	7,389		
<b>Total Other Assets</b>	<b>7,589</b>	<b>7,589</b>		
<b>TOTAL ASSETS</b>	<b><u>23,096,766</u></b>	<b><u>22,036,261</u></b>	<b><u>1,060,505</u></b>	<b><u>5%</u></b>



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

	<u>Jan 31, 22</u>	<u>Jan 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	-18,986	-45,211	26,225	58%
<b>Total Accounts Payable</b>	<b>-18,986</b>	<b>-45,211</b>	<b>26,225</b>	<b>58%</b>
<b>Other Current Liabilities</b>				
2020 · Accrued Salaries Payable	31,772	31,739	33	0%
2021 · Accrued Vacation	39,621	22,414	17,207	77%
2023 · Accrued Payroll Taxes	6,867	6,601	266	4%
2030 · Customer Deposits	354,775	339,947	14,828	4%
2050 · Employee 457 Payable		270	-270	-100%
2051 · Note Interest Payable				
2062 · Umpqua Accrued Interest	32,882	38,122	-5,240	-14%
<b>Total 2051 · Note Interest Payable</b>	<b>32,882</b>	<b>38,122</b>	<b>-5,240</b>	<b>-14%</b>
2080 · Prepaid Berth Fees	205,434	169,088	36,346	21%
2011 · Lusamerica Reimb. Acct.	15,000		15,000	100%
2082 · MLCP Cost Reimb. Deposit	73,761	79,447	-5,686	-7%
2086 · Prepaid Leases				
20861 · Vistra	10,284	11,393	-1,109	-10%
20862 · MBARI	7,214	6,963	251	4%
<b>Total 2086 · Prepaid Leases</b>	<b>17,498</b>	<b>18,356</b>	<b>-858</b>	<b>-5%</b>
2087 · Lease Deposits	19,501	19,501		
<b>Total Other Current Liabilities</b>	<b>797,111</b>	<b>725,485</b>	<b>71,626</b>	<b>10%</b>
<b>Total Current Liabilities</b>	<b>778,125</b>	<b>680,274</b>	<b>97,851</b>	<b>14%</b>
<b>Long Term Liabilities</b>				
2605 · Umpqua Loan	2,163,830	2,508,701	-344,871	-14%
<b>Total Long Term Liabilities</b>	<b>2,163,830</b>	<b>2,508,701</b>	<b>-344,871</b>	<b>-14%</b>
<b>Total Liabilities</b>	<b>2,941,955</b>	<b>3,188,975</b>	<b>-247,020</b>	<b>-8%</b>
<b>Equity</b>				
3020 · Retained Net Assets	6,456,231	6,456,231		
3050 · Prior Year Earnings	13,142,922	11,796,804	1,346,118	11%
Net Income	555,658	594,251	-38,593	-6%
<b>Total Equity</b>	<b>20,154,811</b>	<b>18,847,286</b>	<b>1,307,525</b>	<b>7%</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>23,096,766</b>	<b>22,036,261</b>	<b>1,060,505</b>	<b>5%</b>

**Moss Landing Harbor District**  
**Statement of Cash Flows**  
July 2021 through January 2022

Jul '21 - Jan 22

<b>OPERATING ACTIVITIES</b>	
Net Income	555,658
Adjustments to reconcile Net Income	
to net cash provided by operations:	
11290 · Leases:1291 · Monterey Bay Kayak	18,891
1200 · Marina Receivables	9,176
1201 · Marina - Allow for Bad Debt	14,875
11290 · Leases:1282 · NNN Receivable	-24,000
1271 · Prepaid Expenses:1270 · Insurance	-81,144
1800 · Less - Depreciation:1805 · Equipment	11,901
1800 · Less - Depreciation:1810 · NH Buildings & Improvements	183,776
1800 · Less - Depreciation:1820 · NH Floating Docks	7,022
1800 · Less - Depreciation:1825 · NH Offsite Improvements	17,140
1800 · Less - Depreciation:1830 · SH Buildings & Improvements	121,787
1800 · Less - Depreciation:1840 · SH Floating Docks	241,733
2010 · Accounts Payable	180,030
2020 · Accrued Salaries Payable	16,777
2023 · Accrued Payroll Taxes	5,719
2030 · Customer Deposits	6,420
2080 · Prepaid Berth Fees	-18,169
2086 · Prepaid Leases	-7,551
2086 · Prepaid Leases:20861 · Vistra	-42,863
2086 · Prepaid Leases:20862 · MBARI	-17,403
2051 · Note Interest Payable:2062 · Umpqua Accrued Interest	3,092
<b>Net cash provided by Operating Activities</b>	<u>1,202,867</u>
<b>FINANCING ACTIVITIES</b>	
2605 · Umpqua Loan	-344,871
<b>Net cash provided by Financing Activities</b>	<u>-344,871</u>
<b>Net cash increase for period</b>	857,996
<b>Cash at beginning of period</b>	7,880,357
<b>Cash at end of period</b>	<u><u>8,738,353</u></u>

**Moss Landing Harbor District**  
**Profit & Loss Budget vs. Actual**  
 July 2021 through January 2022

	<u>Jul '21 - Jan 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	1,043,769	1,056,712	-12,943	99%
4112 · Qtrly/Annual Discount	-1,995	-1,691	-304	118%
4113 · Commercial Vessel Dscnt	-7,110	-7,000	-110	102%
4114 · Away (1 mnth) Dscnt	-142	-350	208	41%
4115 · Temporary Berthing	153,865	163,585	-9,720	94%
4120 · Liveaboard Fees	79,810	77,583	2,227	103%
4130 · Transient Berthing	4,498	20,483	-15,985	22%
4220 · Wait List	5,550	3,792	1,758	146%
4260 · Towing - Intra Harbor	150	350	-200	43%
4270 · Pumpouts	400	400		100%
4280 · Late Fees	18,016	20,417	-2,401	88%
4282 · Recovered Lien Costs		1,000	-1,000	
<b>Total 4100 · Berthing Income</b>	<u>1,296,811</u>	<u>1,335,281</u>	<u>-38,470</u>	<u>97%</u>
<b>4200 · Other Income - Operations</b>				
4225 · Merchandise		140	-140	
4230 · SH Parking	75,429	64,778	10,651	116%
4285 · Dog Fee	680	350	330	194%
4290 · Misc	528	1,250	-722	42%
<b>Total 4200 · Other Income - Operations</b>	<u>76,637</u>	<u>66,518</u>	<u>10,119</u>	<u>115%</u>
<b>Total 4000 · MARINA REVENUES</b>	<u>1,373,448</u>	<u>1,401,799</u>	<u>-28,351</u>	<u>98%</u>

**Moss Landing Harbor District**  
**Profit & Loss Budget vs. Actual**  
July 2021 through January 2022

Expense	Jul '21 - Jan 22	Budget	\$ Over Budget	% of Budget
<b>5200 · General &amp; Administrative</b>				
5100 · Advertising	3,695	3,792	-97	97%
5210 · Dues & Subscriptions	4,427	6,658	-2,231	66%
<b>5220 · Office Supplies</b>				
5223 · Administration	3,636	5,069	-1,433	72%
5225 · Operations	7,708	7,827	-119	98%
<b>Total 5220 · Office Supplies</b>	<u>11,344</u>	<u>12,896</u>	<u>-1,552</u>	<u>88%</u>
<b>5230 · Postage &amp; Equip Lease</b>				
5232 · Meter Lease	302	403	-101	75%
5235 · Postage	801	651	150	123%
<b>Total 5230 · Postage &amp; Equip Lease</b>	<u>1,103</u>	<u>1,054</u>	<u>49</u>	<u>105%</u>
<b>5240 · Copier Lease &amp; Supplies</b>				
5242 · Copier Lease	2,291	1,715	576	134%
<b>Total 5240 · Copier Lease &amp; Supplies</b>	<u>2,291</u>	<u>1,715</u>	<u>576</u>	<u>134%</u>
<b>5250 · Telephone &amp; Communications</b>				
5253 · Administration	8,248	7,598	650	109%
5255 · Operations	395	282	113	140%
<b>Total 5250 · Telephone &amp; Communications</b>	<u>8,643</u>	<u>7,880</u>	<u>763</u>	<u>110%</u>
<b>5260 · Professional Services</b>				
5262 · Accounting	22,511	29,000	-6,489	78%
5263 · Audit fees	17,000	18,000	-1,000	94%
5265 · Legal	23,770	58,333	-34,563	41%
5268 · Computer Consulting	1,478	1,092	386	135%
5269 · Payroll Processing	2,440	2,110	330	116%
<b>Total 5260 · Professional Services</b>	<u>67,199</u>	<u>108,535</u>	<u>-41,336</u>	<u>62%</u>
5270 · Licenses & Permits	20			
5290 · Credit Card Fees	521	6,589	-6,068	8%
5921 · Internet Billing Service	958	839	119	114%
<b>Total 5200 · General &amp; Administrative</b>	<u>100,201</u>	<u>149,958</u>	<u>-49,757</u>	<u>67%</u>
<b>5300 · Personnel</b>				
<b>5310 · Salaries</b>				
5313 · Administration	147,384	158,733	-11,349	93%
5315 · Operations	95,468	119,531	-24,063	80%
5318 · Maintenance	77,867	90,308	-12,441	86%
<b>Total 5310 · Salaries</b>	<u>320,719</u>	<u>368,572</u>	<u>-47,853</u>	<u>87%</u>
<b>5330 · Payroll Taxes</b>				
5333 · Administration	11,269	12,143	-874	93%
5335 · Operations	9,553	9,144	409	104%
5338 · Maintenance	5,960	6,908	-948	86%
<b>Total 5330 · Payroll Taxes</b>	<u>26,782</u>	<u>28,195</u>	<u>-1,413</u>	<u>95%</u>
<b>5340 · Employee Benefits</b>				
5342 · Vehicle Allowance				
5343 · Administration	32,078	26,070	6,008	123%
5345 · Operations	487			

**Moss Landing Harbor District**  
**Profit & Loss Budget vs. Actual**  
July 2021 through January 2022

	<u>Jul '21 - Jan 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
5348 · Maintenance	35,180	34,546	634	102%
<b>Total 5340 · Employee Benefits</b>	<b>67,745</b>	<b>60,616</b>	<b>7,129</b>	<b>112%</b>
<b>5350 · Workers Compensation</b>				
5353 · Administration	2,100	620	1,480	339%
5355 · Operations	3,548	7,120	-3,572	50%
5358 · Maintenance	3,686	3,866	-180	95%
<b>Total 5350 · Workers Compensation</b>	<b>9,334</b>	<b>11,606</b>	<b>-2,272</b>	<b>80%</b>
<b>5360 · Education &amp; Training</b>				
5363 · Administration	3,224	1,167	2,057	276%
5365 · Operations	129	1,167	-1,038	11%
<b>Total 5360 · Education &amp; Training</b>	<b>3,353</b>	<b>2,334</b>	<b>1,019</b>	<b>144%</b>
<b>Total 5300 · Personnel</b>	<b>427,933</b>	<b>471,323</b>	<b>-43,390</b>	<b>91%</b>
<b>5400 · Insurance</b>				
5410 · Liability Insurance	96,783	96,717	66	100%
<b>Total 5400 · Insurance</b>	<b>96,783</b>	<b>96,717</b>	<b>66</b>	<b>100%</b>
<b>5500 · Utilities</b>				
5510 · Garbage	66,619	67,083	-464	99%
5520 · Gas and Electric	167,909	175,000	-7,091	96%
5530 · Water	23,604	23,333	271	101%
5540 · Sewer	23,740	25,083	-1,343	95%
<b>Total 5500 · Utilities</b>	<b>281,872</b>	<b>290,499</b>	<b>-8,627</b>	<b>97%</b>
<b>5600 · Operating Supplies</b>				
5610 · Vehicles	4,803	8,796	-3,993	55%
5620 · Vessels	476	933	-457	51%
5625 · Operations	9,318	11,387	-2,069	82%
<b>Total 5600 · Operating Supplies</b>	<b>14,597</b>	<b>21,116</b>	<b>-6,519</b>	<b>69%</b>
<b>5700 · Depreciation</b>	<b>291,680</b>	<b>291,667</b>	<b>13</b>	<b>100%</b>
<b>5800 · Repairs &amp; Maintenance</b>				
5810 · Vehicles	293	557	-264	53%
5830 · Equip Rental	2,017	3,326	-1,309	61%
5850 · Repair Materials	14,178	39,867	-25,689	36%
5860 · Outside Service Contracts	31,926	43,750	-11,824	73%
5870 · Derelict Disposal	33,758	25,000	8,758	135%
<b>Total 5800 · Repairs &amp; Maintenance</b>	<b>82,172</b>	<b>112,500</b>	<b>-30,328</b>	<b>73%</b>
<b>5900 · Financial Expenses</b>				
5920 · Bank Service Charges	3,888	2,917	971	133%
5990 · Bad Debt	14,875	14,583	292	102%
<b>Total 5900 · Financial Expenses</b>	<b>18,763</b>	<b>17,500</b>	<b>1,263</b>	<b>107%</b>
<b>Total · MARINA EXPENSES</b>	<b>1,314,001</b>	<b>1,451,280</b>	<b>-137,279</b>	<b>91%</b>
<b>Net Ordinary Income - Marina Operations</b>	<b>59,448</b>	<b>-49,481</b>	<b>108,928</b>	<b>-120%</b>

**Moss Landing Harbor District**  
**Profit & Loss Budget vs. Actual**  
July 2021 through January 2022

	<u>Jul '21 - Jan 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	42,863	42,863	0	100%
4053 · MBARI	17,403	17,577	-174	99%
<b>Total 4050 · Trust Lands Lease Revenue</b>	<u>60,266</u>	<u>60,440</u>	<u>-174</u>	<u>100%</u>
<b>4500 · Leases</b>				
4501 · K-Pier Lease	18,614	7,915	10,699	235%
<b>4502 · Cannery Building</b>				
4517 · Suite 2	20,481	20,511	-30	100%
4504 · Suite 3	56,636	56,717	-81	100%
4511 · Suite 1 & 10	11,552	11,567	-15	100%
4515 · Suite 4	54,773	54,854	-81	100%
4518 · Suite 5	16,012	16,032	-20	100%
4510 · Suite 6	8,353	8,363	-10	100%
4512 · Suite 7	8,758	8,769	-11	100%
4503 · Suite 8	5,737	5,580	157	103%
4520 · Suite 9	5,600	5,251	349	107%
4523 · Canary NNN	23,256	23,333	-77	100%
<b>Total 4502 · Cannery Building</b>	<u>211,158</u>	<u>210,977</u>	<u>181</u>	<u>100%</u>
4530 · RV Lot	20,586	21,105	-519	98%
4540 · Martin & Mason	26,911		26,911	100%
4560 · North Harbor				
4562 · Sea Harvest	21,594	21,703	-109	99%
4568 · Monterey Bay Kayaks	31,831	26,250	5,581	121%
<b>Total 4560 · North Harbor</b>	<u>53,425</u>	<u>47,953</u>	<u>5,472</u>	<u>111%</u>
<b>Total 4500 · Leases</b>	<u>330,694</u>	<u>287,950</u>	<u>42,744</u>	<u>115%</u>
<b>4600 · District Property Taxes</b>	203,898	150,000	53,898	136%
<b>4700 · Other Revenues &amp; Concessions</b>				
4125 · Amenity Fee	206,178	207,083	-905	100%
4126 · Passenger Vessel Fees	2,258	17,500	-15,242	13%
<b>4710 · Vending Activities</b>				
4711 · Washer/Dryer	6,094	4,760	1,334	128%
4712 · Soda	115	198	-83	58%
<b>Total 4710 · Vending Activities</b>	<u>6,209</u>	<u>4,958</u>	<u>1,251</u>	<u>125%</u>
4720 · Dry Storage	35,376	36,750	-1,374	96%
4725 · North Harbor Use Fee	116,018	61,125	54,893	190%
4727 · Key Sales	2,826	2,882	-56	98%
4730 · NH Washdown	480	1,075	-595	45%
4735 · Camp/RV	1,566	1,458	108	107%
4740 · Equipment Rental	271	75	196	361%
4745 · Citations & Fines	2,202			
4751 · Permits	5,016	2,625	2,391	191%
4765 · Faxes, Copies & Postage		35	-35	
4770 · Surplus Auction/Sales				
<b>Total 4700 · Other Revenues &amp; Concessions</b>	<u>378,400</u>	<u>335,566</u>	<u>42,834</u>	<u>113%</u>

**Moss Landing Harbor District**  
**Profit & Loss Budget vs. Actual**  
 July 2021 through January 2022

	<u>Jul '21 - Jan 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>4800 · Interest</b>				
4841 · Union Bank Interest	212	175	37	121%
4843 · First Capital Bank	1,912	1,808	104	106%
4846 · Umpqua Interest	60	321	-261	19%
<b>Total 4800 · Interest</b>	<u>2,184</u>	<u>2,304</u>	<u>-120</u>	<u>95%</u>
<b>Total 4400 · LEASE AND OTHER INCOME</b>	<u>975,442</u>	<u>836,260</u>	<u>139,182</u>	<u>117%</u>
<b>7000 · LEASE AND OTHER EXPENSES</b>				
<b>7100 · Interest Expense</b>				
7134 · Umpqua NP Interest	38,841	38,841		100%
<b>Total 7100 · Interest Expense</b>	<u>38,841</u>	<u>38,841</u>		<u>100%</u>
<b>7200 · Other Financial Expenses</b>				
7221 · CSDA Dues	7,615	7,500	115	102%
7230 · LAFO Administrative Charges	5,393	7,000	-1,607	77%
<b>Total 7200 · Other Financial Expenses</b>	<u>13,008</u>	<u>14,500</u>	<u>-1,492</u>	<u>90%</u>
<b>5700 · Depreciation</b>	291,680	291,667	13	100%
<b>7300 · Commissioner Expenses</b>				
7320 · Monthly Stipend	9,000	12,833	-3,833	70%
7321 · Employer Payroll Taxes	688	1,050	-362	66%
7330 · Incurred Expenses	1,326	700	626	189%
<b>Total 7300 · Commissioner Expenses</b>	<u>11,014</u>	<u>14,583</u>	<u>-3,569</u>	<u>76%</u>
<b>Total 7000 · LEASE AND OTHER EXPENSES</b>	<u>354,543</u>	<u>359,591</u>	<u>-5,048</u>	<u>99%</u>
<b>Net Ordinary Income - Lease &amp; Other Operations</b>	<u>620,900</u>	<u>476,670</u>	<u>144,230</u>	<u>130%</u>
<b>Net Ordinary Income - Combined Operations</b>	<u>680,347</u>	<u>427,189</u>	<u>253,158</u>	<u>159%</u>

**Moss Landing Harbor District**  
**Profit & Loss Budget vs. Actual**  
July 2021 through January 2022

	<u>Jul '21 - Jan 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Other Income/Expense</b>				
<b>Other Income</b>				
<b>8001 · Cost Reimbursements</b>				
8101 · Revenue from reimbursements		-116,667	116,667	
8201 · Reimbursable expenses	-80	116,667	-116,747	-0%
<b>Total 8001 · Cost Reimbursements</b>	<u>-80</u>		<u>-80</u>	<u>100%</u>
<b>Total Other Income</b>	-80		-80	100%
<b>Other Expense</b>				
<b>9000 · CAPITAL PROJECT EXPENSES</b>				
5880 · Dredging	295	250,000	-249,705	0%
9051 · Sewer Lift Station		50,000	-50,000	
9053 · Dock Maintenance		100,000	-100,000	
9054 · Sea Lion Deterrent Fencing	1,882	25,000	-23,118	8%
9060 · NH Berthers Parking/Paving		100,000	-100,000	
9125 · North Harbor Parking Lot LTG		40,000	-40,000	
9150 · Cannery		375,000	-375,000	
9250 · Security Camera	19,507	40,000	-20,493	49%
9307 · Piling Replacement Proj.		100,000	-100,000	
9309 · New NH Building		1,000,000	-1,000,000	
9310 · NH Hotel	1,217	75,000	-73,783	2%
9470 · NH Visitor Dock		400,000	-400,000	
9565 · Miscellaneous Capital Projects	101,708	60,000	41,708	170%
9750 · Office Computers		25,000	-25,000	
9800 · Dock Replacement		200,000	-200,000	
<b>Total 9000 · CAPITAL PROJECT EXPENSES</b>	<u>124,609</u>	<u>2,840,000</u>	<u>-2,715,391</u>	<u>4%</u>
<b>Total Other Expense</b>	<u>124,609</u>	<u>2,840,000</u>	<u>-2,715,391</u>	<u>4%</u>
<b>Net Other Income</b>	<u>-124,689</u>	<u>-2,840,000</u>	<u>2,715,311</u>	<u>4%</u>
<b>Net Income</b>	<u><u>555,658</u></u>	<u><u>-2,412,811</u></u>	<u><u>2,968,469</u></u>	<u><u>-23%</u></u>



**Moss Landing Harbor District**  
**Profit & Loss YTD Comparison**  
July 2021 through January 2022

	<u>Jul '21 - Jan 22</u>	<u>Jul '20 - Jan 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	1,043,769	1,007,840	35,929	4%
4112 · Qtrly/Annual Discount	-1,995	-2,220	225	10%
4113 · Commercial Vessel Dscnt	-7,110	-7,443	333	4%
4114 · Away (1 mnth) Dscnt	-142	-476	334	70%
4115 · Temporary Berthing	153,865	163,270	-9,405	-6%
4120 · Liveaboard Fees	79,810	73,845	5,965	8%
4130 · Transient Berthing	4,498	17,677	-13,179	-75%
4220 · Wait List	5,550	5,578	-28	-1%
4260 · Towing - Intra Harbor	150	450	-300	-67%
4270 · Pumpouts	400	1,000	-600	-60%
4280 · Late Fees	18,016	20,520	-2,504	-12%
<b>Total 4100 · Berthing Income</b>	<u>1,296,811</u>	<u>1,280,041</u>	<u>16,770</u>	<u>1%</u>
<b>4200 · Other Income - Operations</b>				
4225 · Merchandise		42	-42	-100%
4230 · SH Parking	75,429	42,683	32,746	77%
4285 · Dog Fee	680	675	5	1%
4290 · Misc	528	1,809	-1,281	-71%
<b>Total 4200 · Other Income - Operations</b>	<u>76,637</u>	<u>45,209</u>	<u>31,428</u>	<u>70%</u>
<b>Total 4000 · MARINA REVENUES</b>	<u>1,373,448</u>	<u>1,325,250</u>	<u>48,198</u>	<u>4%</u>

## Moss Landing Harbor District Profit & Loss YTD Comparison July 2021 through January 2022

Expense	Jul '21 - Jan 22	Jul '20 - Jan 21	\$ Change	% Change
<b>5200 · General &amp; Administrative</b>				
5100 · Advertising	3,695	3,047	648	21%
5210 · Dues & Subscriptions	4,427	18,362	-13,935	-76%
5220 · Office Supplies				
5223 · Administration	3,636	6,367	-2,731	-43%
5225 · Operations	7,708	6,598	1,110	17%
<b>Total 5220 · Office Supplies</b>	<b>11,344</b>	<b>12,965</b>	<b>-1,621</b>	<b>-13%</b>
5230 · Postage & Equip Lease				
5232 · Meter Lease	302	334	-32	-10%
5235 · Postage	801	679	122	18%
<b>Total 5230 · Postage &amp; Equip Lease</b>	<b>1,103</b>	<b>1,013</b>	<b>90</b>	<b>9%</b>
5240 · Copier Lease & Supplies				
5242 · Copier Lease	2,291	2,519	-228	-9%
<b>Total 5240 · Copier Lease &amp; Supplies</b>	<b>2,291</b>	<b>2,519</b>	<b>-228</b>	<b>-9%</b>
5250 · Telephone & Communications				
5253 · Administration	8,248	9,193	-945	-10%
5255 · Operations	395	397	-2	-1%
<b>Total 5250 · Telephone &amp; Communications</b>	<b>8,643</b>	<b>9,590</b>	<b>-947</b>	<b>-10%</b>
5260 · Professional Services				
5262 · Accounting	22,511	22,417	94	0%
5263 · Audit fees	17,000	16,500	500	3%
5265 · Legal	23,770	22,669	1,101	5%
5268 · Computer Consulting	1,478	1,020	458	45%
5269 · Payroll Processing	2,440	2,589	-149	-6%
<b>Total 5260 · Professional Services</b>	<b>67,199</b>	<b>65,195</b>	<b>2,004</b>	<b>3%</b>
5270 · Licenses & Permits	20	10	10	100%
5290 · Credit Card Fees	521	10,626	-10,105	-95%
5921 · Internet Billing Service	958	958		
<b>Total 5200 · General &amp; Administrative</b>	<b>100,201</b>	<b>124,285</b>	<b>-24,084</b>	<b>-19%</b>
<b>5300 · Personnel</b>				
5310 · Salaries				
5313 · Administration	147,384	92,630	54,754	59%
5315 · Operations	95,468	117,691	-22,223	-19%
5318 · Maintenance	77,867	100,143	-22,276	-22%
<b>Total 5310 · Salaries</b>	<b>320,719</b>	<b>310,464</b>	<b>10,255</b>	<b>3%</b>
5330 · Payroll Taxes				
5333 · Administration	11,269	5,929	5,340	90%
5335 · Operations	9,553	8,061	1,492	19%
5338 · Maintenance	5,960	6,563	-603	-9%
<b>Total 5330 · Payroll Taxes</b>	<b>26,782</b>	<b>20,553</b>	<b>6,229</b>	<b>30%</b>

**Moss Landing Harbor District**  
**Profit & Loss YTD Comparison**  
July 2021 through January 2022

	<u>Jul '21 - Jan 22</u>	<u>Jul '20 - Jan 21</u>	<u>\$ Change</u>	<u>% Change</u>
<b>5340 · Employee Benefits</b>				
5343 · Administration	32,078	27,067	5,011	19%
5345 · Operations	487	1,594	-1,107	-69%
5348 · Maintenance	35,180	32,697	2,483	8%
<b>Total 5340 · Employee Benefits</b>	<u>67,745</u>	<u>61,358</u>	<u>6,387</u>	<u>10%</u>
<b>5350 · Workers Compensation</b>				
5353 · Administration	2,100	2,100		
5355 · Operations	3,548	4,109	-561	-14%
5358 · Maintenance	3,686	4,669	-983	-21%
<b>Total 5350 · Workers Compensation</b>	<u>9,334</u>	<u>10,878</u>	<u>-1,544</u>	<u>-14%</u>
<b>5360 · Education &amp; Training</b>				
5363 · Administration	3,224	1,164	2,060	177%
5365 · Operations	129	1,357	-1,228	-90%
5368 · Maintenance		1,100	-1,100	-100%
<b>Total 5360 · Education &amp; Training</b>	<u>3,353</u>	<u>3,621</u>	<u>-268</u>	<u>-7%</u>
<b>Total 5300 · Personnel</b>	<u>427,933</u>	<u>406,874</u>	<u>21,059</u>	<u>5%</u>
<b>5400 · Insurance</b>				
5410 · Liability Insurance	96,783	86,761	10,022	12%
<b>Total 5400 · Insurance</b>	<u>96,783</u>	<u>86,761</u>	<u>10,022</u>	<u>12%</u>
<b>5500 · Utilities</b>				
5510 · Garbage	66,619	67,191	-572	-1%
5520 · Gas and Electric	167,909	148,296	19,613	13%
5530 · Water	23,604	21,350	2,254	11%
5540 · Sewer	23,740	28,688	-4,948	-17%
<b>Total 5500 · Utilities</b>	<u>281,872</u>	<u>265,525</u>	<u>16,347</u>	<u>6%</u>
<b>5600 · Operating Supplies</b>				
5610 · Vehicles	4,803	5,067	-264	-5%
5620 · Vessels	476		476	100%
5625 · Operations	9,318	12,318	-3,000	-24%
<b>Total 5600 · Operating Supplies</b>	<u>14,597</u>	<u>17,385</u>	<u>-2,788</u>	<u>-16%</u>
<b>5700 · Depreciation</b>	291,680	291,680		
<b>5800 · Repairs &amp; Maintenance</b>				
5810 · Vehicles	293	148	145	98%
5830 · Equip Rental	2,017	1,700	317	19%
5850 · Repair Materials	14,178	27,998	-13,820	-49%
5860 · Outside Service Contracts	31,926	40,666	-8,740	-21%
5870 · Derelict Disposal	33,758	32,566	1,192	4%
<b>Total 5800 · Repairs &amp; Maintenance</b>	<u>82,172</u>	<u>103,078</u>	<u>-20,906</u>	<u>-20%</u>
<b>5900 · Financial Expenses</b>				
5920 · Bank Service Charges	3,888	6,136	-2,248	-37%
5990 · Bad Debt	14,875	14,875		
<b>Total 5900 · Financial Expenses</b>	<u>18,763</u>	<u>21,011</u>	<u>-2,248</u>	<u>-11%</u>
<b>Total · MARINA EXPENSES</b>	<u>1,314,001</u>	<u>1,316,599</u>	<u>-2,598</u>	<u>0%</u>
<b>Net Ordinary Income - Marina Operations</b>	<u>59,448</u>	<u>8,652</u>	<u>50,796</u>	<u>587%</u>

**Moss Landing Harbor District**  
**Profit & Loss YTD Comparison**  
July 2021 through January 2022

	<u>Jul '21 - Jan 22</u>	<u>Jul '20 - Jan 21</u>	<u>\$ Change</u>	<u>% Change</u>
<b>4400 · LEASE AND OTHER INCOME</b>				
<b>4050 · Trust Lands Lease Revenue</b>				
4051 · Vistra	42,863	40,712	2,151	5%
4053 · MBARI	17,403	17,171	232	1%
<b>Total 4050 · Trust Lands Lease Revenue</b>	<u>60,266</u>	<u>57,883</u>	<u>2,383</u>	<u>4%</u>
<b>4500 · Leases</b>				
4501 · K-Pier Lease	18,614	8,064	10,550	131%
<b>4502 · Cannery Building</b>				
4517 · Suite 2	20,481	20,080	401	2%
4504 · Suite 3	56,636	54,815	1,821	3%
4511 · Suite 1 & 10	11,552	11,273	279	2%
4515 · Suite 4	54,773	53,699	1,074	2%
4518 · Suite 5	16,012	15,490	522	3%
4510 · Suite 6	8,353	15,917	-7,564	-48%
4512 · Suite 7	8,758	9,805	-1,047	-11%
4503 · Suite 8	5,737	5,570	167	3%
4520 · Suite 9	5,600	3,560	2,040	57%
4523 · Canary NNN	23,256	21,796	1,460	7%
<b>Total 4502 · Cannery Building</b>	<u>211,158</u>	<u>212,005</u>	<u>-847</u>	<u>-0%</u>
4530 · RV Lot	20,586	20,585	1	
4540 · Martin & Mason	26,911	28,481	-1,570	-6%
<b>4560 · North Harbor</b>				
4562 · Sea Harvest	21,594	21,171	423	2%
4568 · Monterey Bay Kayaks	31,831	61,584	-29,753	-48%
<b>Total 4560 · North Harbor</b>	<u>53,425</u>	<u>82,755</u>	<u>-29,330</u>	<u>-35%</u>
<b>Total 4500 · Leases</b>	<u>330,694</u>	<u>351,890</u>	<u>-21,196</u>	<u>-6%</u>
<b>4600 · District Property Taxes</b>	203,898	191,960	11,938	6%
<b>4700 · Other Revenues &amp; Concessions</b>				
4125 · Amenity Fee	206,178	198,953	7,225	4%
4126 · Passenger Vessel Fees	2,258		2,258	100%
<b>4710 · Vending Activities</b>				
4711 · Washer/Dryer	6,094	3,841	2,253	59%
4712 · Soda	115	237	-122	-51%
<b>Total 4710 · Vending Activities</b>	<u>6,209</u>	<u>4,078</u>	<u>2,131</u>	<u>52%</u>
4720 · Dry Storage	35,376	34,891	485	1%
4725 · North Harbor Use Fee	116,018	96,469	19,549	20%
4727 · Key Sales	2,826	4,545	-1,719	-38%
4730 · NH Washdown	480	270	210	78%
4735 · Camp/RV	1,566		1,566	100%
4740 · Equipment Rental	271	100	171	171%
4745 · Citations & Fines	2,202		2,202	100%
4751 · Permits	5,016	3,417	1,599	47%
4765 · Faxes, Copies & Postage		14	-14	-100%
4770 · Surplus Auction/Sales		258	-258	-100%
<b>Total 4700 · Other Revenues &amp; Concessions</b>	<u>378,400</u>	<u>342,995</u>	<u>35,405</u>	<u>10%</u>

**Moss Landing Harbor District**  
**Profit & Loss YTD Comparison**  
July 2021 through January 2022

	Jul '21 - Jan 22	Jul '20 - Jan 21	\$ Change	% Change
<b>4800 · Interest</b>				
4841 · Union Bank Interest	212	153	59	39%
4843 · First Capital Bank	1,912	1,815	97	5%
4846 · Umpqua Interest	60	299	-239	-80%
<b>Total 4800 · Interest</b>	<b>2,184</b>	<b>2,267</b>	<b>-83</b>	<b>-4%</b>
<b>Total 4400 · LEASE AND OTHER INCOME</b>	<b>975,442</b>	<b>946,995</b>	<b>28,447</b>	<b>3%</b>
<b>7000 · LEASE AND OTHER EXPENSES</b>				
<b>7100 · Interest Expense</b>				
7134 · Umpqua NP Interest	38,841	45,031	-6,190	-14%
<b>Total 7100 · Interest Expense</b>	<b>38,841</b>	<b>45,031</b>	<b>-6,190</b>	<b>-14%</b>
<b>7200 · Other Financial Expenses</b>				
7221 · CSDA Dues	7,615	7,253	362	5%
7230 · LAFO Administrative Charges	5,393	5,425	-32	-1%
<b>Total 7200 · Other Financial Expenses</b>	<b>13,008</b>	<b>12,678</b>	<b>330</b>	<b>3%</b>
5700 · Depreciation	291,680	291,680		
<b>7300 · Commissioner Expenses</b>				
7320 · Monthly Stipend	9,000	8,625	375	4%
7321 · Employer Payroll Taxes	688	574	114	20%
7330 · Incurred Expenses	1,326	161	1,165	724%
<b>Total 7300 · Commissioner Expenses</b>	<b>11,014</b>	<b>9,360</b>	<b>1,654</b>	<b>18%</b>
<b>Total 7000 · LEASE AND OTHER EXPENSES</b>	<b>354,543</b>	<b>358,749</b>	<b>-4,206</b>	<b>-1%</b>
<b>Net Ordinary Income - Lease &amp; Other Operations</b>	<b>620,900</b>	<b>588,247</b>	<b>32,653</b>	<b>6%</b>
<b>Net Ordinary Income - Combined Operations</b>	<b>680,347</b>	<b>596,898</b>	<b>83,449</b>	<b>14%</b>
<b>Other Income/Expense</b>				
<b>Other Income</b>				
8001 · Cost Reimbursements				
8201 · Reimbursable expenses	-80	-696	616	89%
<b>Total 8001 · Cost Reimbursements</b>	<b>-80</b>	<b>-696</b>	<b>616</b>	<b>89%</b>
<b>Total Other Income</b>	<b>-80</b>	<b>-696</b>	<b>616</b>	<b>89%</b>
<b>Other Expense</b>				
9000 · CAPITAL PROJECT EXPENSES				
5880 · Dredging	295		295	100%
9053 · Dock Maintenance				
9054 · Sea Lion Deterrent Fencing	1,882	1,953	-71	-4%
9250 · Security Camera	19,507		19,507	100%
9310 · NH Hotel	1,217		1,217	100%
9565 · Miscellaneous Capital Projects	101,708		101,708	100%
<b>Total 9000 · CAPITAL PROJECT EXPENSES</b>	<b>124,609</b>	<b>1,953</b>	<b>122,656</b>	<b>6,280%</b>
<b>Total Other Expense</b>	<b>124,609</b>	<b>1,953</b>	<b>122,656</b>	<b>6,280%</b>
<b>Net Other Income</b>	<b>-124,689</b>	<b>-2,649</b>	<b>-122,040</b>	<b>-4,607%</b>
<b>Net Income</b>	<b>555,658</b>	<b>594,249</b>	<b>-38,591</b>	<b>-6%</b>

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

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>&gt; 90</u>	<u>TOTAL</u>
A.L. Lease	0.00	266.32	0.00	0.00	0.00	266.32
Allied Administrators for Delta Dental	0.00	-402.14	0.00	0.00	0.00	-402.14
CalPERS	0.00	-5,725.00	-5,725.00	0.00	0.00	-11,450.00
Carmel Marina Corporation	0.00	1,652.00	0.00	0.00	0.00	1,652.00
Castroville "ACE" Hardware	218.29	0.00	0.00	0.00	0.00	218.29
Central Coast Systems, Inc.	105.00	0.00	0.00	0.00	0.00	105.00
Cintas	473.98	0.00	0.00	0.00	0.00	473.98
Employment Development Dept.	0.00	2,250.00	0.00	0.00	0.00	2,250.00
Henderson Marine Supply	0.00	1,684.67	0.00	0.00	0.00	1,684.67
Hodges Consulting Services	1,180.00	0.00	0.00	0.00	0.00	1,180.00
Jarvis, Fay, & Gibson, LLP	3,630.00	0.00	0.00	0.00	0.00	3,630.00
MBS Business Systems	28.44	0.00	0.00	0.00	0.00	28.44
Mechanics Bank	1,275.11	0.00	0.00	0.00	0.00	1,275.11
Monterey Sanitary Supply	1,390.68	0.00	0.00	0.00	0.00	1,390.68
Monterey Signs	0.00	426.08	0.00	0.00	0.00	426.08
Pajaro/Sunny Mesa C.S.D.	2,291.53	0.00	0.00	0.00	0.00	2,291.53
TK Elevator	0.00	695.66	0.00	0.00	0.00	695.66
Tommy Razzeca	0.00	-350.00	0.00	0.00	0.00	-350.00
U.S. Bank	2,063.43	0.00	0.00	0.00	0.00	2,063.43
Umpqua Bank	0.00	-30,835.29	0.00	0.00	0.00	-30,835.29
Unified Building Maintenance	1,350.00	0.00	0.00	0.00	0.00	1,350.00
Valero Marketing and Supply Company	270.52	0.00	0.00	0.00	0.00	270.52
VALIC	2,682.43	0.00	0.00	0.00	0.00	2,682.43
Vision Sevice Plan	0.00	-142.95	0.00	0.00	0.00	-142.95
Wald, Ruhnke & Dost Architects, LP	259.80	0.00	0.00	0.00	0.00	259.80
<b>TOTAL</b>	<b><u>17,219.21</u></b>	<b><u>-30,480.65</u></b>	<b><u>-5,725.00</u></b>	<b><u>0.00</u></b>	<b><u>0.00</u></b>	<b><u>-18,986.44</u></b>

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

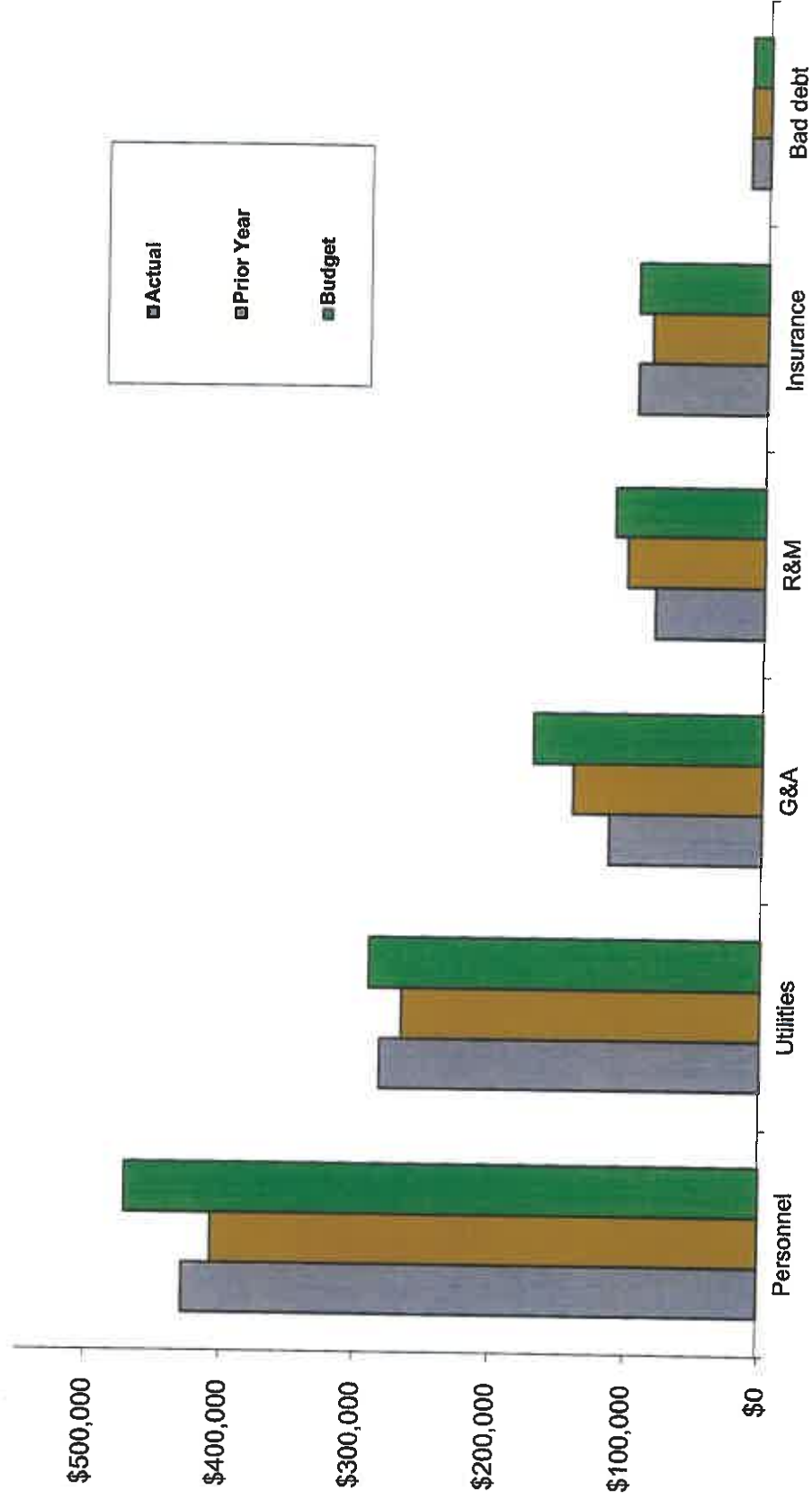
<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>
<b>1001 · 1st Capital Operating Account</b>				
Bill Pmt -Check	01/28/2022	19152	AT&T	-432.27
Bill Pmt -Check	01/28/2022	19153	CalPERS	-5,725.00
Bill Pmt -Check	01/28/2022	19154	Carmel Marina Corporation	-1,774.66
Bill Pmt -Check	01/28/2022	19155	Cintas	-472.32
Bill Pmt -Check	01/28/2022	19156	Home Depot	-160.98
Bill Pmt -Check	01/28/2022	19157	Jarvis, Fay, & Gibson, LLP	-2,020.00
Bill Pmt -Check	01/28/2022	19158	Josh Parr	-500.00
Bill Pmt -Check	01/28/2022	19159	Lorin Ferguson	-50.00
Bill Pmt -Check	01/28/2022	19160	Michael Harrold	-519.85
Bill Pmt -Check	01/28/2022	19161	Moss Landing Chamber of Commerce	-80.00
Bill Pmt -Check	01/28/2022	19162	MP Express	-2,940.79
Bill Pmt -Check	01/28/2022	19163	Sea Engineering, Inc.	-570.00
Bill Pmt -Check	01/28/2022	19164	The Marine Mammal Center	-560.00
Bill Pmt -Check	01/28/2022	19165	United Site Services of Calif., Inc.	-502.08
Bill Pmt -Check	01/28/2022	19166	Valero Marketing and Supply Company	-381.07
Bill Pmt -Check	01/28/2022	19167	Wald, Ruhnke & Dost Architects, LP	-277.50
Bill Pmt -Check	01/28/2022	19168	WASH	-202.08
Bill Pmt -Check	01/28/2022	19169	Wendy L. Cumming, CPA	-2,827.50
Bill Pmt -Check	01/28/2022	19170	AT&T	-588.01
Bill Pmt -Check	01/28/2022	19171	Carmel Marina Corporation	-6,543.72
Total 1001 · 1st Capital Operating Account				-27,127.83
<b>1009 · Union - Operating</b>				
Check	01/06/2022		Payroll Partners	-128.20
Check	01/07/2022	3106	Neal Norris	-818.37
Check	01/07/2022	3107	RJ Collier	-823.45
Bill Pmt -Check	01/12/2022	19441	Allied Administrators for Delta Dental	-402.14
Bill Pmt -Check	01/12/2022	19442	AT&T	-95.74
Bill Pmt -Check	01/12/2022	19443	Byte Technology	-369.00
Bill Pmt -Check	01/12/2022	19444	Castroville "ACE" Hardware	-131.66
Bill Pmt -Check	01/12/2022	19445	Corralitos Electric	-330.00
Bill Pmt -Check	01/12/2022	19446	Damm Good Water	-39.55
Bill Pmt -Check	01/12/2022	19447	Jared Waters	-800.00
Bill Pmt -Check	01/12/2022	19448	Jarvis, Fay, & Gibson, LLP	-3,260.00
Bill Pmt -Check	01/12/2022	19449	Larry and Sandi Daeumler	-600.00
Bill Pmt -Check	01/12/2022	19450	Marc J. Del Piero	-1,800.00
Bill Pmt -Check	01/12/2022	19451	MBS Business Systems	-310.37
Bill Pmt -Check	01/12/2022	19452	Pajaro/Sunny Mesa C.S.D.	-2,801.39
Bill Pmt -Check	01/12/2022	19453	Pitney Bowes Global Financial Svc LLC	-151.21
Bill Pmt -Check	01/12/2022	19454	Razzolink, Inc.	-136.85
Bill Pmt -Check	01/12/2022	19455	Sunrise Express	-60.66
Bill Pmt -Check	01/12/2022	19456	Superior Printing, Inc.	-174.98
Bill Pmt -Check	01/12/2022	19457	SWRCB	-295.00
Bill Pmt -Check	01/12/2022	19458	TK Elevator	-695.66
Bill Pmt -Check	01/12/2022	19459	Tommy Razzeca	-350.00

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

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>
Bill Pmt -Check	01/12/2022	19460	U.S. Bank	-1,074.91
Bill Pmt -Check	01/12/2022	19461	Umpqua Bank	-30,835.29
Bill Pmt -Check	01/12/2022	19462	VALIC	-1,788.29
Bill Pmt -Check	01/12/2022	19464	Verizon Wireless	-112.26
Bill Pmt -Check	01/12/2022	19463	Vision Sevice Plan	-142.95
Bill Pmt -Check	01/12/2022	19440	Mechanics Bank	-297.92
Bill Pmt -Check	01/12/2022	19439	Mechanics Bank	-539.09
Bill Pmt -Check	01/19/2022	19465	First Capital Bank	-2,600,000.00
Check	01/20/2022		Payroll Partners	-520.04
Check	01/21/2022	3108	Neal Norris	-818.35
Check	01/21/2022	3109	RJ Collier	-927.02
Total 1009 · Union - Operating				-2,651,630.35
<b>TOTAL</b>				<b>-2,678,758.18</b>

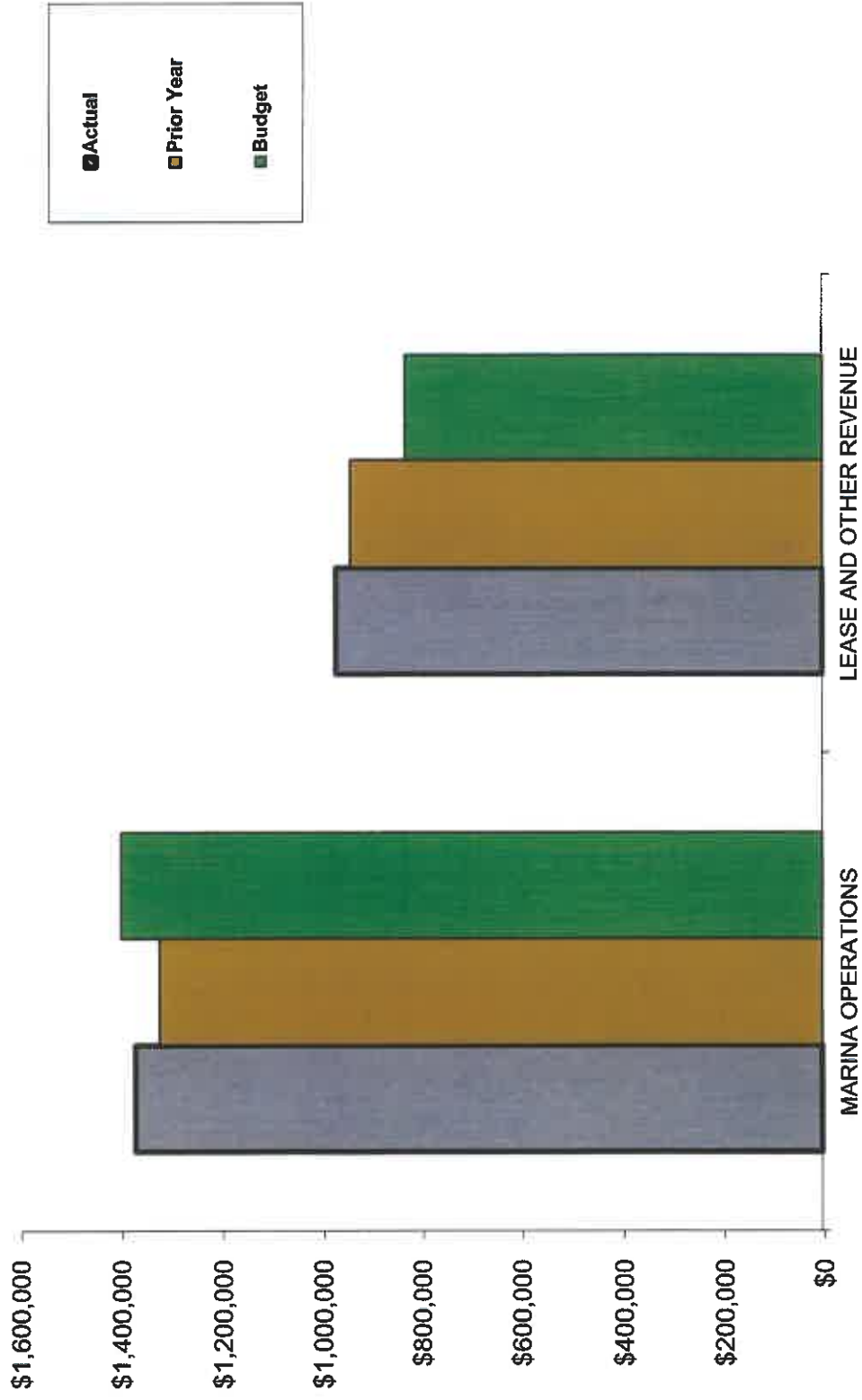


**Operating Expenses  
Year to Date Actuals vs. Budget and Prior Year  
January 31, 2022**

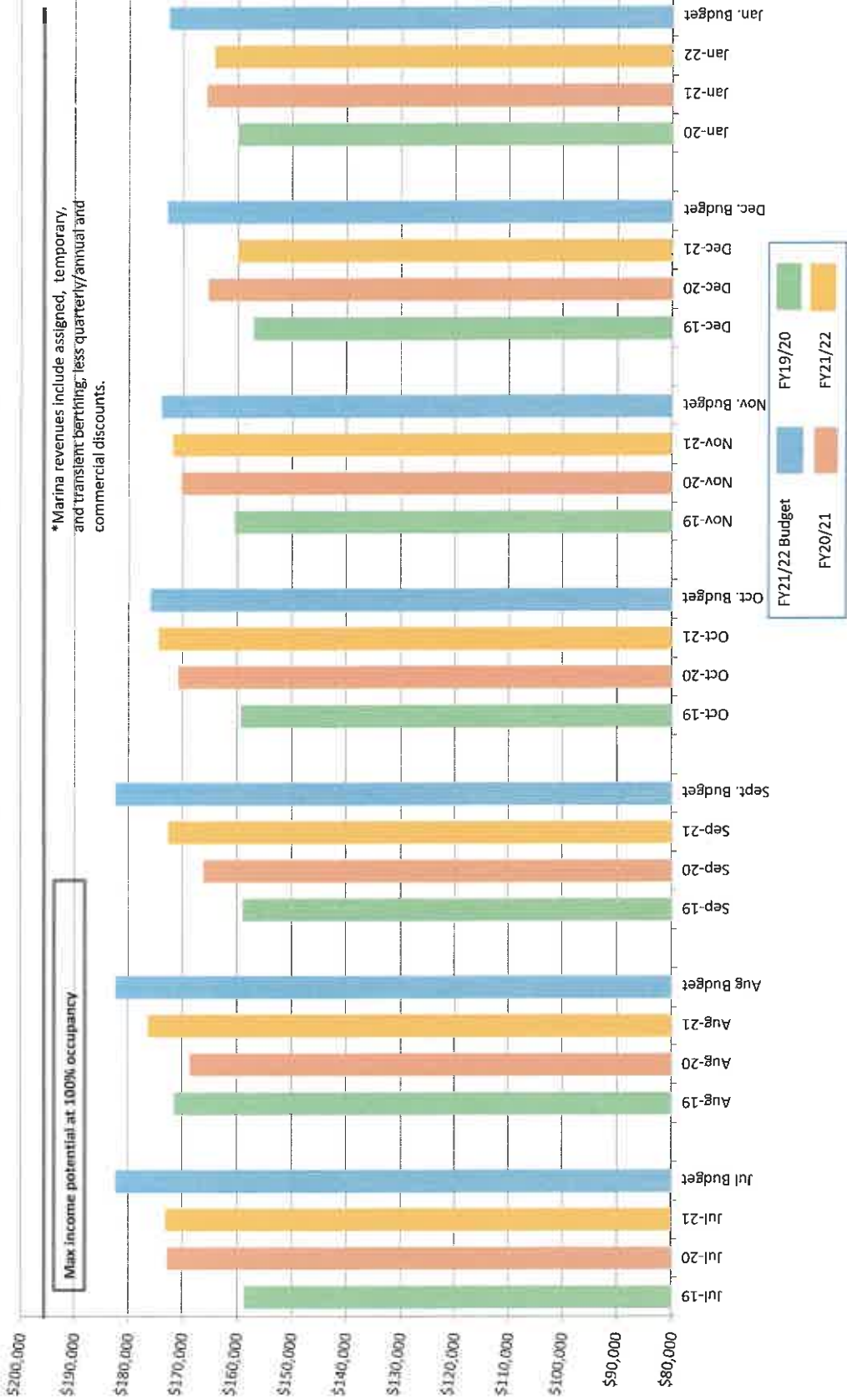


**\*\*Expenses Exclude Dredging, Depreciation and Interest Expenses\*\***

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



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





**BOARD OF HARBOR COMMISSIONERS**

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

7881 SANDHOLDT ROAD  
MOSS LANDING, CA 95039

TELEPHONE – 831.633.5417  
FACSIMILE – 831.633.4537



**GENERAL MANAGER  
HARBOR MASTER**

Tom Razzeca

**STAFF REPORT**

**ITEM NUMBER 03 – PROJECT STATUS  
BOARD MEETING FEBRUARY 23, 2022**

**1. North Harbor Building Listing:** As of December 28, 2020, Mahoney & Associates was given notice that the contract they had with the Harbor District for the listing of the North Harbor Building was expired and that their services were no longer required. As of now, the Harbor District has no listing agent for the building and the General Manager and Real Property Committee 1 has been negotiating with interested parties recently in the hopes of securing a building tenant in the near future. The Board of Harbor Commissioners may choose to explore the options related to the representation of the new building listing by a real estate professional and if so, the General Manager will take appropriate action once given direction from the Board.

**2. North Harbor Inn Project:** This project remains on hold while the District explores options with the property. The District has received interest from a potential developer of the Hotel project but we await an update regarding their intentions.

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

**4. Demolition of Pot Stop Building:** The former Pot Stop building located in the Moss Landing North Harbor has been vacant for a number of years due to its dilapidated condition. As previously discussed with the Board of Harbor Commissioners, staff plans to have the building demolished and is currently awaiting the issuance of the permit to complete the project. Planning permit PLN210227 was approved by Monterey County however, there is an additional 10-day appeal process that takes place after the resolution has been approved and this appeal process ended February 14, 2022.

*SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947*

Because the project is located within the Coastal Zone, the project also requires another Coastal Appeal period. The Coastal Appeal period starts the day after the Coastal Commission receives the "Final Local Action Notice (FLAN)" and is 10 business days. MLHD Staff is currently awaiting notice from Monterey County that the FLAN has been mailed out. If there are no appeals we should receive a permit approval notice from the County Clerks noting that the project has entered the condition compliance phase and the District soon thereafter be able to pull the permit and begin to proceed with the demolition project.

**5. Tsunami Damage Project:** Resulting from the tsunami that took place on January 15, 2022, 5 wood piles located on a small section of A dock were damaged and are in need of replacement along with a broken section of the dock. Additionally, the floating dock located at Kirby Park also sustained damage and is in need of repair or potentially replacement. Staff is currently working with our Marine Engineering consultant (Sea Engineering) who completed a Harbor assessment for the purpose of identify any and all damage sustained as a result of the tsunami which has confirmed the damage listed in the report. Staff is also in contact with state and local emergency services agencies regarding the damage sustained during the tsunami event. The Board will continue to be updated monthly regarding any new information related to Harbor damage as well as the process moving forward to complete any necessary repairs or facility replacements.



BOARD OF COMMISSIONERS  
 Russ Jeffries  
 Tony Leonardini  
 Vince Ferrante  
 James R. Goulart  
 Liz Soto

7881 SANDHOLDT ROAD  
 MOSS LANDING, CA 95039

TELEPHONE – 831.633.5417  
 FACSIMILE – 831.633.4537

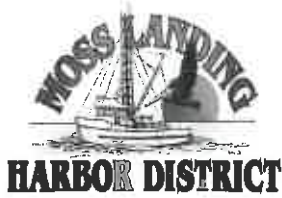


GENERAL MANAGER  
 HARBORMASTER  
 Tommy Razzeca

## STAFF REPORT

### ITEM NUMBER 04 – SUMMARY OF PERMITS ISSUED BOARD MEETING OF FEBRUARY 23, 2022

Permittee	Issue Date	Status	Permit Type	Exp. Date
Elkhorn Slough Research Foundation	01/01/2022	Current	Facilities Use	01/01/23
Blue Ocean Whale Watch	2/18/2022	Current	Facilities Use	2/18/2023
Whisper Charters	2/28/2021	Current	Facilities Use	2/28/2022
Fast Raft	3/26/2021	Current	Facilities Use	3/26/2022
MBARI-Otter Studies	4/1/2021	Current	Facilities Use	4/1/2022
Monterey Eco Tours	4/16/2021	Current	Facilities Use	4/16/2022
Kahuna Sportfishing	6/12/2021	Current	Facilities Use	6/12/2022
Venture Quest Kayaking	6/12/2021	Current	Facilities Use	6/12/2022
Monterey Bay Hydrobikes	6/12/2021	Current	Facilities Use	6/12/2022
Reel Nasty Sportfishing	6/12/2021	Current	Facilities Use	6/12/2022
Kayak Connection	6/30/2021	Current	Facilities Use	6/30/2022
Sanctuary Cruises	6/30/2021	Current	Facilities Use	6/30/2022
Sea Goddess Whale Watching-Tours	6/30/2021	Current	Facilities Use	6/30/2022
Sea Goddess Whale Watching-Souvenirs	6/30/2021	Current	Peddlers	6/30/2022
MBARI-Slough Test Moorings	6/30/2021	Current	Facilities Use	6/30/2022
Slater Moore Photography	07/07/2021	Current	Facilities Use	07/07/2022
Peninsula Dive Services	09/30/2021	Current	Facilities Use	09/30/2022
Elkhorn Slough Safari - Tours	10/19/2021	Current	Facilities Use	10/19/2022
Blue Water Ventures	10/30/2021	Current	Facilities Use	10/30/2022
Wild Fish-Vicki Crow	11/20/2021	Current	Peddlers	11/20/2022



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

7881 SANDHOLDT ROAD  
MOSS LANDING, CA 95039

TELEPHONE – 831.633.5417  
FACSIMILE – 831.633.4537



GENERAL MANAGER  
HARBORMASTER  
Tommy Razzeca

## STAFF REPORT

ITEM NUMBER 05 – MEETING ANNOUNCEMENTS  
BOARD MEETING OF FEBRUARY 23, 2022

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 – 2021 - <https://montereybay.noaa.gov>  
at this time no schedule of meetings is available on the website.



**BOARD OF COMMISSIONERS**

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

7881 SANDHOLDT ROAD  
MOSS LANDING, CA 95039

TELEPHONE – 831.633.5417  
FACSIMILE – 831.633.4537



**GENERAL MANAGER  
HARBOR MASTER**

Tom Razzeca

**STAFF REPORT**

**ITEM NUMBER 06 - LIVEABOARD REPORT  
BOARD MEETING OF FEBRUARY 23, 2022**

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><b>Name</b></u>	<u><b>Vessel</b></u>
1. Hartman, Guenter	Taku, CF 7913 KL
2. Jones, L	Intrepid CF 0292 VE
<b>3. Pending</b>	
4. Burns, P.	Tralfamadore, CF 9430 GL
5. Byrnes, K.	Grand Slam, CF 4540 FE
6. Doyle, M	Billikon, CF 3946 TM
7. Cayuela, R.	Rachel Angelet, CF 6969 UB
8. Michael, McVay	Gaviota, CF 4863 FP
9. Hughes, S	Sojourn, on 1067078
10 Cloer, J./Ajuria M.	Laurie, CF 2688 EX
11. Chambers, B.	Pyxis, ON 984193
12. Watwood, Preston	Robert Parker, CF 2116 UZ
13. Clark D.	Seaside Escape CF 4356 HW
14. Degnan, P.	No Name, CF 8344 GT
15. Jimmy Page	Lanitra, CF 7346 SH
16. Elwell, G.	Pearl, ON 557575
17. Faneuf, C.	Ghost Ryder ON 1048498
18. 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

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



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

- Phoenix, CF 5084 GJ
- Laetare, CF 5495 YB
- Sanity, CF 5249 SC
- Aztlan, ON 281903
- Gaviota, CF 4656 GG
- Spellbound, ON 082155
- Francis W, CF 2017 UZ
- Tolly Craft CF 9521 HT
- Zinful CF5419 JG
- Nimble, CF 3730 KB
- Damn Baby CF 9442 EX
- Inia, ON 1074183
- Illusion, CF 0836 TA
- Auroora, ON 676686
- Blue Moon, CF 1886 GT
- La Wanda CF 5014 FR
- Bull Dog ON 1219673
- Lorraine CF 0533 JL
- Spirit, ON 664971
- Second Paradise, ON 912484
- Raven, ON 241650
- Star of Light ON 1056334
- Gulf Star CF 6082 GL
- Lady Monroe CF5007 UM
- Mischief Maker, CF 9666 JK
- Quiet times, CF 2067 GC
- Oceanid, CF 4210 GA
- Coho, CF 9974 KK
- Enchantress, CF 0878 SX
- Sea Star, CF 4213 ES
- Muffin, ON 1148169
- Ripple, ON 1037076
- Moonstone CF 5122 GX
- Sea Free ON 613387
- Boss Lady, ON 556296
- Luna Sea, ON 1138367
- Myrtle Mae, CF 3187 FN

Total Number Vessels: 59  
 Total Number Persons: 67  
 Pending Applications -1-



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

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 07 - SLIP INCOME REPORT  
BOARD MEETING OF February 23, 2022

Slip Rates 2021/2022 per linear foot:

Assigned: \$8.55/ft./month  
Temporary: \$12.75/ft./month  
Transient: \$1.25/ft./day

### INCOME

<u>January 2022</u>	<u>January 2021</u>	<u>January 2022 Budget</u>
\$164,361	\$165,762	\$172,680

For the month, slip income is below budget by \$8k, due to lower assigned, temporary and transient berthing revenues.



**BOARD OF COMMISSIONERS**  
Russell Jeffries  
Tony Leonardini  
Vincent Ferrante  
James Goulart  
Liz Soto

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 08 – INCIDENT REPORT**  
**BOARD MEETING OF FEBRUARY 23, 2022**

**01/21/2022** Staff received a report of a vehicle being broken into on the night of January 20, 2022 in the back parking lot. Tenant filed a report with the harbor and was informed to file one with the Sheriff's Office as well. Staff reviewed the cameras but was unable to see anything. No further incidents to report as of January 18, 2022.

**01/29/2022** Staff received a report of a stolen kayak off A-dock.

No further incidents to report as of February 17, 2022.



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

7881 SANDHOLDT ROAD  
MOSS LANDING, CA 95039

TELEPHONE – 831.633.5417  
FACSIMILE – 831.633.4537



GENERAL MANAGER  
HARBOR MASTER  
Tommy Razzeca

## STAFF REPORT

ITEM NUMBER 19 – CONSIDER RESOLUTION 22-02 APPROVING AN AMENDMENT TO LUSAMERICA FOODS INC. CANNERY BUILDING LEASE TO ADD AN ADDITIONAL 1370 SQUARE FEET OF OFFICE SPACE.  
BOARD MEETING OF FEBRUARY, 23, 2022

Lusamerica Foods Inc. has previously expressed interest in additional office space in the Districts Cannery Building. Office spaces 5A and 5B consisting of a combined 1370sf of space has come available beginning March 1, 2022.

After speaking to Lusamerica Foods Inc. and confirming their interest in the 2 additional office spaces, staff has prepared the attached lease amendment and Resolution 22-02 which would approve the amendment to Lusamericas current lease to add the additional 1370sf of space for a term matching their existing lease of approximately 29 years.

Staff scheduled a Real Property Committee prior to tonight's Board meeting to review the lease amendment and the committee members may choose to provide a recommendation to the Board regarding Resolution 22-02.

Staff recommends that the Board consider approval of Resolution 22-02 which would approve the attached lease amendment to Lusamerica Foods Inc. existing lease and add an additional 1370sf of office space (5A and 5B), matching the existing lease term of approximately 29 years.

*SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947*

## LEASE AMENDMENT

This Lease Amendment, hereinafter referred to as "Amendment" is made and entered into at Monterey County, California this 1st day of March, 2022, by and between MOSS LANDING HARBOR DISTRICT, a Political Subdivision of the State of California, hereinafter referred to as "Lessor" and LUSAMERICA FOODS INC., hereinafter referred to as "Lessee." Lessor and Lessee may collectively be referred to herein as "the Parties."

### RECITALS

A. Lessor and Lessee entered into that certain Lease Agreement ("Lease") dated February 1, 2021, for Suites 4 and 5 of the District's Santa Cruz Cannery Building, consisting of an area of approximately Six Hundred and Sixty Four (664 mol) square feet at an annual rent of \$13,546.60, subject to annual modification by the CPI. The term of the Lease is Twenty Nine (29) years and Six (6) months with one Ten (10) year option to renew.

B. Lessee has requested an amendment to the Lease by the addition of two additional office spaces in the Cannery Building, Suites 5A and 5B, for an additional leased amount of 1370 square feet.

C. Lessee is in good standing with the provisions of the Lease, and the Parties now desire to memorialize appropriate amendments to the Lease.

NOW THEREFORE, based on the recitals set forth above, which are incorporated herein as findings, the Parties agree to the following Lease Amendments:

1. Section D of Basic Lease Provisions is deleted in its entirety and replaced as follows:

The Premises which Lessee leases under this Lease are the following: Santa Cruz Cannery Building located at 7532 Sandholdt Road in Moss Landing Harbor, Moss Landing, California, consisting of an area approximately Two Thousand Thirty Four (2034 mol) square feet located adjacent to Bass Way as depicted in Exhibit A.

2. Section F of Basic Lease Provisions is deleted in its entirety and replaced to read as follows:

Six (6) Non-exclusive standard parking spaces as available in adjacent lot.

3. Lease Section 3.1 Cannery Building is deleted in its entirety and replaced as follows:

3.1 Cannery Building: Lessor hereby leases to Lessee and Lessee hereby rents from Lessor the property located in the Moss Landing Harbor, Moss Landing, County of Monterey, State of California, described as follows: The premises described in Exhibit "A" known as Suites 4, 5, 5A and 5B located in the Santa

Cruz Cannery Building, 7532 Sandholdt Road, Moss Landing Harbor , Moss Landing, California consisting of an area of approximately Two Thousand and Thirty Four (2034 mol) square feet on the upper level of the building located adjacent to Bass Way as previously described.

4. Lease Section 3.2, first sentence, is deleted in its entirety and replaced to read as follows:

Lessee may have Six (6) non-exclusive standard parking spaces on the property adjacent to the Cannery Building reserved for Tenant and Tenant's Visitor Parking only.

5. Lease Section 4.1.1 MINIMUM ANNUAL RENT is deleted in its entirety and replaced as follows:

4.1.1. MINIMUM ANNUAL RENT: Thirty Six Thousand, One Hundred Ninety Two Dollars and Ninety Six Cents (\$36,192.96.)

6. Lease Section 4.1.1.1 Cannery Building is deleted in its entirety and replaced as follows:

4.1.1.1 Cannery Building: After amendment in 2022, Lessee shall pay to Lessor the Minimum Annual Rent of \$1.77 per square foot per month for a monthly amount of \$3,106.08, equaling \$36,192.96 per annum, based on a fair value as of January 1, 2022. Monthly installments of Minimum Rent shall be due and payable in advance on the first day of each consecutive month during the Term.

7. Lessee shall add the aforementioned square footage (1370 square feet) in Suites 5A and 5B to Lessee's insurance coverage and provide an updated COI to Lessor upon execution of this Lease Amendment.

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

Executed this 1st day of March, 2022 in Monterey County, California.

Lessor, Moss Landing Harbor District

Lessee, Lusamerica Foods Inc.

By: \_\_\_\_\_  
Tommy Razzeca, General Manager

By: \_\_\_\_\_  
Fernando Fredrico

**RESOLUTION NO. 22-02**

**A RESOLUTION OF THE BOARD OF HARBOR COMMISSIONERS OF THE MOSS LANDING HARBOR DISTRICT APPROVING AN AMENDMENT TO LEASE FOR A PORTION OF THE SANTA CRUZ CANNERY BUILDING BETWEEN THE MOSS LANDING HARBOR DISTRICT AND LUSAMERICA FOODS INC.**

**WHEREAS**, the Moss Landing Harbor District (“District”) and Lusamerica Foods Inc. (“Lusamerica”) entered into that certain Lease Agreement (“Lease”), dated February 1, 2021, for Suites 4 and 5 of the District’s Santa Cruz Cannery Building, consisting of an area of approximately six hundred sixty four (664 mol) square feet at an annual rent of \$13,546.60, subject to annual modification by the CPI, with a term of 29 years and 6 months with one 10-year option to renew; and

**WHEREAS**, Lusamerica has requested an amendment to the Lease by the addition of two more offices in the Cannery Building, Suites 5A and 5B, for an additional leased space of 1370 square feet, with a new total leased space of 2024 square feet; and

**WHEREAS**, Lusamerica is in good standing with the provisions of the Lease, and the Parties now desire to enter into a Lease amendment memorializing the proposed modification of the leased premises and attendant changes to the rent terms.

**NOW THEREFORE, BE IT HEREBY RESOLVED** by the Board of Harbor Commissioners of the Moss Landing Harbor District that the Lease Amendment attached hereto as Exhibit A, and by this reference incorporated herein, is hereby approved and the General Manager is hereby authorized and directed to execute the same on behalf of the District.

**CERTIFICATION**

Resolution No. 22-02 was duly passed and adopted by the Board of Harbor Commissioners of the Moss Landing Harbor District at a regular meeting of the Board held on the 23 day of February 2022, a quorum present and acting throughout, by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

---

Russ Jeffries, President  
Board of Harbor Commissioners

ATTEST:

---

Tommy Razzeca, Deputy Secretary  
Board of Harbor Commissioners



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

7881 SANDHOLDT ROAD  
MOSS LANDING, CA 95039

TELEPHONE – 831.633.5417  
FACSIMILE – 831.633.4537



GENERAL MANAGER  
HARBOR MASTER  
Tommy Razzeca

## STAFF REPORT

ITEM NUMBER 20 – CONSIDER CLAIM RECEIVED FROM EVAN SCOTT  
BOARD MEETING OF FEBRUARY 23, 2022

Included with this item in your board packet is 2 separate claims for damage sent in the form of a single email received from Harbor District tenant Evan Scott received on February 14, 2022. Mr. Scott has listed damages resulting from two separate incidents as listed below. Each listed incident is followed by staffs response and recommendation to the Board of Harbor Commissioners.

### **1. Damage to a small inflatable boat (dingy) left in the Harbor District parking lot resulting from a vehicle accident caused by a private vehicle owner on January 14, 2022.**

As noted in the attached email response to Mr. Scott on February 15, 2022, Moss Landing Harbor District is not the responsible party in reference to the damage caused to his small inflatable boat/dingy on February 14, 2022. Staff has provided Mr. Scott with the accident report completed by California Highway Patrol which included the insurance information of the vehicle owner/ responsible party for follow up if Mr. Scott wishes to pursue a claim. Therefore, staff recommends that the District's Board of Harbor Commissioners reject Mr. Scotts claim for damage related to his small inflatable boat/dingy.

### **2. Damage to Mr. Scott's vessel "Playtime" resulting from the Tsunami which occurred on January 15, 2022.**

As noted in my response to Mr. Scott regarding the claimed damage to his vessel Playtime resulting from the Tsunami on January 15, 2022, the District insurance carrier does not provide coverage for damage resulting from a tsunami as it is considered an "act of god". Additionally, Mr. Scott's berthing contract with the District provides a "waiver of claims" against the District to include "damage to or destruction of property, including, without limitation, the vessel, occurring in or about the Harbor". Therefore, considering that the tsunami was the cause of any damage to the vessel "Playtime" and was not the result of negligence by the District staff recommends that the Board of Harbor Commissioners reject Mr. Scotts claim for damage related to his vessel "Playtime" resulting from the tsunami that occurred on January 15, 2022.

*SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947*



## Tommy Razzeca

---

**From:** Tommy Razzeca [razzeca@mosslandingharbor.dst.ca.us]  
**Sent:** Tuesday, February 15, 2022 10:30 AM  
**To:** 'Evan Scott'  
**Subject:** RE: Tsunami and Tesla wreck  
**Attachments:** Tesla Insurance Information.pdf

Evan, I have attached the traffic report I received from CHP which has the owner of the Tesla's insurance information, a claim regarding any damage related to this accident should be processed through the responsible party/vehicles owners insurance company.

Regarding tsunami damage to Moss Landing Harbor, the information you have is incorrect, the Districts insurance does not cover incidents such as tsunami as they are considered an act of god. That said, I am forwarding your email to our District Counsel to see how I need to proceed and will get back to you once I have additional information.

Thanks for the email, I'll be in touch once I have more information.

Tommy Razzeca  
General Manager/Harbor Master  
7881 Sandholdt Road  
Moss Landing, CA 95039  
831.633.5417- office  
831.229.9763- cell  
831.633.1201- fax  
[razzeca@mosslandingharbor.dst.ca.us](mailto:razzeca@mosslandingharbor.dst.ca.us)

-----Original Message-----

**From:** Evan Scott [<mailto:escott15@live.com>]  
**Sent:** Monday, February 14, 2022 3:06 PM  
**To:** [Razzeca@mosslandingharbor.dst.ca.us](mailto:Razzeca@mosslandingharbor.dst.ca.us)  
**Subject:** Tsunami and Tesla wreck

Hello Tommy,

I have two things I need addressed.

1. My dingy (zodiac) was ran over my the lady in the Tesla who crashed into the gate. When she ran over the zodiac it punctured it to where it is not repairable. The transom was ruined beyond repair also- I have been asking Robert for her information since the day this has happened. I have received zero information or help regarding this. The boat was also either taken by the harbor or taken by someone else after it was wrecked. I'm assuming it's all there in camera since it was directly underneath.

2. My boat (playtime) was damaged in the tsunami- along with the dock I am parked at. It's nothing structural. However I just paid for the new paint job which is now ruined. I was informed that the insurance that is held with the harbor would be repairing the dock and damages. I would greatly appreciate some info on this because I will be need to repaint my brand new paint job. I'm not asking

for anything crazy. I documented the damage the day it happened- I also saw that Robert had taken videos and pictures as well.

Thank you for everything you guys do here in the harbor. I'm glad to be a part down here in moss landing and I hope we can reach an amicable way to make these things right. Please call my at 2088186438 or text message at anytime.

Thank you  
Evan W Scott  
2088186438

Sent from my iPhone