



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

March 30, 2022

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

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A. CLOSED SESSION

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

1. Confer with real property negotiators (District Counsel and GM) pursuant to Government Code Section 54956.8 - Moss Landing Commercial Park District proposal concerning Outfall Line, East Harbor Pumping Pier Property and Berthing Spaces.
2. Confer with real property negotiators (District Counsel and GM) pursuant to Government Code 54956.8 regarding the proposed lease of storage lot adjacent to the Santa Cruz Cannery Building located at 7532 Sandholdt Rd.
3. Confer with real property negotiators (District Counsel and GM) pursuant to Government Code §54956.8 regarding: Development proposal received regarding the District new 9500'sf building in North Harbor.

B. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE

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

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

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

Gail Morton made a brief presentation to the Board of Harbor Commissioners as a LAFCO candidate for the seat as a Independent Special District Commissioner.

E. CONSENT CALENDAR

1. Approval of February 23, 2022 Regular Meeting Minutes. A motion was made by Commissioner Ferrante, seconded by Commissioner Soto, to approve the February, 2022 Regular Meeting Minutes. The motion passed unanimously on a roll-call vote.

H. FINANCIAL REPORT

2. Financial report month ending February, 2022. GM Razzeca gave the report. A motion was made by Commissioner Goulart, seconded by Commissioner Leonardini 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.

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

J. COMMITTEE REPORTS

9. Finance Committee – Ferrante/Leonardini – Commissioner Ferrante made the report that they met with the General Manager and after reviewing the loan decided to leave it as is and continue pay the loan down due to low interest rates.
10. Elkhorn Slough Advisory Committee – Leonardini – nothing to report
11. Special Districts – Jeffries/Ferrante – nothing to report
12. Liveboard Committee – Goulart/Soto – nothing to report
13. Harbor Improvement Committee – Goulart/Soto – nothing to report
14. Real Property Committee I – Jeffries/Leonardini– nothing to report
15. Real Property Committee II – Ferrante/Goulart – A request was made from a Permit holder to lower the cost per month/annually for the passenger vessel fee and to change the Ordinance Code accordingly to support their request. The Committees recommendation was to make no Ordinance change and continue billing the passenger vessel fee is.
16. Personnel Committee- Ferrante/Jeffries – nothing to report
17. Ad Hoc Budget Committee – Goulart/Soto – Commissioner Goulart reported that the committee has met and that the preliminary budget for FY 22/23 is in process and should be before the Board a during the April Meeting.
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 MBARI Special Activity Use Permit.
 - a. Staff report – GM Razzeca gave the report

- b. Public comment – None
- c. Board discussion – None
- d. Board action – A motion was made by Commissioner Ferrante, seconded by Commissioner Leonardini to approve the MBARI Special Activity Use Permit. The motion passed unanimously on a roll-call vote.

20. ITEM – Consider LAFCO Election Ballot

- a. Staff report – GM Razzeca gave the report
- b. Public comment – None
- c. Board discussion – Discussion ensued by Board members related to the different candidates on the ballot.
- d. Board action – A motion was made to cast the MLHD vote for candidate David Kong by Commissioner Ferrante, seconded by Commissioner Jeffries. The motion passed unanimously on a roll-call vote.

21. ITEM – Consider Resolution No. 22-03 Amending the Lusamerica Foods Inc. Cannery Building Lease.

- a. Staff report – GM Razzeca gave the report
- b. Public comment – None
- c. Board discussion – None
- d. Board action – A motion was made by Commissioner Ferrante seconded by Commissioner Soto to approve Resolution No. 22-03 amending the Lusamerica Cannery Building Lease. The motion passed unanimously on a roll-call vote.

22. ITEM – Consider Resolution 22-04 Approval of Miller Marine Solutions Cannery Building Lease.

- a. Staff report – GM Razzeca gave the report
- b. Public comment – None
- c. Board discussion – None
- d. Board action – A motion was made by Commissioner Ferrante, seconded by Commissioner Goulart to approve Resolution No. 22-04 approving the Miller Marine Solutions Cannery Building Lease. The motion passed unanimously on a roll-call vote.

L. COMMISSIONERS COMMENTS AND CONCERNS

Commissioner Ferrante recommends that we get in contact with our field coordinators from CSDA to see about more funding for Special Districts. President Jeffries recommended that staff look into having a complete MLHD property survey completed.

M. ADJOURNMENT

The meeting adjourned at pm 8:20 pm

Respectfully submitted,



Vince Ferrante, Secretary
Board of Harbor Commissioners

ATTEST:


Tommy Razzeca, Deputy Secretary
Board of Harbor Commissioners