

AGENDA
SPECIAL MEETING OF THE BOARD OF DIRECTORS
HUMBOLDT BAY DEVELOPMENT ASSOCIATION, INC.

DATE: May 6, 2026

TIME: 3:00 PM

PLACE: Join Zoom Meeting
<https://us02web.zoom.us/j/6917934402>

Meeting ID: 691 793 4402
One tap mobile
(669) 900-9128, 6917934402# US

1. Call to Order Special Session and Roll Call

2. Public Comment

Note: This portion of the Agenda allows the public to speak to the Board on the various issues not itemized on this Agenda. A member of the public may also request that a matter appearing on the Consent Calendar be pulled and discussed separately. Pursuant to the Brown Act, the Board may not take action on any item that does not appear on the Agenda. Each speaker is limited to speak for a period of three (3) minutes regarding each item on the Agenda. Each speaker is limited to speak for a period of three (3) minutes during the PUBLIC COMMENT portion of the Agenda regarding items of special interest to the public not appearing on the Agenda that are within the subject matter jurisdiction of the Board of Directors. The three (3) minute time limit may not be transferred to other speakers. The three (3) minute time limit for each speaker may be extended by the President of the Board or the Presiding Member of the Board. The three (3) minute time limit for each speaker may be enforced by the President of the Board or the Presiding Member of the Board.

3. Consent Calendar

- a) Adopt Minutes for January 21, 2026 Regular Board Meeting
- b) Receive Financial Statements through March 2026

4. Business

- a) Executive Director Report
- b) Future Status - Options

5. Adjournment

**DRAFT MINUTES
REGULAR MEETING OF THE BOARD OF DIRECTORS
HUMBOLDT BAY DEVELOPMENT ASSOCIATION, INC.**

January 21, 2026

PRESENT:

Richard Marks
Aaron Newman
Jack Norton
Dale Unea
Leroy Zerlang

ABSENT:

None

The Regular Meeting of the Board of Directors was called to order at 3:04 PM

ELECTION OF BOARD PRESIDENT, VICE PRESIDENT AND SECRETARY FOR CALENDAR YEAR 2026

DIRECTOR UNEA MOVED TO ELECT LEROY ZERLANG AS PRESIDENT, AARON NEWMAN AS VICE PRESIDENT AND DALE UNEA AS SECRETARY
DIRECTOR NEWMAN SECONDED.

VOICE VOTE WAS CALLED, MOTION CARRIED WITHOUT DISSENT.

AYES: MARKS, NEWMAN, NORTON, UNEA, ZERLANG

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

PUBLIC COMMENT: Lucien Eddisford

CONSENT CALENDAR

a) **Adopt Minutes for October 15, 2025 Regular Board Meeting**

b) **Receive Financial Statements through December 2025**

c) **Adopt Quarterly Meeting Schedule for Calendar Year 2026**

DIRECTOR NORTON MOVED TO APPROVE CONSENT CALENDAR ITEMS A-C.

DIRECTOR NEWMAN SECONDED.

VOICE VOTE WAS CALLED, MOTION CARRIED

AYES: MARKS, NEWMAN, NORTON, UNEA, ZERLANG

NOES: NONE

ABSENT: UNEA

ABSTAIN: NONE

BUSINESS

a) **Executive Director Report**

Executive Director presented the item.

The Board Discussed the item.
Item was opened to public comment, no one commented.
Discussion item only, no formal action was taken.

b) Note Payable to Harbor District

Item presented by District staff.
The Board Discussed the item.
Item was opened to public comment, no one commented.
Discussion item only, no formal action was taken.

The meeting was adjourned at 3:27 PM

APPROVED BY:

RECORDED BY:

Dale Unea
Secretary
Humboldt Bay Development Association

Mindy Hiley
Director of Administrative Services
Humboldt Bay Harbor District

Humboldt Bay Development Association, Inc.

04/30/26

Balance Sheet

Accrual Basis

As of March 31, 2026

| | Mar 31, 26 |
|---|-----------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| Cash & Equivalents | |
| PNC Bank (HBDA operating) | 4,885.80 |
| Total Cash & Equivalents | 4,885.80 |
| Total Checking/Savings | 4,885.80 |
| Other Current Assets | |
| Deferred Asset-Operating Lease | |
| Defered Rent Asset | -0.40 |
| Total Deferred Asset-Operating Lease | -0.40 |
| Total Other Current Assets | -0.40 |
| Total Current Assets | 4,885.40 |
| Fixed Assets | |
| Building. | |
| Building | 4,320,729.00 |
| Building. - Other | -4,320,729.00 |
| Total Building. | 0.00 |
| Depreciation Accum - Bldg | |
| Accumulated Depr | -0.29 |
| Total Depreciation Accum - Bldg | -0.29 |
| Leasehold Improvements | |
| Soft Costs | |
| Capitalized Construction Int | |
| Soft Costs Amortization | 1,210.00 |
| Total Capitalized Construction Int | 1,210.00 |
| Intangible Assets | |
| Intangible Assets Amortization | -1,210.00 |
| Total Intangible Assets | -1,210.00 |
| Total Soft Costs | 0.00 |
| Total Leasehold Improvements | 0.00 |
| Total Fixed Assets | -0.29 |
| Other Assets | |
| Deferred Charges, net | -0.34 |
| Total Other Assets | -0.34 |
| TOTAL ASSETS | 4,884.77 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Long Term Liabilities | |
| Long Term Debt | |
| Debt Issuance Cost | -0.16 |
| Total Long Term Debt | -0.16 |
| Note Payable to Harbor District | 9,145.45 |
| Total Long Term Liabilities | 9,145.29 |
| Total Liabilities | 9,145.29 |
| Equity | |
| Retained Earnings | 293.79 |

1:10 PM

Humboldt Bay Development Association, Inc.

04/30/26

Balance Sheet

Accrual Basis

As of March 31, 2026

| | <u>Mar 31, 26</u> |
|---------------------------------------|------------------------|
| Net Income | -4,554.31 |
| Total Equity | -4,260.52 |
| TOTAL LIABILITIES & EQUITY | <u>4,884.77</u> |

Humboldt Bay Development Association, Inc.
Statement of Cash Flows
July 2025 through March 2026

| | <u>Jul '25 - Mar 26</u> |
|--|-------------------------|
| OPERATING ACTIVITIES | |
| Net Income | -4,554.31 |
| Net cash provided by Operating Activities | -4,554.31 |
| FINANCING ACTIVITIES | |
| Note Payable to Harbor District | 9,145.45 |
| Net cash provided by Financing Activities | 9,145.45 |
| Net cash increase for period | 4,591.14 |
| Cash at beginning of period | 294.66 |
| Cash at end of period | <u><u>4,885.80</u></u> |

Humboldt Bay Development Association, Inc.

Profit & Loss

July 2025 through March 2026

| | <u>Jul '25 - Mar 26</u> |
|-------------------------------|-------------------------|
| Ordinary Income/Expense | |
| Expense | |
| Operating Expenses | |
| General & Admin | |
| Bank Charges/Fees | 554.31 |
| Total General & Admin | 554.31 |
| Legal & other prof fees | |
| Audit fees | 4,000.00 |
| Total Legal & other prof fees | 4,000.00 |
| Total Operating Expenses | 4,554.31 |
| Total Expense | 4,554.31 |
| Net Ordinary Income | -4,554.31 |
| Net Income | <u><u>-4,554.31</u></u> |