

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

DATE: July 15, 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) Adopt Minutes for May 6, 2026 Special Board Meeting
- c) Receive Financial Statements through June 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

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

May 6, 2026

PRESENT:

Aaron Newman

ABSENT:

Richard Marks

Jack Norton

Dale Unea

Leroy Zerlang

The Special Meeting of the Board of Directors scheduled for May 6, 2026, was cancelled due to lack of a quorum.

APPROVED BY:

RECORDED BY:

Dale Unea
Secretary
Humboldt Bay Development Association

Mindy Hiley
Director of Administrative Services
Humboldt Bay Harbor District

4:48 PM

07/10/26

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

	Jul '25 - Jun 26
OPERATING ACTIVITIES	
Net Income	-4,681.84
Net cash provided by Operating Activities	-4,681.84
FINANCING ACTIVITIES	
Note Payable to Harbor District	9,145.45
Net cash provided by Financing Activities	9,145.45
Net cash increase for period	4,463.61
Cash at beginning of period	294.66
Cash at end of period	4,758.27

4:47 PM

Humboldt Bay Development Association, Inc.

07/10/26

Balance Sheet

Accrual Basis

As of June 30, 2026

	Jun 30, 26
ASSETS	
Current Assets	
Checking/Savings	
Cash & Equivalents	
PNC Bank (HBDA operating)	4,758.27
Total Cash & Equivalents	4,758.27
Total Checking/Savings	4,758.27
Total Current Assets	4,758.27
TOTAL ASSETS	4,758.27
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
Note Payable to Harbor District	9,145.45
Total Long Term Liabilities	9,145.45
Total Liabilities	9,145.45
Equity	
Retained Earnings	294.66
Net Income	-4,681.84
Total Equity	-4,387.18
TOTAL LIABILITIES & EQUITY	4,758.27

4:47 PM

Humboldt Bay Development Association, Inc.

07/10/26

Profit & Loss

Accrual Basis

July 2025 through June 2026

	Jul '25 - Jun 26
Ordinary Income/Expense	
Expense	
Operating Expenses	
General & Admin	
Bank Charges/Fees	656.84
Total General & Admin	656.84
Legal & other prof fees	
Audit fees	4,000.00
Tax Preparation	25.00
Total Legal & other prof fees	4,025.00
Total Operating Expenses	4,681.84
Total Expense	4,681.84
Net Ordinary Income	-4,681.84
Net Income	-4,681.84

4:48 PM

07/10/26

Humboldt Bay Development Association, Inc.

Check Detail

July 2025 through June 2026

Type	Num	Date	Account	Paid Amount	Original Amount
Check		07/31/2025	PNC Bank (HBDA o...		-68.99
			Bank Charges/Fees	-68.99	68.99
TOTAL				-68.99	68.99
Check		08/29/2025	PNC Bank (HBDA o...		-69.37
			Bank Charges/Fees	-69.37	69.37
TOTAL				-69.37	69.37
Check		09/30/2025	PNC Bank (HBDA o...		-69.56
			Bank Charges/Fees	-69.56	69.56
TOTAL				-69.56	69.56
Check		10/31/2025	PNC Bank (HBDA o...		-68.80
			Bank Charges/Fees	-68.80	68.80
TOTAL				-68.80	68.80
Check		11/28/2025	PNC Bank (HBDA o...		-69.37
			Bank Charges/Fees	-69.37	69.37
TOTAL				-69.37	69.37
Check		12/31/2025	PNC Bank (HBDA o...		-69.02
			Bank Charges/Fees	-69.02	69.02
TOTAL				-69.02	69.02
Check		01/30/2026	PNC Bank (HBDA o...		-70.47
			Bank Charges/Fees	-70.47	70.47
TOTAL				-70.47	70.47
Check		02/19/2026	PNC Bank (HBDA o...		-33.99
			Bank Charges/Fees	-33.99	33.99
TOTAL				-33.99	33.99
Check		03/31/2026	PNC Bank (HBDA o...		-34.74
			Bank Charges/Fees	-34.74	34.74
TOTAL				-34.74	34.74
Check		04/30/2026	PNC Bank (HBDA o...		-33.91
			Bank Charges/Fees	-33.91	33.91
TOTAL				-33.91	33.91

Humboldt Bay Development Association, Inc.

Check Detail

July 2025 through June 2026

Type	Num	Date	Account	Paid Amount	Original Amount
Check		05/31/2026	PNC Bank (HBDA o...		-34.32
			Bank Charges/Fees	-34.32	34.32
TOTAL				-34.32	34.32
Check		06/30/2026	PNC Bank (HBDA o...		-34.30
			Bank Charges/Fees	-34.30	34.30
TOTAL				-34.30	34.30
Bill Pmt -Check	1100	12/19/2025	PNC Bank (HBDA o...		-4,000.00
Bill	10682...	11/26/2025	Audit fees	-4,000.00	4,000.00
TOTAL				-4,000.00	4,000.00
Bill Pmt -Check	1101	05/12/2026	PNC Bank (HBDA o...		-25.00
Bill	FY En...	05/12/2026	Tax Preparation	-25.00	25.00
TOTAL				-25.00	25.00