

**Special Meeting Minutes of the
Board of Harbor Commissioners of the Crescent City Harbor District**

Harbor District Office, 101 Citizens Dock Road
Crescent City, CA 95531

April 28, 2026
11:30 a.m.



Board of Harbor Commissioners of the Crescent City Harbor District

MINUTES

Special Session, Tuesday, April 28, 2026, at 11:30 A.M.

These minutes were prepared pursuant to Government Code Section 54953(c)(2) and CCHD Board Bylaws Section 7.15(a). These are "Action Minutes" that are limited to recording actions taken by the Board.

1) Roll Call. Commissioners Present: Schmidt, Evans, Weber, Shepherd

Commissioner Nehmer was not present for Roll Call; however, she did arrive at approximately 12:05PM and joined the closed session.

2) Adjourn to closed session.

NOTE: The following negotiating parties were not present during the closed session: Cameron Weist, Andrew Flynn, Sean E. McGraw, Scott Lawhon, and Daniel Dahan.

a. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Government Code section 54956.8.

Property Address: 750 US Highway 101, Crescent City Harbor, CA 95531

District negotiators: Mike Rademaker (CEO/Harbormaster), Cameron Weist (Special Counsel), Ryan Plotz (Counsel), Andrew Flynn (Financial Consultant), Sandy Moreno (Financial Consultant)

Negotiating parties: Sean E. McGraw, Scott Lawhon, and Daniel Dahan

Under negotiation: Price and payment terms

b. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Government Code section 54956.8.

Property Address: 159 Starfish Way, Crescent City, CA 95531

District negotiators: Mike Rademaker (CEO/Harbormaster), Cameron Weist (Special Counsel), Ryan Plotz (Counsel), Andrew Flynn (Financial Consultant), Sandy Moreno (Financial Consultant)

Negotiating parties: Sean E. McGraw, Scott Lawhon, and Daniel Dahan

Under negotiation: Price and payment terms

c. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Government Code section 54956.8.

Property Address: Undeveloped land, along Starfish Way, between the intersections with Citizens Dock Rd and Anchor Way, in Crescent City, CA, which is a portion of Assessor Parcel No. 117-020- 016, consisting of approximately 95,000 square feet.

District negotiators: Mike Rademaker (CEO/Harbormaster), Cameron Weist (Special Counsel), Ryan Plotz (Counsel), Andrew Flynn (Financial Consultant), Sandy Moreno (Financial Consultant)

Negotiating parties: Sean E. McGraw, Scott Lawhon, and Daniel Dahan

Under negotiation: Price and payment terms

d. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Government Code section 54956.9(d)(1)

Name of case: Fashion Blacksmith, Inc. v. Crescent City Harbor District

Facts and circumstances: post-judgment discussions regarding payment terms

3) Reconvene in open session. Disclose any reportable action taken during closed session.

Chair Shepherd announced that the closed session had been suspended in order to receive public comment on the proposed development of the RV parks, after which time the Board would resume its closed session.

4) Public Hearing, Discussion, and Board Direction Regarding Competing Proposals for the LongTerm Operation, Redevelopment, and Improvement of Redwood Harbor Village, Bayside RV Park, and the "Overflow Lot" (described in "2c" above).

After receiving public comment, the Board resumed its closed session.

After approximately 30 minutes, the Board reconvened in open session to direct staff regarding its preferred option for RV park development. Commissioners voted via paper ballot on three options: 1) Crescent City Holdings (CCH) 2) BSD Property Management (BSD), or 3) continued District operation of the properties (CCHD). The Clerk of the Board collected the ballots and immediately read each Commissioner's vote aloud for the public record.

ACTION TAKEN: BSD WAS SELECTED

BSD: EVANS, WEBER, SCHMIDT, NEHMER, SHEPHERD

CCH: NONE

CCHD: NONE

5) MEETING ADJOURNMENT

Attested by:



Justin Hanks
Clerk of the Board