

Board of Harbor Commissioners

Crescent City Harbor District

21 November 2023

Regular Harbor Commission Meeting



Regular Meeting

Board of Harbor Commissioners of the Crescent City Harbor District

Wes White, President Harry Adams, Secretary
Rick Shepherd, Commissioner; Brian Stone, Commissioner; Gerhard Weber, Commissioner

AGENDA

- Date:** Tuesday, November 21 2023
- Time:** Open Session 2:00 p.m., Closed Session follows
- Place:** 101 Citizens Dock, Crescent City, CA, and via Zoom Webinar,

VIRTUAL MEETING OPTIONS

TO WATCH (via online)

<https://us02web.zoom.us/j/6127377734>

TO LISTEN (via telephone)

Dial (669) 900-6833, please enter 612 737 7734# (meeting ID)
or, one tap mobile: +16699006833,,6127377734#

Call to Order

Roll Call

Pledge of Allegiance

Public Comment

This portion of the Agenda allows the public to comment to the Board on any issue not itemized on this Agenda, however, the Board may not take action or engage in discussion on any item that does not appear on the Agenda. Periods when public comments are allowed, Harbor Commissioners will allow attendees to submit questions and/or comments using the Zoom in-meeting chat function. The Harbor Commission asks that members of the public keep questions and comments succinct and relevant.

Regular Session

1. Consent Calendar

Consent Calendar items are considered routine and will be approved by one Motion, with no separate discussion prior to voting. The public, staff, or members of the Harbor Commission may request specific items be removed from the Consent Calendar for separate consideration or action.

- a. Approval of Meeting Minutes: July 21, 2023 Special Meeting; July 26, 2023 Special Meeting; August 1, 2023 Special Meeting; August 3, 2023 Special Meeting; September 5, 2023 Regular Meeting; September 19, 2023 Regular Meeting**

2. Comptroller's Report, Review Balances

3. New Business

- a. Review and Vote to Approve Letter to David Thornberry, Publisher of the Del Norte Triplicate, Regarding Erroneous Coverage of Lease Negotiations with Crescent Seafood.**
- b. Review and Vote to Approve Ordinance No. 52-2023, Codifying and Amending Sections of the Crescent City Harbor District Ordinance Code Relating to its Fee Schedule.**
- c. Review and Vote to Approve a Nonbinding Term Sheet and Authorize the CEO/Harbormaster to Negotiate a Lease Agreement with Port O'Pints Brewing Company.**
- d. Appoint an Ad Hoc Committee to Design a New CCHD Website.**

4. Unfinished Business

- a. Grants Update**

5. Communications and Reports

- a. CEO/Harbormaster Report**
- b. Ad Hoc Committee Reports**
- c. Harbor Commissioner Reports**

6. Closed Session

a. CONFERENCE WITH LEGAL COUNSEL – ONGOING LITIGATION

(Government Code section 54956.9(d)(1))

Ongoing Litigation: Two cases based on correspondence with Renewable Energy Capital regarding lease terms. Del Norte Superior Court - Case No.: CVUD-2023-2172 & CVUD-2023-2173

b. CONFERENCE WITH LEGAL COUNSEL – ONGOING LITIGATION

(Government Code section 54956.9(d)(1))

Ongoing Litigation: One case based on correspondence with Fashion Blacksmith, Inc., regarding claim for damages.

6. Adjourn Closed Session

7. Report out of Closed Session

8. MEETING ADJOURNMENT

Adjournment of the Board of Harbor Commissioners will be until the next meeting scheduled for Tuesday, December 5, 2023, at 2 p.m. PST. The Crescent City Harbor District complies with the Americans with Disabilities Act. Upon request, this agenda will be made available in appropriate alternative formats to person with disabilities, as required by Section 12132 of the Americans with Disabilities Act of 1990 (42 U.S.C. §12132). Any person with a disability who requires modification in order to participate in a meeting should direct such request to (707) 464-6174 at least 48 hours before the meeting, if possible.



1. **Consent Calendar**

Consent Calendar items are considered routine and will be approved by one Motion, with no separate discussion prior to voting. The public, staff, or members of the Harbor Commission may request specific items be removed from the Consent Calendar for separate consideration or action.

a. Approval of Meeting Minutes:

July 21, 2023 Special Meeting; July 26, 2023 Special Meeting; August 1, 2023 Special Meeting;
August 3, 2023 Special Meeting; September 5, 2023 Regular Meeting;
September 19, 2023 Regular Meeting

Public Comment?

**Regular 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

July 21, 2023
2:30 p.m.



Board of Harbor Commissioners of the Crescent City Harbor District

MINUTES

Special Session, Friday, July 21, 2023, at 2:30 P.M.

CALL TO ORDER: **2:30 PM**

ROLL CALL:

<i>PRESENT:</i>	<i>President</i>	WES WHITE
	<i>Secretary</i>	HARRY ADAMS
	<i>Commissioner</i>	RICK SHEPHERD
	<i>Commissioner</i>	GERHARD WEBER
	<i>Commissioner</i>	BRIAN STONE

ABSENT: NONE

QUORUM: YES

PLEDGE OF ALLEGIANCE:

PUBLIC COMMENT:

No members of the public commented.

1) UNFINISHED BUSINESS

1A) Review and Vote to Approve Lease for 250 Citizens Dock Rd (Sheriff's Building North Side) with Fishermen's Catch

The Board deliberated on changes to the proposed lease agreement, but ultimately decided to continue the discussion to a future meeting.

2) ADJOURN SPECIAL SESSION

ADJOURNMENT TO THE BOARD OF HARBOR COMMISSIONERS NEXT REGULAR MEETING SCHEDULED FOR TUESDAY, AUGUST 1, 2023, AT 2 P.M., VIA ZOOM WEB CONFERENCE AND IN-PERSON AT THE MAIN HARBOR OFFICE LOCATED AT 101 CITIZENS DOCK ROAD.

Approved this ____ day of _____, 2023.

Wes White, President

Harry Adams, Secretary

**Regular 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

July 26, 2023
3:30 p.m.



Board of Harbor Commissioners of the Crescent City Harbor District

MINUTES

Special Session, Wednesday, July 26, 2023, at 3:30 P.M.

CALL TO ORDER: **3:30 PM**

ROLL CALL:

<i>PRESENT:</i>	<i>President</i>	WES WHITE
	<i>Secretary</i>	HARRY ADAMS
	<i>Commissioner</i>	RICK SHEPHERD
	<i>Commissioner</i>	GERHARD WEBER
	<i>Commissioner</i>	BRIAN STONE

ABSENT: NONE

QUORUM: YES

PLEDGE OF ALLEGIANCE:

PUBLIC COMMENT:

No members of the public commented.

1) UNFINISHED BUSINESS

1A) Review and Vote to Approve Lease for 250 Citizens Dock Rd (Sheriff's Building North Side) with Fishermen's Catch

The Board deliberated on changes to the proposed lease agreement, but ultimately decided to continue the discussion to a future meeting.

2) ADJOURN SPECIAL SESSION

ADJOURNMENT TO THE BOARD OF HARBOR COMMISSIONERS NEXT REGULAR MEETING SCHEDULED FOR TUESDAY, AUGUST 1, 2023, AT 2 P.M., VIA ZOOM WEB CONFERENCE AND IN-PERSON AT THE MAIN HARBOR OFFICE LOCATED AT 101 CITIZENS DOCK ROAD.

Approved this ____ day of _____, 2023.

Wes White, President

Harry Adams, Secretary



Regular 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	August 1, 2023 1:50 p.m.

Board of Harbor Commissioners of the Crescent City Harbor District

MINUTES

Open Session, Tuesday August 1st, 2023, at 1:50 P.M.

CALL TO ORDER: 1:50 PM

ROLL CALL:

<i>PRESENT:</i>	<i>President</i>	WES WHITE
	<i>Secretary</i>	HARRY ADAMS
	<i>Commissioner</i>	RICK SHEPHERD
	<i>Commissioner</i>	BRIAN STONE
 <i>ABSENT:</i>	 <i>Commissioner</i>	 GERHARD WEBER

QUORUM:

PLEDGE OF ALLEGIANCE:

PUBLIC COMMENT:

No members of the public commented.

1) NEW BUSINESS:

1A) Review and Vote to Approve Resolution 2023-12, Authorizing Installment Payments for the Matter of Fashion Blacksmith vs. Crescent City Harbor District

CEO/Harbormaster Petrick reported that the resolution would allow the Harbor to petition the Del Norte Superior Court to request installment payments if sufficient operating funds were not available.

Secretary Adams **motioned** to approve **Resolution 2023-12**; Commissioner Shepherd **seconded** the motion. President White called for a vote.

POLLED VOTE was called, **MOTION CARRIED:**

AYES: WHITE, STONE, ADAMS, SHEPHERD // **NAYS:** NONE

ABSENT: WEBER // **ABSTAIN:** NONE

ADJOURN SPECIAL SESSION

ADJOURNMENT TO THE BOARD OF HARBOR COMMISSIONERS NEXT REGULAR MEETING SCHEDULED FOR TUESDAY, AUGUST 1ST, 2023, AT 2 P.M., VIA ZOOM WEB CONFERENCE AND IN-PERSON AT THE MAIN HARBOR OFFICE, LOCATED AT 101 CITIZENS DOCK ROAD.

Approved this ____ day of _____, 2023.

Wes White, President

Harry Adams, Secretary



Regular 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	August 3, 2023 2:00 p.m.

Board of Harbor Commissioners of the Crescent City Harbor District

MINUTES

Special Session, Thursday August 3rd, 2023, at 2:00 P.M.

CALL TO ORDER: **2:00 PM**

ROLL CALL:

<i>PRESENT:</i>	<i>President</i>	WES WHITE
	<i>Secretary</i>	HARRY ADAMS
	<i>Commissioner</i>	RICK SHEPHERD
	<i>Commissioner</i>	BRIAN STONE
	<i>Commissioner</i>	GERHARD WEBER

ABSENT: *NONE*

QUORUM: *YES*

PLEDGE OF ALLEGIANCE:

PUBLIC COMMENT:

No members of the public commented.

1) Review and Vote to Approve Revised Lease for 250 Citizens Dock Road with Fisherman's Catch

Secretary Adams led the meeting as President Pro Tem. President White attended virtually. Commissioner Shepherd recused himself from the meeting to avoid any concerns about a possible conflict of interest. There was a brief discussion about prior revisions made to the proposed lease, however there were no new revisions or concerns addressed in the discussion. No members of the public commented.

Commissioner Weber **motioned** to approve the current revised version of the lease for 250 Citizens Dock Road; Secretary Adams **seconded** the motion. A vote was called.

POLLED VOTE was called, **MOTION CARRIED:**
AYES: WHITE, WEBER, ADAMS, // **NAYS:** STONE
ABSENT: SHEPHERD // **ABSTAIN:** NONE

1) ADJOURN SPECIAL SESSION

ADJOURNMENT TO THE BOARD OF HARBOR COMMISSIONERS NEXT REGULAR MEETING SCHEDULED FOR TUESDAY, AUGUST 15TH, 2023, AT 2 P.M., VIA ZOOM WEB CONFERENCE AND IN-PERSON AT THE MAIN HARBOR OFFICE, LOCATED AT 101 CITIZENS DOCK ROAD.

Approved this ____ day of _____, 2023.

Wes White, President

Harry Adams, Secretary



2. Comptroller's Report, Review Balances

Public Comment?



3. New Business

- a. Review and Vote to Approve Letter to David Thornberry, Publisher of the Del Norte Triplicate, Regarding Erroneous Coverage of Lease Negotiations with Crescent Seafood.**

Public Comment?

WES WHITE
President

HARRY ADAMS
Secretary

GERHARD WEBER
Commissioner

RICK SHEPHERD
Commissioner

BRIAN STONE
Commissioner

Crescent City Harbor District

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TIM PETRICK
CEO/Harbormaster

David Thornberry
Publisher, Del Norte Triplicate
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Crescent City, CA 95531
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November 21, 2023

Dear Mr. Thornberry

The Del Norte Triplicate published an article on November 15, titled “**Is the Harbor pushing out its tenants?**” The byline was “By Roger Gitlin.”

We are disappointed that the Triplicate chose to print such an accusatory and inflammatory article without confirming with the Harbor District whether the assertions made by Mr. Hochberg were true.

Regrettably, our review of the article revealed numerous inaccuracies, totaling more than twelve in just as many paragraphs. Apparently, Mr. Gitlin accepted assertions made by Mr. Hochberg at face value, while Mr. Hochberg was wildly distorting the facts.

As an example, Mr. Hochberg apparently represented to the Triplicate that he was not provided with a new lease offer for Crescent Seafood until September (via email), but this is demonstrably false. We have an email from Mr. Hochberg dated July 27, 2023, in which he acknowledges receipt of the lease, and in fact begins negotiations on its terms.

Also troubling, throughout the article Mr. Gitlin inserts his opinions which are not supported by facts in the article nor facts in the real world. The number of factual errors is unacceptable, especially since CEO/Harbormaster Tim Petrick gave Mr. Gitlin a written statement of the facts while Mr. Gitlin was working on the article.

Detailing each time Mr. Gitlin makes an error or an unsubstantiated opinion would just be compounding the confusion Mr. Gitlin creates with this article.

Instead, we would like to present actual facts about leases in the Crescent City Harbor District.

Fact – It is standard practice for leases in the Harbor District to contain a base rent plus a percentage of revenue sharing. This is how Mr. Hochberg’s original lease was structured, which he agreed to when he started his business. For restaurants, the standard revenue sharing percentage is 6%. This has been true for many years. It is not a new item as claimed by Mr. Gitlin.

Fact – At times, for business development purposes, the Harbor District will allow revenue sharing provisions to be temporarily suspended. This is decided on a case-by-case basis upon a showing of good cause to suspend the profit sharing. Between 2015 and 2019, Crescent Seafood paid a 6% revenue sharing rent. That provision has remained suspended since 2019, but it was never intended to be permanent.

Fact – Crescent Seafood’s lease expired on September 1st 2022, and was allowed to continue on a month-to-month basis. Mr. Hochberg subsequently received a new lease offer on July 24, 2023, and Mr. Hochberg responded on July 27, 2023, opening negotiations within three days.

Fact – The Harbor District, as good stewards of the people, wants tenants who can pay the going market rate to occupy its buildings. The Harbor District wants Crescent Seafood to pay the same rate as its other tenants.

The one thing Mr. Gitlin makes clear is that he believes the Harbor District should give a discounted lease to Crescent Seafood and waive insurance requirements which protect the government (the people) in case of accidents and lawsuits. (Mr. Gitlin also gets wrong the amounts of required insurance, because the Harbor District does not require any additional insurance over what Crescent Seafood current maintains).

Mr. Gitlin does not explain why it is the function of a government agency to assist a struggling tenant for more than five years. Or how giving one tenant a discounted rate is fair to other businesses who pay market rate. In fact, Crescent Seafood has had preferential terms for 5 years already.

Ignored by Mr. Gitlin is another fact: the Crescent City Harbor District has a legal duty to get the highest best use and market rates for the people’s property. Businesses that cannot perform, or consistently underperform may not belong in the Harbor District.

Mr. Gitlin closes the article with another opinion not based on facts. The fact is that the Crescent City Board of Harbor Commissioners are working to improve all elements of the Harbor. The District is currently going through a public process to identify the best and highest uses for its properties. This will be a multi-year process which includes public hearings and reports at the Board of Harbor Commission meetings.

The District has successfully secured over \$15 million in grant funding over the past year to enhance the harbor. This funding enables the hiring of consultants who are assessing both current and future harbor conditions, and aiding in the development of new infrastructure. Under the guidance of CEO/Harbormaster Tim Petrick, and supported by his Leadership Team, this effort is gaining momentum. This effort is further bolstered by our partnership with Community System Solutions, and the unwavering dedication of our harbor team members. Together, these elements are driving significant improvements at the harbor.

The Citizens of Del Norte County deserve a Harbor that works for all the fishermen, the community, and visitors, not just a harbor that supports a struggling few at the expense of our other paying tenants.

This community also deserves a newspaper that prints actual news instead of error filled opinion pieces disguised as news and designed to cause confusion and division in our community.

We respectfully request that you, as the publisher of the Del Norte Triplicate, issue a formal apology. For future news coverage, we advocate for reporting that is grounded in factual information, offering a balanced perspective that moves away from relying solely on the viewpoints or interpretations presented by Roger Gitlin.

Sincerely,

Board of Harbor Commissioners
of the Crescent City Harbor District



3. New Business

- b. Review and Vote to Approve Ordinance No. 52-2023, Codifying and Amending Sections of the Crescent City Harbor District Ordinance Code Relating to its Fee Schedule.**

Public Comment?

ORDINANCE NO. 52-2023

AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CRESCENT CITY HARBOR DISTRICT, AMENDING ARTICLE 1 RELATING TO DEFINITIONS AND ARTICLE 3 RELATING TO FEES AND PROCEDURES

WHEREAS, pursuant to Harbors and Navigation Code Section 6070, the Board of a Harbor District may pass all necessary ordinances for the regulation of a Harbor District;

WHEREAS, the District desires to amend Article 1 relating to “Definitions” and Article 3 relating to “Fees and Procedures” of the Code.

NOW, THEREFORE, THE BOARD OF COMMISSIONERS OF THE CRESCENT CITY HARBOR DISTRICT, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Recitals Incorporated. The Recitals set forth above are true and correct and are incorporated into this Ordinance.

SECTION 2. Miscellaneous.

2.1. Existing Law Continued. The adoption of this Ordinance is not intended to affect or disrupt the continuity of the District’s business or administration of its law, including but not limited to the following:

- 2.1.1. Actions and proceedings that began before the effective date of this Ordinance;
- 2.1.2. Prosecution for ordinance violations committed before the effective date of this Ordinance; and
- 2.1.3. Matters of record that refer to or are connected with a provision of the prior Code as amended and which references shall be construed to apply to the corresponding provisions of the District Code.

2.2. References to Prior Ordinances Apply to All Amendments. Whenever a reference is made to this code as the “Crescent City Harbor District Code” or to any portion thereof, or to any ordinance of the Crescent City Harbor District, the reference shall apply to all amendments, corrections and additions heretofore, now or hereafter made.

2.3. Article, Chapter, and Headings. Article, chapter and section headings contained in this Code shall not be deemed to govern, limit, modify or in any manner affect the scope, meaning or intent of the provisions of any title, article, chapter, or section hereof.

2.4. References to Specific Ordinances and Code Sections. The provisions of this Ordinance do not affect matters of record which refer to, or are connected with ordinances, titles, chapters, articles, or section headings included within the Crescent City Harbor District Code. Renumbering and relabeling of existing ordinance, chapter, article, and section headings by this Ordinance does not affect the continuing validity of existing laws. Any existing reference to an ordinance, article, chapter, or section heading which is renumbered or relabeled by this Ordinance must be construed to apply to the corresponding provisions contained within this Ordinance.

2.5. Effect of Ordinance on Past Actions, Obligations and Irregularities. All rights and obligations existing under any ordinance in effect prior to the effective date of this Ordinance continue in full force and effect. This Ordinance does not invalidate any action taken prior to the effective date of this Ordinance if the action was proper under the law governing the action at the time the action was taken. Adoption of this Ordinance supersedes the incorporated ordinances, and to the extent there is a conflict therewith, this Ordinance takes precedence over the incorporated ordinances. In the event of any irregularities in the restatement of any ordinances, this Ordinance constitutes a readoption of any said ordinance with the intent of curing any such adoption irregularity. Adoption of this Ordinance, and the resulting repeal or amendment of any ordinance or portion of any ordinance of the District, does not revive any rights repealed or extinguished by any prior ordinance of the District which is repealed by this Ordinance.

2.6. Effect of Ordinance on Period of Limitation. When a limitation or period of time prescribed in any existing ordinance for acquiring a right or barring a remedy, or for any other purpose, has begun to run before this Ordinance goes into effect, and the same or any limitation is prescribed in this Ordinance, the time which has already run is deemed part of the time prescribed as such limitation by this Ordinance.

2.7. Successor Codes. All references in this Ordinance to California codes includes all successor provisions to such codes. Where any of the provisions of this Ordinance conflict with subsequent changes in the cited or successor codes or other applicable California law, the provisions of those changed or successor codes or other applicable law applies in place of the conflicting provisions in this Ordinance. Any such changed or successor or other applicable law applies to allow imposition of the maximum penalties, interest, charges, and damages and the strictest compliance deadlines then allowed by law.

SECTION 3. Article 1 Amended.

3.1. **Amendment.** Subsection (28) of Section 2.200 of Article I (“General Provisions”) of the District Code is hereby amended and replaced in its entirety as follows:

28) Public Park means all public areas of the District designated by the Harbormaster for public recreational activities, including but not limited to areas of land and water consisting of ocean, harbor, beach, pier, dock, parking lot, roadway, trail, and field.

3.2. **Amendment.** Subsection (47) of Section 2.200 of Article I (“General Provisions”) of the District Code is hereby added as follows:

47) Zones Designated as Drug-Free means all public parks and ocean-fronting beaches within the District, including adjacent parking lots and sidewalks. Pursuant to Health and Safety Code Section 11380.5, any person convicted of the sale of heroin, cocaine, cocaine base, methamphetamine, or phencyclidine (PCP), within zones designated as drug-free shall be charged with enhanced criminal penalties as provided under California law.

SECTION 4. Article 3 Amended.

4.1 **Amendment.** Section 13.200 of Article 3 (“Fees and Procedures”) of the District Code is hereby amended and replaced in its entirety as follows:

13.200 – District Fee Schedule

The Board of Commissioners of the Crescent City Harbor District hereby establishes the fees and charges for services provided by the District (“District Fee Schedule”) as set forth in Table 13.200. attached to this Chapter.

(Ord No. 35-2009; Ord No. 47-2017; Ord. No. 51-2022; Ord. No. 52-2023)

(SEE ORDINANCE 52-2023 EXHIBIT 1 – “CRESCENT CITY HARBOR DISTRICT FEE SCHEDULE”)

ORDINANCE 52-2023 - EXHIBIT 1 - TABLE 13.200: CRESCENT CITY HARBOR DISTRICT FEE SCHEDULE

ITEM DESCRIPTION	RATE
Storage	
Storage in Designated Spaces	\$150 \$200 per month (Harbormaster determines availability and any special rates)
Storage in North Yard (per item or pair, not to exceed 325 sq. ft.)	\$65 \$85 per month
Failure to Vacate Storage Space When Required	\$200 \$350 per month
Vessel Dry Storage	\$2.50 \$3 per foot, monthly (34' and under) / \$2.75 \$3.25 for 35' and up, \$50 min
Trailer Inside of Storage Area	\$65 \$85 per month
Concession Fees / Signage	
Special Event Fee Schedule A (open to public, requires no Harbor District staff)	\$100 \$120 per 4 hour event - Up to 1,000 square feet
Special Event Fee Schedule B (open to public, requires no Harbor District staff)	\$150 \$180 per 4 hour event - Up to 2,500 square feet.
Special Event Fee Schedule C (public or private, minimal Harbor District staff involvement, staff time billed at regular rates in addition to base \$500 \$600 fee)	\$500 \$600 per day; plus actual staff time & expenses, \$250 \$300 non-refundable deposit for staff time. Up to 5,000 square feet.
Special Event Fee Schedule C (public or private, Harbor District staff involvement billed at regular rates in addition to base \$1000 \$1,200 fee)	\$1,000 \$1,200 per day; plus actual staff time & expenses, \$500 \$600 non-refundable deposit for staff time. Up to 10,000 square feet.
Concession Fee for Food Carts – no electricity, no more than 100 square feet, contingent on Health Dept. inspection and approval	\$25 \$30 per day (4 hours)
Concession Fee for Self-Contained Food Trucks – no electricity, no more than 500 square feet, contingent on Health Dept. inspection and approval	\$25 \$30 per day (4 hours)
Concession Fee for Non-Food Sales on District Property - no electricity, no lease, three days or more, no more than 100 square feet	\$25 \$30 per day (4 hours)
Concession Fee for Food Sales on District Property - no electricity, no lease, three days or more, contingent on Health Dept. inspection and approval	\$25 \$30 per day (4 hours)
Concession Fee for Dockside Sales of Seafood	\$25 \$30/day (4 hours) / \$125 \$150/month / \$1,000 \$1,200 annual
Concession Fee for Wholesale Purchase of Seafood Products (without a hoist lease)	\$500 \$600 Clerical and Legal Processing Fee \$12,000 \$14,400 Annual fee, plus standard poundage fees
Daily Permit Fees for Filming / Still Photography	\$400 \$480 per day filming / \$100 \$120 per day still photography
Commercial Displays or Demonstrations	To be negotiated by Harbormaster per event
Commercial Vehicle, Vessel or RV Displays	To be negotiated by Harbormaster per event
Wayfinding Signage (single entry marker)	\$100 \$120 Quarterly
Maintenance and Crew Services	
Personnel / Labor	\$150 \$180 per hour between 0700 and 1530 (1 hour minimum) \$250 \$300 per hour between 1530 and 0700 (1 hour minimum)
Forklift	\$100 \$120 per hour (minimum 1/2 hour), includes operator
Backhoe	\$150 \$180 per hour (minimum 1/2 hour), equipment only
Mobile Crane	\$200 \$240 per hour (minimum 1/2 hour), equipment only
Port Small Boat	\$125 \$150 per hour (minimum 1/2 hour), equipment only
Port Landing Craft	\$175 \$225 per hour (minimum 1/2 hour), equipment only
Lay Days in Self-Help Area	\$1.50 \$2.00 per foot, daily (\$20 minimum per day)
Boat Stands at Harbor	\$10 \$12 per stand, monthly
Work Dock	\$25 \$40 per day plus moorage. Tenants allowed 3 free days per year.

Boat Pump Out by District Staff	\$100 \$200 per hour, includes two District Staff
Boat Pump Rental to CCHD Tenants (not available to general public)	\$20 \$24 per day for electric / \$50 \$60 per day for gasoline / personnel cost is extra
Waste Oil/ Bilge Water Disposal	\$1.75 \$2.25 per gallon plus labor charge
Oil Absorbing Pads	\$2.50 \$3.00 per pad

Vessels and Marina	
Launch Fee	\$6 \$7 Daily / \$50 \$60 Monthly / \$150 \$180 Annual
Vessel Inspection and Documentation Fee (annually)	\$200 \$240
Live Aboard Fees	\$200 \$240 per month for up to 2 persons; \$100- \$120 per person thereafter.
Charter Boat Fee (9 Passengers or less)	\$500 \$600 w/annual moorage contract (charter endorsement valid for 1 year) \$750 \$900 w/o annual moorage contract (charter endorsement valid for 1 year)
Charter Boat Fee (10 Passengers or more)	\$1000 \$1200 w/annual moorage contract (charter endorsement valid for 1 year) \$1500 \$1800 w/o annual moorage contract (charter endorsement valid for 1 year)
Anchorage Fee	\$15 per day
Boat Without Insurance	150 \$180
Electric Meter Administrative Fee	\$25 \$30 per month (waived if enrolled in auto-pay or pre-pay)
Annual Parking Permit - Commercial Fishing	\$75 \$90 per year (2 permits included with annual slip rent)
Annual Parking Permit - Recreational Fishing	\$100 \$120 per year (1 permit included with annual slip rent)
Showers	No charge (available to current marina tenants only)

Administrative/Office	
Copies	\$0.50 per page
Electronic Media Copies of Public Documents	Actual cost of duplication
Meeting Agendas: Email, Fax or Pick-up	No charge
Meeting Agendas: First Class Mail	Must provide stamped, self-addressed envelopes
Sending and Receiving Faxes	\$1.00 per page
Clerical Processing Fee (General)	\$75 \$90 per hour
Clerical & Legal Processing Fee (Revocations)	\$350 \$425
Clerical & Legal Processing Fee (Lease Modifications)	\$750 \$900
Paper Billing Fee	\$10 \$12 per mailed statement/invoice, \$10 for pick-up
CEQA Fee	\$500 \$600 deposit, subject to change depending on the extent of CEQA review
Late Fee	\$25 \$30 per month for each invoice
Electronic Key Fob	\$35 \$42
Returned Check	\$25 \$30 for first returned check, \$50 \$60 for subsequent returned checks

Ordinance Violations	
Parking Violation - Schedule A (standard unauthorized space)	\$35
Parking Violation - Schedule B (handicapped space, blocking fire hydrant, etc.)	\$250
Civil Infraction - Schedule A	\$100
Civil Infraction - Schedule B	\$250
Civil Infraction - Schedule C	\$500
Criminal Misdemeanor - Schedule A	\$500
Criminal Misdemeanor - Schedule B	\$1,000
Escalation Fee	30 Days Late: additional 50% fee, 60 Days Late: additional 100% fee

Commercial Vessel Moorage

Dock	Slip Length	Annual	Semi-Annual	Quarterly	Monthly	Daily
A	70'	4410 \$5292	2478 \$2974	1505 \$1806	665 \$798	44 \$53
B	60'	3780 \$4536	2124 \$2549	1290 \$1548	570 \$684	38 \$46
C	50'	3150 \$3780	1770 \$2124	1075 \$1290	475 \$570	32 \$38
D/E	40'	2520 \$3024	1416 \$1699	860 \$1032	380 \$456	25 \$30
F/G	30'	1890 \$2268	1062 \$1274	645 \$774	285 \$342	25 \$30

Recreational Vessel Moorage

Vessel Length	Daily	Weekly	Monthly	Annual
20' and below	\$8 \$19	\$48 \$114	\$144 \$285	789 \$947
21' to 25'	\$9 \$19	\$54 \$114	\$162 \$285	986 \$1183
26' to 30'	\$10 \$19	\$60 \$114	\$180 \$285	1250 \$1500

** OVERLENGTH VESSELS SUBJECT TO ADDITIONAL FEE SUPPLEMENT PER FOOT **

** SUBLICENSSED SLIPS REQUIRE A FEE EQUAL TO 50% OF THE SLIP RENT PAYABLE BY THE SUBLICENSOR, IN ADDITION TO THE FULL SLIP RENT PAYABLE BY THE SUBLICENSEE **

4.2. **Amendment.** Subsection (a) of Section 16.100 of Article 3 (“Enforcement Authority”) of the District Code is hereby amended and replaced in its entirety as follows:

a) **Enforcement Authority.** The authority to administer and enforce the provisions of this Code is hereby assigned to the Harbormaster and:

(1) any District, City, County, or State of California employee appointed by the Harbormaster pursuant to Chapter 4.5, of Title 3, Part 2, of the Penal Code, who shall have the additional authority to enforce any ordinance of the County of Del Norte, or any statute of the State of California relating to the protection of persons and property, the preservation of peace, and the safe and enjoyable use of District lands.

(2) any District, City, County, or State of California employee appointed by the Harbormaster pursuant to Section 836.5, of Chapter 5, of Title 3, Part 2, of the Penal Code, who shall have the additional authority to: (a) issue notices of violation of any ordinance of the County of Del Norte, or any statute of the State of California relating to the standing or parking of a vehicle, (b) remove or cause the removal of a vehicle from public property in accordance with the provision of Section 22669 of the Vehicle Code, (c) regulate and direct traffic in accordance with the provisions of Section 21100 of the Vehicle Code, and (d) make arrests, but only as specifically authorized by policies and procedures of the District.

SECTION 5. California Environmental Quality Act.

The amendment of the District Code as set forth in this Ordinance is an administrative activity of the District and is exempt from environmental review under the California Environmental Quality Act (“CEQA”) (Pub. Res. Code, §21000 *et seq.*)

SECTION 6. Parentheticals.

Parenthetical references of a historical nature are not a substantive part of this Ordinance and may be deleted and modified as necessary as part of the recodification of the District Code.

SECTION 7. Severability.

If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this Ordinance or any part thereof. The Board of Commissioners of the Crescent City Harbor District hereby declares that it

would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrases be declared unconstitutional.

SECTION 8. Effective Date.

This Ordinance shall become effective immediately upon its adoption.

SECTION 9. Publication.

The District Clerk has caused notice of this Ordinance to be advertised in a newspaper of general circulation as is required by law.

INTRODUCED AND ADOPTED at a Regular Meeting of the Crescent City Harbor District Board of Harbor Commissioners on the 21st day of November 2023, by the following vote to wit:

AYES:

APPROVED:

NOES:

ABSENT:

WES WHITE, PRESIDENT OF THE BOARD

ATTEST:

CLERK OF THE BOARD



3. New Business

- c. Review and Vote to Approve a Nonbinding Term Sheet and Authorize the CEO/Harbormaster to Negotiate a Lease Agreement with Port O’Pints Brewing Company.**

Public Comment?

RESOLUTION NO. 2023-14

A RESOLUTION OF THE BOARD OF HARBOR COMMISSIONERS OF THE CRESCENT CITY HARBOR DISTRICT AUTHORIZING THE CEO/HARBORMASTER TO NEGOTIATE AND EXECUTE A LEASE AGREEMENT WITH PORT O’PINTS BREWING COMPANY, LLC FOR THE PROPERTY LOCATED AT 201 CITIZENS DOCK ROAD

WHEREAS, the District is the owner of record of certain real property located at 201 Citizens Dock Road; and

WHEREAS, in order to develop the property and make mutually agreed upon improvements, Port O’Pints Brewing Company, LLC desires to enter into a long-term lease with the District (the “Lease”); and

WHEREAS, the Lease would support four strategic goals, established in the District’s 10-Year Strategic Plan (2018-2028), including developing a new revenue stream, increasing income to the District, developing and improving District infrastructure, and increasing awareness of the District as a tourism destination and enhancing the visitor experience; and

WHEREAS, the Board hereby finds that the Lease is in the best interests of the District because it promotes public recreation by providing additional opportunities for the public to access and enjoy the harbor.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF HARBOR COMMISSIONERS OF THE CRESCENT CITY HARBOR DISTRICT THAT:

Section 1, The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2, The Board finds that entering into the Lease will directly further several express purposes of the District’s work and operations, as stated in the District’s 10-Year Strategic Plan (2018-2028), including (1) increasing net revenue to the District, (2) diversifying the District’s revenue streams, (3) developing new and improving existing infrastructure at the Park, which will serve to (4) increase awareness of the Park as a tourism destination and enhance the experience of visitors to the Park.

Section 3, The Board hereby approves the essential terms of the Lease in the form indicated on the attachment to this Resolution as Exhibit “A.”

Section 4, The CEO & Harbormaster (“Authorized Officer”) is hereby authorized and directed to execute the Lease to which the District is a party, with such changes, insertions and omissions as may be approved by the Authorized Officer and District Counsel.

Section 5, The Authorized Officer is hereby authorized and directed to do any and all things necessary to execute the Lease, and to execute and deliver any and all documents which the Authorized Officer or District Counsel deem necessary or advisable, in order to consummate the transactions contemplated by the Lease and otherwise to carry out, give effect to and comply with the terms and intent of this Resolution and the documents referred to herein.

Section 6. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application and, to this end, the provisions of this Resolution are severable. The Board declares that the Board would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

Section 7. This Resolution shall take effect immediately upon its adoption.

APPROVED, ADOPTED AND SIGNED this 21st day of November, 2023, by the following vote, to wit:

AYES:

APPROVED:

NOES:

ABSENT:

WES WHITE, PRESIDENT OF THE BOARD

ATTEST:

CLERK OF THE BOARD

EXHIBIT “A”

TERM SHEET

[Attached behind this cover page]



Lease Agreement Term Sheet

Crescent City Harbor District (“Landlord”) and Port O’Pints Brewing Company, LLC (“Tenant”)

Property Details:

- **Location:** 201 Citizens Dock Rd, Crescent City, CA
- **Building Size:** 5,460 square feet

Term of Lease:

- **Start Date:** 12/01/2023
- **End Date:** 11/30/2028
- **Renewal Option:** Yes, 5 years

Financial Terms:

- **Base Rent:** \$2,730.00 per month (calculated at \$0.50 per square foot)
- **Percentage Rent:** 6% of gross receipts
- **Late Payment Penalty:** (per Ordinance Code)

Use of Premises:

- **Permitted Use:** Operation of a restaurant/bar and arcade
- **Restrictions:**

Maintenance and Repairs:

- **Tenant's Responsibilities:**
- **Landlord's Responsibilities:** roof and exterior siding

Improvements and Alterations:

- **Approval Required:** Yes (for any structural changes or significant alterations)
- **Condition at End of Lease:**

Insurance and Liability:

- **Liability Insurance:** Tenant must obtain and maintain liability insurance with a minimum \$2,000,000 policy limit.

- **Property Insurance:** Landlord to maintain; Tenant responsible for insuring own property within the leased space.

Compliance with Laws:

- Tenant responsible for complying with all applicable local, state, and federal laws, including health and safety standards related to the operation of a bar and arcade.

Default and Remedies:

- **Events of Default:** Failure to pay rent, violation of lease terms, ...
- **Remedies:** Landlord may declare all installments of rent payable for the remainder of the Lease Term to be immediately due and payable; may re-enter and take possession of the leased premises; and/or may enforce performance and observance of any obligation, agreement or covenant

Dispute Resolution:

- **Governing Law:** State of California
- **Dispute Resolution Method:** Non-binding Mediation and/or Binding Litigation

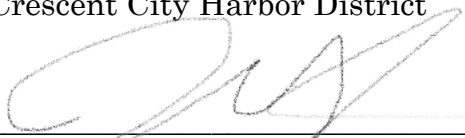
Miscellaneous:

- **Signage:** Tenant may install signage subject to Landlord's approval and applicable regulations.
- **Parking:** parking spaces to be designated in lease
- **Utilities:** Tenant responsible for all utilities associated with the premises.
- **Assignment and Subletting:** Not permitted without Landlord's prior written consent.

Signatures:

Tim Petrick, CEO/Harbormaster
Crescent City Harbor District

Date: _____



John Kirk, Managing Member

Date: 11/12/2023

Port O'Pints Brewing Company, LLC

NOTE: This term sheet is a preliminary document outlining the intentions of the parties and is not legally binding as a lease agreement. The terms outlined are subject to change and will be formalized in a detailed lease agreement to be mutually agreed upon and executed by both parties.



3. New Business

- d. Appoint an Ad Hoc Committee to Design a New CCHD Website.**

Public Comment?



4. Unfinished Business

a. Grants Update

Public Comment?

Crescent City Harbor District Grant Tracking Chart 11_21_23

GRANT AWARDED								
Grant Name	Grant Funder	Funded Projects	Project Amount	Grant Amount Requested	Match Requirement	Grant Start Date	Project Timeline	Next Steps
Port Infrastructure Development Grants (PIDP)	ODOT - Maritime Administration	1) Construction of a new seawall 2) repair and renovate the seafood packing and trucking area 3) replace the aged cargo handling equipment atop the seawall	\$9,208,207.00	\$7,366,565.60	\$1,841,641.40 (20% required)	Jan-23	1-Jan-28	Combined Environmental Study and Design with Citizens Dock ES. Contract awarded to Moffatt & Nichol. Public Involvement Plan, Purpose and Need Statement being drafted.
CA Coastal Conservancy Grant Citizen's Dock Planning	CA Coastal Conservancy	Funds Design, Environmental Impact Studies and Permitting for a new Citizen's Dock.	\$927,000.00	\$927,000.00	\$237,000 (In-Kind)	Jun-23	36 months	Combined Environmental Study and Design with Citizens Dock ES. Contract awarded to Moffatt & Nichol. Public Involvement Plan, Purpose and Need Statement being drafted.
Port Economic Recovery Grant	California State Lands Commission	Create Technical Reports required for Seawall Construction Grant	\$437,001.65	\$321,195.65	\$115,806.00	Nov-22	Dec-23	Funds being used as match for PIDP grant.
CA Coastal Conservancy Grant South Beach Bathroom	CA Coastal Conservancy	Funds Design, Permitting and Construction of Bathrooms and Showers on Anchor Way, near Starfish Way.	\$450,000.00	\$450,000.00	\$117,000 (In-Kind)	Jun-23	36 months	RFP process TBD.
STPG Climate Adaptation Transportation Planning (partnering with Del Norte Local Transportation Commission)	Caltrans and OPR	Planning study to identify climate mitigation projects along U.S. Hwy 101 and Anchor Way along South Beach.	\$250,000.00	\$120,000.00	\$4,000.00	Summer 2023	30 months	Awarded, Managed by Del Norte Local Transportation Commission.
Harbor Mitigation Grant Program (HMGP)	Cal OES and FEMA	Climate Resiliency -Design & Engineering; NEPA/CEQA; of Harbor water area	\$1,450,000.00	\$1,350,000.00	\$100,000.00	January 2024	Must be completed within 5 years of obligation	Award Letter signed. RFP process begun.

GRANTS APPLIED FOR UNDER REVIEW								
Grant Name	Grant Funder	Project Applied For	Project Amount	Grant Amount Requested	Match Requirement	Announcement Date	Project Timeline	Next Steps
Storm Damage Disaster Response 4683	FEMA	Repair of Anchor Way Breakwater, Anchor Way road and Whaler Island Groin Breakwater	\$7,695,828.00	\$7,695,828.00	6% - 20%	Q4 2023	18 months	FEMA requested we submit Hazard Mitigation proposal. Submitted 11/17.
CA Coastal Conservancy Grant Fish Filet Bathroom	Coastal Conservancy	Construction for bathroom and pop-up store for fish filet station	\$500,000.00	\$500,000.00	20% -in-kind	Nov-23	36 months	Application submitted by FRRR DNATL to Coastal Conservancy. Scheduled for November CC meeting.
CA Coastal Conservancy	CA Coastal Conservancy	Crescent City Harbor District Strategic Project Implementation	\$1,000,000.00	\$1,000,000.00	TBD	9/27/23	January 24	Submitting in January 2024
GRANTS WORKING ON								
Grant Name	Grant Funder	Project Applying For	Project Amount	Grant Amount To Request	Cost Sharing/Match Requirement	Grant Submittal Date	Grant Announcement	Next Steps
Storm Damage Mitigation, Section 406	FEMA	Construct new Anchor Way Breakwater, Anchor Way road and Whaler Island Groin Breakwater.	TBD	TBD	TBD	Spring 2024	Q2 2024	FEMA requested we submit Section 406 plan for improvements to infrastructure. Submitted 11/17.
Boating Infrastructure Grant	DBW	Boat Ramps	\$1,500,000	\$1,500,000	TBD	TBD	Apr-24	Working on Application
NOAA Climate Resilience Regional Challenge	NOS, NOAA	Construction of new Breakwaters to meet 100 year storm surge, 50-year tsunami events and sea level rise.	\$350,000	\$350,000	\$0	August 2023	November 1, 2024	Letter of Intent submitted for 4 ports - Del Norte, Humboldt, Mendocino, Sonoma. Awaiting response.

Grants Opportunities Being Reviewed								
Grant Name	Grant Funder	Project Applying For	Project Amount	Grant Amount To Request	Cost Sharing/Match Requirement	Grant Submittal Date	Grant Announcement	Next Steps
EDA Public Works Program	U.S. EDA	Infrastructure Construction Projects and new equipment	\$3,450,000.00	\$3,000,000.00	\$450,000.00	Rolling Application	Funding available in 2024	Reviewing project eligibility criteria.
Boat Launching Facility Grant Program	DBW	Replace boarding floats	TBD	TBD	TBD	Winter 2024	Funding available in 2024	Budget being prepared.
CA Coastal Conservancy Grant Recreational Area Planning	Coastal Conservancy	Planning and Permitting for harbor recreational area including proposed food/beer garden	\$200,000.00	\$200,000.00	20% - can be in-kind	TBD	Rolling grant applications	Working on application.
Program to Support Offshore Wind Infrastructure Improvement	CA Department of Energy	Planning Studies and Commercial Area Development/Construction to support offshore wind efforts	\$2,000,000.00	\$2,000,000.00	\$200,000.00	2Q 2024	4Q 2024	Working on list of projects to include once the application is released.
Boating Safety & Enforcement Equipment Grant Program (BSEE)	DBW	Purchase of new Patrol Boat	\$1,250,000.00	\$1,250,000.00	\$250,000.00	Spring 2024	Funding available in 2024	Grant application not released yet, due March-April 2024.
Clean Ports Program	U.S. EPA	Electric Infrastructure Construction Projects and new electric equipment	\$2,000,000.00	\$2,000,000.00	20% - can be in-kind	May 2024	3Q 2024	Grant application not released yet, due May 2024.



5. Communications and Reports

a. CEO/Harbormaster Report

I am thrilled to share exciting news regarding our progress in the Harbor District's development in this CEO Report. As detailed below, the public's ongoing support has been instrumental in achieving significant milestones.

Upcoming Events: The highly anticipated lighted boat contest on December 16th promises to be a fantastic celebration. Please refer to the attached flyer and press release for comprehensive participation details.

Expansion of CSS Responsibilities: Our partner Community System Solutions (CSS) has taken on public relations duties, enhancing our communication efforts within the harbor district.

Grant-Funded Infrastructure Progress: Land surveys for our grant-funded infrastructure projects are nearly complete, setting the stage for future development initiatives.



5. Communications and Reports

a. CEO/Harbormaster Report (pg. 2)

Collaborative Engagements: Productive discussions with key stakeholders have aligned our goals for sustainable growth within the harbor district.

Bayside RV Park Enhancement: R.A. Kirkland Landscaping has been engaged for a short-term contract to improve landscaping at Bayside RV Park. New tenant agreements are being finalized for distribution.

Recreational Dungeness Crab Season: Despite challenging weather conditions, our maintenance crew's dedication has been exemplary in working on crab pot storage, and also ensuring the smooth operation of the recreational fleet, allowing our fishermen and women to remain active.



5. Communications and Reports

a. CEO/Harbormaster Report (pg. 3)

Grant Reimbursement from Coastal Conservancy: We have received our first grant reimbursement payment in the amount of \$71,250 from the California State Coastal Conservancy (SCC). This milestone demonstrates our successful utilization of grants to further our district's development. Given that the leadership team has completed significant work on several SCC projects, a portion of these funds has been approved to offset leadership team salary, reducing the expense to the Harbor's operating budget.

Significant advocacy work was conducted at the California Energy Commission for the protection of independent commercial fishing and for resources to help our fisherfolk as the State moves to develop Offshore Wind Energy. We are fully engaged to protect fishing interests regardless of any action that may be taken at the State or Federal levels in this regard.



5. Communications and Reports

a. CEO/Harbormaster Report (pg. 4)

We engaged with our fisherfolk in community planning for Citizens Dock. We moved forward with expanded grant opportunities for fisherfolk's co-op. We also added slip rentals to Dockwa to make renting slips easier, and access to records more readily available. We set up custom payment arrangements with fisherfolk to enable them to avoid being revoked from the Harbor when they are experiencing financial hardship.

These accomplishments underscore our commitment to growth and improvement for our commercial fishermen and the community within the harbor district. Your continued engagement and support propel us toward our collective vision for a thriving community.

HOLIDAY LIGHTED BOAT CONTEST



COME JOIN
THE FESTIVITIES!

Dec. 16 4-7 pm

@Harbor District

Food Trucks

Marina Walk

FOR IMMEDIATE RELEASE

Crescent City Harbor District Announces Holiday Lighted Boat Contest on December 16th

[Crescent City, CA] - The Crescent City Harbor District is thrilled to announce the eagerly anticipated Holiday Lighted Boat Contest, set to illuminate the waters of Crescent City on December 16th from 4:00 PM to 7:00 PM. This festive event will feature dazzlingly decorated boats, delicious food trucks, photo opportunities, and a charming marina walk.

Boat owners at Crescent City Harbor are invited to decorate their vessels in the most imaginative and captivating holiday-themed lighting displays, creating a luminous spectacle on the water.

The contest features two exciting categories for participants to compete in:

People's Choice: Attendees will have the chance to vote for their favorite decorated boat, selecting the winner in this category.

Judge's Choice: A panel of expert judges will carefully assess each boat's decorations, creativity, and overall presentation to determine the Judge's Choice winner.

Attendees are encouraged to bring their friends and family to join in the merriment.

Event Details:

Date: December 16, 2023

Time: 4:00 PM to 7:00 PM

Location: Crescent City Harbor

Participation: \$50 Credit on harbor power bill

Winner Categories: People's Choice and Judge's Choice

People's Choice and Judge's Choice: \$200 Credit on Moorage Fees

To participate in the Crescent City Harbor District's Holiday Lighted Boat Contest, please contact Mike Rademaker at mrademaker@ccharbor.com

Deadline to contact the Harbor District to participate in the Holiday Lighted Boat Contest to be eligible for prizes is Monday December 11, 2023.

Media Contact:

Tim Petrick

CEO/Harbormaster

tpetrick@ccharbor.com

707-464-6174



5. Communications and Reports

b. Ad Hoc Committee Reports

Public Comment?



5. Communications and Reports

c. Harbor Commissioner Reports

- (1) Commissioner Gerhard Weber**
- (2) Commissioner Rick Shepherd**
- (3) Commissioner Brian Stone**
- (4) Secretary Harry Adams**
- (5) President Wes White**

Public Comment?



6. Adjourn to Closed Session

a. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

(Government Code section 54956.9(d)(1))

Ongoing Litigation: Two cases based on correspondence with Renewable Energy Capital regarding lease terms. Del Norte Superior Court - Case No.: CVUD-2023-2172 & CVUD-2023-2173

b. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

(Government Code section 54956.9(d)(1))

Ongoing Litigation: One case based on correspondence with Fashion Blacksmith regarding claim for damages



6. Adjourn to Closed Session

c. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

(Government Code section 54956.9(d)(1)) Crescent City Harbor District v. Dutra et al., Sacramento Superior Court Case No.: 34-2017-00215044-CU-BC-GDS

7. Adjourn Closed Session

8. Report out of Closed Session

9. MEETING ADJOURNMENT

Adjournment of the Board of Harbor Commissioners will be until the next meeting scheduled for Tuesday, December 5, 2023, at 2 p.m. PDT. The Crescent City Harbor District complies with the Americans with Disabilities Act. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 12132 of the Americans with Disabilities Act of 1990 (42 U.S.C. § 12132). Any person with a disability who requires modification in order to participate in a meeting should direct such request to (707) 464-6174 at least 48 hours before the meeting, if possible.

