

**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

May 13, 2026
11:00 a.m.



Board of Harbor Commissioners of the Crescent City Harbor District

MINUTES

Regular Session, Wednesday, May 13, 2026, at 11:00 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, Nehmer, Shepherd

2) Adjourn to closed session.

a. 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

b. CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION

Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Government Code section 54956.9: 2 potential cases

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

c. 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), Ryan Plotz (Counsel),

Sandy Moreno (Financial Consultant)

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

Under negotiation: Price and payment terms

d. 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), Ryan Plotz (Counsel),
Sandy Moreno (Financial Consultant)

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

Under negotiation: Price and payment terms

e. 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), Ryan Plotz (Counsel),
Sandy Moreno (Financial Consultant)

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

Under negotiation: Price and payment terms

f. Government Code section 54956.8.

Property Address: 150 Marine Way, Crescent City, CA

District negotiators: Mike Rademaker (CEO/Harbormaster), Ryan Plotz (Counsel),
Sandy Moreno (Financial Consultant)

Negotiating parties: College of the Redwoods, Del Norte Campus

Under negotiation: Price and payment terms

g. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Government Code section 54956.8.

Property Address: 170 Marine Way, Crescent City, CA

District negotiators: Mike Rademaker (CEO/Harbormaster), Ryan Plotz (Counsel),
Sandy Moreno (Financial Consultant)

Negotiating parties: College of the Redwoods, Del Norte Campus

Under negotiation: Price and payment terms

3) [2:00 P.M.] Reconvene in open session

Commissioner Shepherd stated there is nothing to report from closed session.

4) Consent Calendar: Consent Calendar items are considered routine and will be approved by one motion. The public, staff, or Commissioners may request specific items be removed from the Consent Calendar for separate consideration.

Commissioner Evans made a motion to add invoice #11595 from Risk Management professionals to the consent calendar and Commissioner Weber seconded the motion.

ACTION TAKEN: MOTION PASSED

AYES: EVANS, WEBER, SCHMIDT, NEHMER, SHEPHERD // **NAYS:** NONE
ABSENT: NONE // **ABSTAIN:** NONE

a. Approve minutes of the April 22, 2026, Regular Meeting and April 28, 2026 Special Meeting

b. Approve invoice #1574 from Kolstad Land Surveyors

c. Approve invoice #13115-13 from Community System Solutions

d. Approve Invoice #11595 from Risk Management Professionals

Commissioner Nehmer made a motion to approve the consent calendar with the exception of the April 28, 2026 Special Meeting minutes. The Board expressed its consensus for a number of revisions to the minutes. The Clerk was directed to make the revisions for approval at the next Board meeting. Commissioner Weber seconded the motion.

ACTION TAKEN: MOTION PASSED

AYES: EVANS, WEBER, SCHMIDT, NEHMER, SHEPHERD // **NAYS:** NONE
ABSENT: NONE // **ABSTAIN:** NONE

5) Receive an update on the "Sea to Market" (aka "Port to Plate") Project from Sean McDevitt, Project Manager, for the Family Resource Center of the Redwoods.

6) Review and vote to approve a resolution adopting the Crescent City Harbor District Hazard Mitigation Plan of 2026.

Commissioner Schmidt made a motion to approve of resolution 2026-05 to adopt the Hazard Mitigation plan of 2026 and Commissioner Evans seconded the motion.

ACTION TAKEN: MOTION PASSED

AYES: EVANS, WEBER, SCHMIDT, NEHMER, SHEPHERD // **NAYS:** NONE
ABSENT: NONE // **ABSTAIN:** NONE

7) Receive an update on grants from Mike Bahr, CEO of Community System Solutions.

8) Receive an update on the status of the Seawall and Citizens Dock Pier 1 projects.

9) Discussion, consideration, and possible action regarding the City of Crescent City's proposed water and sewer rate adjustments, including possible adoption of an official District position.

Chair Shepherd appointed Himself and Commissioner Evans to an an ad-hoc community to address the water and sewer rate adjustments.

10) Consider whether to support the Blue Highway Emergency Partnership proposal from the Seahorse Resiliency Command.

Consideration of this agenda item was canceled following the Seahorse Resiliency Command's decision to withdraw their proposal.

11) Communications, Reports, and Directions to Staff

a. Harbor Commissioner & Committee Reports

b. CEO/Harbormaster Report

c. Financial Report

i. Approve letter to USDA requesting authorization to use debt service reserve funds and a 10-year replenishment schedule.

Commissioner Shepherd made a motion to approve sending the letter with an amendment to include financial data in the first paragraph, which had been requested by USDA.

ACTION TAKEN: MOTION PASSED

AYES: EVANS, WEBER, SCHMIDT, SHEPHERD // **NAYS:** NEHMER

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

ii. Update on Harbor Facilities Plan

iii. Update on 24/25 audit status

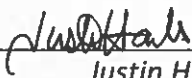
iv. Update on grant billing

v. Update on CPRA requests

vi. Status report on other pending projects

12) MEETING ADJOURNMENT

Attested by:



Justin Hanks
Clerk Of The Board