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	June 26, 2026 3:00 p.m.

Board of Harbor Commissioners of the Crescent City Harbor District

MINUTES

Special Session, Friday, June 26, 2026, at 3:00 P.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 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: Daniel Dahan
Under negotiation: Price and payment terms

b. *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: Daniel Dahan
Under negotiation: Price and payment terms

3) [2:00 P.M.] Reconvene in open session
Commissioner Shepherd stated that there was nothing to report at this time.

4) Consider and approve contract with Kimley-Horn to provide project management services.

The agenda item was continued to the July 15th Board meeting.

5) Consider and approve contract with Community System Solutions to provide grant management services.

The agenda item was continued to the July 15th Board meeting.

6) Consider and adopt Resolution No. 2026-11 approving a lease with BSD Harbor LLC for the property commonly known as Bayside RV Park, authorizing the CEO/Harbormaster to execute the lease subject to final approval by District Counsel.

The agenda item was continued to the July 15th Board meeting.

7) Consider and adopt Resolution No. 2026-12 approving a lease with BSD Harbor LLC for the property commonly known as the Overflow Lot, authorizing the CEO/Harbormaster to execute the lease subject to final approval by District Counsel.

The agenda item was continued to the July 15th Board meeting.

8) Consider and approve proposal from Alicia Williams to hold a fundraising event from 07/04/26 to 07/05/26.

Staff was directed to work with Alicia Williams to refine the proposal,
no action was taken.

9) Financial Report

i. Financial Statement Summary Report as of May 31, 2026
ii. Balance Sheet by Month
iii. Profit and Loss by Month
iv. Profit and Loss by Class
v. Budget to Actual Report
vi. Cash Flow Report for May 2026
vii. Update on Grant Billing
viii. Update on Audit Status
ix. Adopt 26/27 Budget

Commissioner Shepherd made a motion to approve the 2026/2027 preliminary budget on the condition that $50,000 in projected fish poundage be removed, and with the understanding that the final insurance amount was subject to change, Commissioner Evans seconded the motion.

ACTION TAKEN: MOTION PASSED
AYES: EVANS, WEBER, SHEPHERD **// NAYS:** SCHMIDT, NEHMER
ABSENT: NONE **// ABSTAIN:** NONE

x. Approve 26/27 Pay Schedule

Commissioner Evans made a motion to approve the 2026/2027 pay schedule and Commissioner Weber seconded the motion.

ACTION TAKEN: MOTION PASSED

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

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

xi. Approve 26/27 Organizational Chart

Commissioner Schmidt made a motion to approve the 26/27 Organizational Chart with the amendment that a bookkeeper be added and Commissioner Nehmer seconded the motion.

ACTION TAKEN: MOTION PASSED

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

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

xii. Approve Insurance Renewal

Commissioner Shepherd made a motion to approve the insurance renewal with the stipulation that RHV and Bayside be added until such time as a new tenant might assume control of the parks, that all buildings included on the policy be verified, and with the understanding that the final amount was subject to change, Commissioner Evans seconded the motion.

ACTION TAKEN: MOTION PASSED

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

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

xiii. Approve Summit Accounting Services invoice for July 15, 2025 - May 31, 2026.

Commissioner Evans made a motion to approve the Summit Accounting Services invoice for July 15, 2025 – May 31, 2026 with the amendment that Charlie Helms be removed as the listed CCHD contact, and Commissioner Shepherd seconded the motion.

ACTION TAKEN: MOTION PASSED

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

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

xiv. Approve contract extension for Summit Accounting Services thru December 31, 2026.

Commissioner Shepherd made a motion to extend the contract with Summit Accounting Services thru December 31, 2026 and Commissioner Weber seconded the motion.

ACTION TAKEN: MOTION PASSED

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

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

10) MEETING ADJOURNMENT

Attested by:

Justin Hanks
Clerk of the Board