

**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

March 11, 2026  
1:00 p.m.



## Board of Harbor Commissioners of the Crescent City Harbor District

### MINUTES

***Regular Session, Wednesday, March 11, 2026, at 1:00 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 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: 1 potential case

***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), 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 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

***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), 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

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

***a. Disclose any reportable action taken during closed session. There was nothing to report.***

***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.***

***a) Approve minutes of the February 25, 2026 Regular Meeting***

***b) Approve Moffatt & Nichol Invoice# 00807724***

***c) Approve CSS Invoice# 13115-11 (February)***

***d) Ratify CSS Invoice# 13115-10 (January/paid)***

***e) Ratify CSS Invoice# 13115-08 (November/paid)***

Commissioner Shepherd made a motion to approve the consent calendar items with the modification to the minutes from the Regular Meeting of February 25, 2026 that it state under agenda item 10(viii) that there was an ad-hoc committee formed to review the 24/25 draft audit & 25/26 budget. Commissioner Evans seconded the motion.

**ACTION TAKEN: MOTION PASSED**

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

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

**5) Discuss and approve a three-month contract extension with Community System Solutions.**

Commissioner Schmidt made a motion to approve a three-month contract extension with Community System Solutions. Commissioner Evans seconded the motion.

ACTION TAKEN: MOTION PASSED

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

**6) Grants update from Community System Solutions.**

**7) Consider presentation by Kim Cisneros regarding the Del Norte Distance Running Club and approve "CC Harbor Family Run 5K and 10k" for May 30, 2026.**

Commissioner Shepherd made a motion to approve a "CC Harbor Family Fun Run 5K and 10K," with the event fee waived. Commissioner Schmidt suggested amending the motion to allow event participants to run with their dogs. The amendment did not receive a second. Commissioner Evans then seconded the motion made by Commissioner Shepherd without amendment.

ACTION TAKEN: MOTION PASSED

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

**\*\* NOTE: Chair Shepherd moved discussion to agenda item# 10, because it addressed a condition precedent to agenda item #8 \*\***

**10) Approve Resolution No. 2026-04 dissolving all standing committees of the Crescent City Harbor District and reaffirming the Board's authority to assign matters directly to the full Board or to establish ad hoc committees as appropriate.**

Commissioner Shepherd made a motion to approve the resolution. Commissioner Evans seconded the motion.

ACTION TAKEN: MOTION PASSED

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

**\*\* NOTE: Following the approval of the condition precedent in Agenda Item #10, Chair Shepherd reestablished the order of business to consider agenda Item #8 \*\***

**8) Consider report from Commissioner Weber regarding preparation for the annual 4th of July festivities, and discuss and approve appropriate strategies.**

Commissioner Schmidt made a motion to establish an ad-hoc committee to prepare for the coming 4th of July celebration. Commissioner Shepherd seconded the motion.

ACTION TAKEN: MOTION PASSED

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

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

With the Board having established a “4th of July ad-hoc committee,” Chair Shepherd appointed Commissioners Weber and Evans to the committee with their consent.

**9) Approve Resolution No. 2026-03 updating Cal OES form# OES-FPD-130, designating agents authorized to submit applications and execute agreements for disaster assistance and related grants and programs.**

Commissioner Nehmer made a motion to approve the resolution, with the modification of removing the title “Fiscal Officer” as a listed authorized agent, and replacing it with the title “Office Manager.” Commissioner Weber seconded the motion.

ACTION TAKEN: MOTION PASSED

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

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

**\*\* NOTE: The record for Agenda Item #10 is located earlier in these minutes, as the Board took action on it immediately preceding Agenda Item #8 above \*\***

**11) Consider and discuss Memorandum of Understanding between the Crescent City Harbor District and the Northern California Carpenters Regional Council, and the Carpenters 46 Northern California Counties Conference Board and affiliates. Provide direction to staff.**

Pursuant to Cal. Gov. Code Section 3500 *et seq.*, the Board, by consensus, appointed CEO/Harbormaster Rademaker as its lead agency negotiator to meet and confer with union representatives, to open negotiations on a successor MOU. Commissioner Evans volunteered to attend the meetings as a Board observer.

**12) Communications, Reports, and Directions to Staff**

**a. Harbor Commissioner & Committee Reports**

**b. CEO/Harbormaster Report**

**c. Financial Report**

**i. Balance Sheet by month**

**ii. Profit and Loss by month**

**iii. Budget to Actual as of 01/31/26**

- iv. Cash Flow Report for January 2026**
- v. Update on grant billing**
- vi. Update on 24/25 audit status**
- vii. Update on 25/26 budget review**
- viii. Appoint ad-hoc committee to review 24/25 audit & 25/26 budget**

Commissioner Evans made a motion to form an ad-hoc committee to review the 24/25 audit and the 25/26 budget, with the committee not to exceed 30 days. Commissioner Schmidt seconded the motion.

**ACTION TAKEN: MOTION PASSED**

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

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

Chair Shepherd appointed Commissioners Nehmer and Weber to serve as the ad-hoc committee members, with their consent.

- ix. Update on USDA loan modification plan**
- x. Update on CPRA requests**
- xi. Approve updated Local Agency Investment Fund (LAIF) Authorization for Transfer of Funds form.**

Chair Shepherd made a motion to add CEO/Harbormaster Rademaker and Officer Manager Hanks to the list of individuals authorized to deposit or withdraw funds in the LAIF (Local Agency Investment Fund). Commissioner Evans seconded the motion.

**ACTION TAKEN: MOTION PASSED**

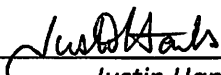
**AYES:** EVANS, WEBER, SCHMIDT, SHEPHERD // **NAYS:** NEHMER

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

- xii. Status report on other pending projects**

**13) MEETING ADJOURNMENT**

**Attested by:**

  
\_\_\_\_\_  
Justin Hanks  
Clerk of the Board