November 13, 2026

To: Mike Rademaker, CEO/Harbormaster, Crescent City Harbor District, and the Board of Harbor Commissioners

From: Mike Bahr, CEO, Community System Solutions

Board Agenda Item: Adopt Resolution 2026-21 approving the Statewide Park Program grant application for Starfish Park along Starfish Way, delegating grant-document authority to the CEO/Harbormaster, and authorizing the Board Clerk to certify the resolution.

Background

The Statewide Park Development and Community Revitalization Program (Statewide Park Program, or SPP) is funded through the State of California's Proposition 4 Climate Bond. The SPP grant seeks to expand access to high-quality outdoor recreational spaces throughout California while protecting natural and cultural resources.

To apply for an SPP grant, the Board must adopt the authorizing resolution and authorize the Board Clerk to sign the Authorizing Resolution Form. The application deadline is December 17, 2026.

The proposed project, known as Starfish Park, would provide public recreational facilities and amenities along Starfish Way. If the Harbor District is awarded the funds, the Starfish Way parcel leased to Crescent City Beach Village (CCBV) would be transformed with multiple recreational opportunities open to the public.

If CCHD's application is successful, grant awards are expected to be announced in summer 2027. The program schedule identifies December 2030 as the target for project completion, public opening, and submission of the final payment request and documentation. The grant performance period ends June 30, 2031. CCHD would manage the grant and select contractors and vendors through competitive processes.

Grant amount requested: $3 million. No local matching funds are required under SPP Round 5, and the grant may cover up to 100% of eligible project costs. However, CCHD must have sufficient funding to complete the project, including any costs exceeding the grant award or otherwise ineligible for reimbursement, and must ensure funding for long-term operations and maintenance.

Elements of the Proposed Grant

- ADA-accessible walkway and ramp to South Beach
- Miniature golf course
- Food court offering coffee, ice cream, and fair-style foods, including hot dogs and hamburgers
- Picnic area with barbecues
- Outdoor recreation and performance area
- Indoor recreation and meeting area
- Dog park with dog-washing station
- ADA-accessible boardwalk along the site, parallel to the Coastal Trail

- Public seating areas
- Landscaping and lighting
- Security camera system
- Public art by local artists

Recreational activities that charge fees or sell items, like a food court, are eligible for grant funding, as long as they are available to all members of the public.

Any revenue generated by the project elements would be shared with the Harbor District under the terms of the lease with CCBV.

Operations and Maintenance

The grant requires a 30-year operation and maintenance commitment, running from July 1, 2025, through June 30, 2055. CCBV would be responsible for operating and maintaining the improvements located on its leased property, while CCHD would be responsible for operating and maintaining the ADA-accessible walkway and wheelchair ramp to South Beach.

The attached Letter of Intent from CCBV states that, if the grant is awarded, CCBV will enter into a lease amendment establishing its responsibility for operating and maintaining the improvements and ensuring that the amenities remain open to the public. This proposed allocation of responsibilities remains subject to execution of the lease amendment. Regardless of the contractual allocation between CCHD and CCBV, CCHD remains ultimately responsible to the State for compliance with the grant's 30-year operation and maintenance requirement.

Contents of the Authorizing Resolution Form

The attached Authorizing Resolution Form (DPR 860) documents the Board's approval of the application. Through the resolution, CCHD certifies that it has or will have sufficient funds to complete, operate, and maintain the project; agrees to applicable grant terms and legal requirements; and delegates authority to the CEO/Harbormaster to negotiate, sign, and submit documents necessary to complete the grant scope, including applications, agreements, amendments, and payment requests.

The revised form includes the following entries:

- (A), (E), and (L): Board of Harbor Commissioners; (B): The Crescent City Harbor District
- (C) and (D): Statewide Park Development and Community Revitalization Program (SPD & CRP)
- (F): Starfish Park; (G): CEO/Harbormaster
- (H)–(J): November 18, 2026; (K): Resolution No. 2026-21
- (N): Justin Hanks, Clerk's printed name

Following Board action, the roll-call vote totals for ayes, noes, and absent commissioners must be entered in field (M), and the Clerk must sign field (O). The adoption date and resolution number on the form should be confirmed against the Board's final action.

Attachments

- Authorizing Resolution Form (DPR 860) — Resolution No. 2026-21
- Letter of Intent from Crescent City Beach Village

Program references: California State Parks, SPP Round 5 Application Guide (August 2026), pp. 4–6; and SPP Round 5 Program Timeline (August 28, 2026).

California Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Office of Grants and Local Services

AUTHORIZING RESOLUTION FORM

RESOLUTION of the (A) Board of Harbor Commissioners **of**

(B) The Crescent City Harbor District **Approving the Application for (C)** Statewide Park Development and Community Revitalization Program (SPD & CRP) **.**

WHEREAS, the State Department of Parks and Recreation has been delegated the responsibility by the Legislature of the State of California for the administration of the (D) SPD & CRP Grant Program, setting up necessary procedures governing the application; and

WHEREAS, said procedures established by the State Department of Parks and Recreation require the Applicant to certify by resolution the approval of the application before submission of said application to the State; and

WHEREAS, successful Applicants will enter into a contract with the State of California to complete the Grant Scope project;
NOW, THEREFORE, BE IT RESOLVED that the (E) Board of Harbor Commissioners
hereby: Approves the filing of an application for the (F) Starfish Park; and

1. Certifies that said Applicant has or will have available, prior to commencement of any work on the project included in this application, the sufficient funds to complete the project; and
2. Certifies that if the project is awarded, the Applicant has or will have sufficient funds to operate and maintain the project, and
3. Certifies that the Applicant has reviewed, understands, and agrees to the General Provisions contained in the contract shown in the Grant Administration Guide; and
4. Delegates the authority to (G) CEO/Harbormaster to conduct all negotiations, sign and submit all documents, including, but not limited to applications, agreements, amendments, and payment requests, which may be necessary for the completion of the Grant Scope; and
5. Agrees to comply with all applicable federal, state and local laws, ordinances, rules, regulations and guidelines.

Approved and adopted the (H) 18th day of (I) November, (J) 2026.

I, the undersigned, hereby certify that the foregoing Resolution Number: (K) 2026-21 was duly adopted by the (L) Board of Harbor Commissioners following a roll call vote:

(M) Ayes: _____ Noes: _____ Absent: _____

Justin Hanks
(N) Clerk's Printed Name

(O) Clerk's Signature

Crescent City Harbor District
Board of Harbor Commissioners

November 13, 2026

Re: Letter of Intent Regarding Starfish Park and the Statewide Park Program Grant

Dear Commissioners:

Crescent City Beach Village LLC ("CCBV") strongly supports the Crescent City Harbor District's ("District") proposed application under the Statewide Park Development and Community Revitalization Program ("Statewide Park Program" or "SPP") for Starfish Park, a project to provide public recreational facilities and amenities along Starfish Way. CCBV appreciates the Board of Harbor Commissioners' consideration of Resolution 2026-21 authorizing the application.

If the District receives the grant and grant funds are used to construct improvements within a specifically identified and mapped portion of Bayside RV Park leased to CCBV along Starfish Way (the "Grant Area"), CCBV confirms its good-faith intention to enter into a mutually acceptable written amendment to the Bayside RV Park lease (the "Lease Amendment") addressing the following matters. For purposes of this letter, "Grant-Funded Facilities" means the improvements constructed with grant funds within the Grant Area.

1. **Lease Term and Site Control**
   The District and CCBV would extend or otherwise structure the Bayside RV Park lease as reasonably necessary to provide the required site control for the Grant Area and Grant-Funded Facilities throughout the applicable 30-year grant-compliance period.
2. **Public Access**
   The Lease Amendment would provide for public access to the Grant Area, Grant-Funded Facilities, and designated access routes as required by California State Parks and the final grant agreement. Such access would be subject to reasonable operating rules and temporary closures for maintenance, construction, weather, emergencies, safety, or other necessary conditions, to the extent consistent with grant requirements.
3. **Operation and Maintenance**
   While CCBV remains the tenant and operator of the Grant Area, CCBV would operate and maintain the Grant-Funded Facilities, subject to the specific allocation of maintenance, repair, and capital-replacement responsibilities in the final Lease Amendment and approved operation and maintenance plan. The District would remain responsible for operating and maintaining the ADA-accessible walkway and wheelchair ramp to South Beach. Regardless of the allocation of responsibilities between CCBV and the District, the District would remain ultimately responsible to California State Parks for compliance with the grant agreement, including its 30-year operation and maintenance and public-access requirements.

4. **Insurance**

   CCBV would maintain commercially reasonable insurance covering its operation, maintenance, and use of the Grant-Funded Facilities in the forms and limits required by the final grant agreement and Lease Amendment, subject to the availability of such coverage at commercially reasonable rates.

5. **Construction and Continuing Costs**

   The SPP does not require local matching funds. The Lease Amendment would allocate responsibility for any construction cost overruns approved by CCBV and for the operation, maintenance, repair, and capital-replacement obligations expressly assigned to CCBV under the final approved project scope, budget, cost-allocation schedule, grant agreement, and Lease Amendment. CCBV would not be responsible for costs outside the approved project scope or budget unless CCBV separately approves those costs in writing.

6. **Revenue Sharing**

   Any revenue generated by the Grant-Funded Facilities would be shared with the District in accordance with the applicable provisions of the Bayside RV Park lease, as they may be clarified in the final Lease Amendment.

The final Lease Amendment may also include reasonable District step-in and successor-operator provisions to help ensure that the Grant-Funded Facilities remain maintained and publicly accessible if CCBV ceases to operate the Grant Area before the end of the grant-compliance period.

The final Lease Amendment would be based on the grant award; the specifically mapped Grant Area; the final list of Grant-Funded Facilities; a vendor-supported project budget; the approved construction scope and contingency; an operation and maintenance plan; public-access and insurance requirements; and the final California State Parks grant terms. The Lease Amendment would be subject to review by the parties' respective legal counsel and mutual approval by CCBV and the District, including approval by the Board of Harbor Commissioners.

This Letter of Intent confirms CCBV's present intention to work cooperatively and in good faith with the District toward completion of the grant application and negotiation of the Lease Amendment. It is issued solely by CCBV, is not a personal guarantee by any member or representative of CCBV, and applies only to the Grant Area. It does not itself amend the Bayside RV Park lease or any other lease, or create binding payment, construction, operation, or maintenance obligations. Any such obligations, if agreed, would arise only upon execution of the mutually approved written Lease Amendment or other applicable agreements.

CCBV looks forward to continuing its partnership with the District and working together to create meaningful recreational amenities and long-term benefits for the Harbor and the community.

Respectfully submitted,

CRESCENT CITY BEACH VILLAGE LLC

By: _____

Daniel H. Dahan, Managing Director Date: _____