

Board of Harbor Commissioners

Crescent City Harbor District

August 26, 2026

Regular Harbor Commission Meeting



Regular Meeting

Board of Harbor Commissioners of the Crescent City Harbor District

Chair Rick Shepherd, Vice Chair John Evans
Commissioner Gerhard Weber, Commissioner Dan Schmidt, Commissioner Annie Nehmer

AGENDA

Date: **Wednesday, August 26, 2026**

Time: **Closed Session: 12:00 p.m.**
 Open Session: 2:00 p.m.

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#



1. Preliminary Items

- a. Call to Order**
- b. Roll Call**
- c. Pledge of Allegiance**



1. Preliminary Items

d. General Public Comments

The general comment period is provided for subjects not included on the agenda but within the subject matter jurisdiction of the District. Each person is limited to a maximum of 3 minutes of speaking time. To maintain meeting decorum, Board members and staff should refrain from responding to statements or questions during this time, but may be available to follow-up with members of the public after the meeting.



2. Adjourn to closed session:

a. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Government Code section 54956.8; Property Address: 161 Starfish Way, Crescent City, CA 95531

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

Negotiating parties: Ocean Gold Seafoods, Inc; Under negotiation: Price and payment terms

b. 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

c. 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: Daniel Dahan; Under negotiation: Price and payment terms



3. [2:00 P.M.] Preliminary Items:

- a. Reconvene in open session and disclose any reportable action taken during closed session.**

Public Comment?



3. Preliminary Items

b. General Public Comments

The general comment period is provided for subjects not included on the agenda but within the subject matter jurisdiction of the District. Each person is limited to a maximum of 3 minutes of speaking time. To maintain meeting decorum, Board members and staff should refrain from responding to statements or questions during this time, but may be available to follow-up with members of the public after the meeting.



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 August 12, 2026 Regular Meeting and August 14, 2026 Special Meeting.**
- b) Approve Moffatt & Nichol invoice #812079 dated 7/14/26**
- c) Approve Mitchell Law Firm invoice #11409 dated 5/31/26**
- d) Approve Mitchell Law Firm invoice #11710 dated 7/1/26**
- e) Approve Mitchell Law Firm invoice #12008 dated 7/31/26**

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	August 12, 2026 12:00 p.m.



Board of Harbor Commissioners of the Crescent City Harbor District

MINUTES

Regular Session, Wednesday, August 12, 2026, at 12:00 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: 161 Starfish Way

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

Negotiating parties: Ocean Gold Under negotiation: Price and payment terms

b. 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

c. 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: 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.

4) Consent Calendar:

a) Approve minutes of the June 26, 2026 Special Meeting, July 15, 2026 Special Meeting, and July 22, 2026 Regular Meeting

Commissioner Weber made a motion to approve the meeting minutes for June 26th, July 15th and July 22nd, and Commissioner Shepherd seconded the motion.

ACTION TAKEN: MOTION PASSED

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

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

b) Approve CSS PIDP 2022 July Invoice#701261-01

c) Approve CSS PIDP 2024 July Invoice #701262-01

These Items were moved to be discussed and potentially approved on agenda item 5.

5) Receive update report from Mike Bahr, CEO, Community System Solutions, concerning Seawall and Citizens Dock projects.

b) Approve CSS PIDP 2022 July Invoice#701261-01

c) Approve CSS PIDP 2024 July Invoice #701262-01

Commissioner Weber made a motion to approve CSS Invoice #701261-01 and #701262-01, Commissioner Evans seconded the motion.

ACTION TAKEN: MOTION PASSED

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

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

6) Consider and approve a professional services agreement with Community System Solutions for grant management services for the Hazard Mitigation Grant.

Commissioner Weber made a motion to approve a professional services agreement with Community System Solutions for grant management services, funded by the Hazard Mitigation Grant Program, and Commissioner Nehmer seconded the motion.

ACTION TAKEN: MOTION PASSED

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

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

7) Consider and approve renewal of Software Services Agreement with Dockwa.

This agenda item was continued to a future meeting.

8) Consider preliminary approval of Automotive Burnout Competition to be held on October 3, 2026.

The Board expressed non-binding consensus support for the event, subject to further review of a detailed event plan.

9) Consider July 16, 2026, Brown Act Cure-and-Correct Demand and authorize District Counsel to respond.

Commissioner Evans made a motion to approve District Counsel's determination that the July 16, 2026 Brown Act Cure-and Correct Demand was moot due to the Board taking no substantive action on the challenged item at the July 15th meeting, and also because the matter was subsequently placed on July 22nd regular meeting agenda for consideration, during which public comment was accepted, and to make this determination without admitting that any Brown Act Violation occurred, and to authorize District Counsel to provide a written response consistent with that determination. Commissioner Weber seconded the motion.

ACTION TAKEN: MOTION PASSED

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

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

10) Communications, Reports, and Directions to Staff

a. Harbor Commissioner & Committee Reports

b. CEO/Harbormaster Report

c. Financial Report

i. Statement Summary Report as of June 30, 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 June 2026

vii. Update on Grant Billing

viii. Update on Audit Status

ix. Review TOT Report as of 6/30/26

x. Adopt Final Budget 26/27

Commissioner Evans made a motion to approve the Final Budget for 26/27 and Commissioner Weber seconded the motion.

ACTION TAKEN: MOTION PASSED

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

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

xi. Approve Revised Pay Schedule 26/27

This agenda item was continued to a future meeting.

xii. Approve Revised Insurance Renewal

Commissioner Weber made a motion to approve the Revised Insurance Renewal as presented, and Commissioner Evans seconded the motion.

ACTION TAKEN: MOTION PASSED

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

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

11) MEETING ADJOURNMENT

Attested by:

Justin Hanks
Clerk of the Board

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 14, 2026 3:30 p.m.



Board of Harbor Commissioners of the Crescent City Harbor District

MINUTES

Special Session, Friday, August 14, 2026, at 3:30 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, Shepherd
Absent: Nehmer

2) Consider and Approve Temporary Payment Deferral with Fashion Blacksmith, Inc.

Commissioner Weber made a motion to approve the proposed Temporary Payment Deferral with Fashion Blacksmith Inc. in effect until October 1st, 2026, and Commissioner Evans seconded the motion.

ACTION TAKEN: MOTION PASSED

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

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

3) MEETING ADJOURNMENT

Attested by: _____

*Justin Hanks
Clerk of The Board*



4225 E. Conant Street,
Long Beach, CA 90808
Tel: (562) 590-6500
moffattnichol.com

Domestic Wire/ACH Information
Bank/Account Name: US Bank/Moffatt & Nichol
Address: 800 Nicollet Mall BC-MN-H201, Minneapolis, MN 55402
Account Number: 158300224298
Routing Number: 122235821

Check Lockbox Account
Payable to: Moffatt & Nichol
P.O. Box 51760
Los Angeles, CA 90051-0068
clientpayments@moffattnichol.com

Attention: Mike Rademaker
Crescent City Harbor District
101 Citizens Dock Road
Crescent City, CA 95531
United States

Invoice : 00812079
Invoice Date : 7/14/2026
Project : 231132
Project Name : CCHD Citizens dock and seawall
Replacement

For Professional Services Rendered Through 6/27/2026

	Billings				
	Fee	Available	To Date	Previous	Current
1 - Preliminary Engineering & Design	324,860.00	16.12	324,843.88	324,843.88	0.00
2 - Environmental Review & Activities	223,187.00	12.81	223,174.19	223,174.19	0.00
	Billings				
	Fee	% Complete	To Date	Previous	Current
3 - Amendment 4					
19 - Supplemental Geotechnical Analysis & Foundation Redesign	64,700.00	100.00	64,700.00	64,700.00	0.00
20 - Environmental Documentation Updates & Agency Coordination	35,300.00	100.00	35,300.00	35,300.00	0.00
4 - Amendment 5					
	Billings				
	Fee	% Complete	To Date	Previous	Current
21 - Bathymetric Survey	20,000.00	100.00	20,000.00	20,000.00	0.00
22 - Underwater Inspection	80,000.00	100.00	80,000.00	80,000.00	0.00
5 - Amendment 7					
	Billings				
	Fee	% Complete	To Date	Previous	Current
23 - Permit Applications, Processing and Management	110,000.00	100.00	110,000.00	93,500.00	16,500.00
5 - Contingency	20,000.00	0.00	0.00	0.00	0.00
Current Billings					16,500.00
Amount Due This Bill				USD	<u>16,500.00</u>

Total Fee :	878,047.00
To Date Billings :	<u>858,018.07</u>
Total Remaining :	20,028.93

Outstanding Receivables	Invoice Number	Date	Amount	Balance Due
	00810846	6/8/2026	11,000.00	<u>11,000.00</u>
				11,000.00



THE MITCHELL LAW FIRM, LLP

426 First Street
Eureka, CA 95501
Phone: (707) 443-5643
mitchelllawfirm.com

INVOICE

Invoice # 11409
Date: 05/31/2026
Due On: 06/30/2026

Crescent City Harbor District
101 Citizens Dock Rd.
Crescent City, CA 95531

25-058 CRESCENT CITY HARBOR DIS.- RTP

25-058 CRESCENT CITY HARBOR DIS.- RTP

Attorney	Date	Notes	Quantity	Rate	Total
RTP	05/04/2026		0.10	\$250.00	\$25.00
RTP	05/05/2026		0.30	\$250.00	\$75.00
RTP	05/06/2026		0.10	\$250.00	\$25.00
RTP	05/12/2026		0.60	\$250.00	\$150.00
RTP	05/12/2026		1.50	\$250.00	\$375.00
RTP	05/12/2026		0.40	\$250.00	\$100.00
RTP	05/12/2026		0.10	\$250.00	\$25.00
RTP	05/13/2026		0.30	\$250.00	\$75.00
RTP	05/13/2026		0.80	\$250.00	\$200.00

RTP	05/13/2026	0.30	\$250.00	\$75.00
RTP	05/13/2026	0.10	\$250.00	\$25.00
RTP	05/13/2026	1.40	\$250.00	\$350.00
RTP	05/14/2026	0.20	\$250.00	\$50.00
RTP	05/14/2026	0.30	\$250.00	\$75.00
RTP	05/14/2026	0.10	\$250.00	\$25.00
RTP	05/19/2026	0.90	\$250.00	\$225.00
RTP	05/19/2026	2.30	\$250.00	\$575.00
KB	05/20/2026	0.10	\$110.00	\$11.00
RTP	05/20/2026	2.40	\$250.00	\$600.00
RTP	05/20/2026	0.80	\$250.00	\$200.00

KB 05/21/2026

RTP 05/22/2026

RTP 05/26/2026

RTP 05/27/2026

RTP 05/27/2026

RTP 05/27/2026

RTP 05/29/2026

0.10	\$110.00	\$11.00
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0.70	\$250.00	\$175.00
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1.50	\$250.00	\$375.00
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0.20	\$250.00	\$50.00
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0.50	\$250.00	\$125.00
------	----------	----------

0.80	\$250.00	\$200.00
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0.10	\$250.00	\$25.00
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Subtotal	\$4,222.00
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Total	\$4,222.00
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Detailed Statement of Account

Other Invoices



THE MITCHELL LAW FIRM, LLP

426 First Street
Eureka , CA 95501
Phone: (707) 443-5643
mitchelllawfirm.com

INVOICE

Invoice # 11710
Date: 07/01/2026
Due On: 07/31/2026

Crescent City Harbor District
101 Citizens Dock Rd.
Crescent City, CA 95531

25-058 CRESCENT CITY HARBOR DIS.- RTP

25-058 CRESCENT CITY HARBOR DIS.- RTP

Attorney	Date	Notes	Quantity	Rate	Total
RTP	06/02/2026		0.30	\$250.00	\$75.00
RTP	06/08/2026		1.60	\$250.00	\$400.00
RTP	06/10/2026		0.30	\$250.00	\$75.00
RTP	06/10/2026		0.50	\$250.00	\$125.00

RTP	06/10/2026	0.90	\$250.00	\$225.00
RTP	06/11/2026	0.30	\$250.00	\$75.00
RTP	06/12/2026	0.30	\$250.00	\$75.00
RTP	06/12/2026	0.10	\$250.00	\$25.00
RTP	06/15/2026	0.30	\$250.00	\$75.00
RTP	06/22/2026	0.10	\$250.00	\$25.00
RTP	06/23/2026	0.30	\$250.00	\$75.00
RTP	06/24/2026	0.50	\$250.00	\$125.00
RTP	06/25/2026	0.20	\$250.00	\$50.00
RTP	06/26/2026	0.80	\$250.00	\$200.00
RTP	06/28/2026	4.60	\$250.00	\$1,150.00
RTP	06/29/2026	6.00	\$250.00	\$1,500.00
			Subtotal	\$4,275.00



THE MITCHELL LAW FIRM, LLP

426 First Street
Eureka , CA 95501
Phone: (707) 443-5643
mitchelllawfirm.com

INVOICE

Invoice # 12008
Date: 07/31/2026
Due On: 08/30/2026

Crescent City Harbor District
101 Citizens Dock Rd.
Crescent City, CA 95531

25-058 CRESCENT CITY HARBOR DIS.- RTP

25-058 CRESCENT CITY HARBOR DIS.- RTP

Attorney	Date	Notes	Quantity	Rate	Total
RTP	06/29/2026		0.30	\$250.00	\$75.00
RTP	07/01/2026		0.20	\$250.00	\$50.00
RTP	07/01/2026		0.30	\$250.00	\$75.00
RTP	07/10/2026		0.10	\$250.00	\$25.00
RTP	07/10/2026		0.20	\$250.00	\$50.00
RTP	07/14/2026		1.70	\$250.00	\$425.00
RTP	07/14/2026		0.10	\$250.00	\$25.00

RTP	07/14/2026	0.30	\$250.00	\$75.00
RTP	07/15/2026	0.20	\$250.00	\$50.00
RTP	07/15/2026	1.50	\$250.00	\$375.00
RTP	07/16/2026	0.10	\$250.00	\$25.00
RTP	07/17/2026	0.20	\$250.00	\$50.00
RTP	07/23/2026	0.10	\$250.00	\$25.00
RTP	07/27/2026	0.80	\$250.00	\$200.00
RTP	07/27/2026	0.10	\$250.00	\$25.00
Subtotal				\$1,550.00
Total				\$1,550.00

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
11409	06/30/2026	\$4,222.00	\$0.00	\$4,222.00
11710	07/31/2026	\$4,275.00	\$0.00	\$4,275.00



5. Seawall and Citizens Dock Pier 1 Project update from Kimley-Horn

Public Comment?



Kimley»»Horn
Expect More. Experience Better.

PROJECT KICK-OFF & OVERVIEW

Seawall and Citizens' Dock, Pier 1 Project

Presented to: **Crescent City Harbor District Board of Commissioners**

Presented by: **Kimley-Horn • Project Management Services**

August 26, 2026

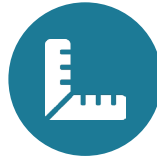
The Project Manager as the District's Advocate

As your Project Manager, Kimley-Horn serves as the District's Owner's Representative — protecting the schedule, the budget, and tracking compliance with District's federal grant funding while keeping the commercial fishing community operating throughout the project.



Single Point of Contact

Direct line to the Harbormaster/CEO — no chasing status across multiple firms.



Schedule, Budget & Quality

We track the master schedule and critical path, construction budget vs available funds, and monitor quality.



Federal Grant Compliance Coordination

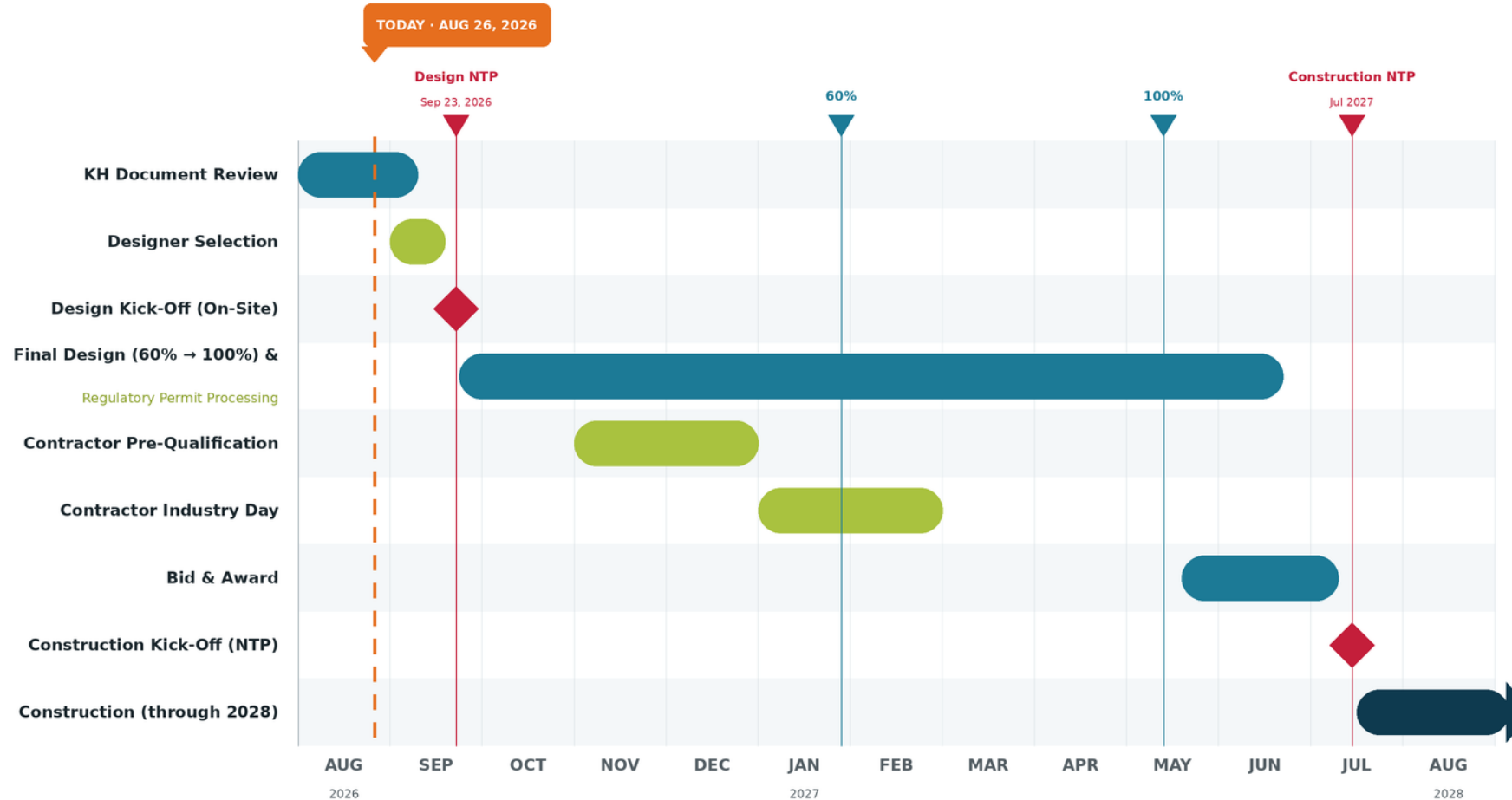
We review project for MARAD PIDP compliance requirements — Buy America, Davis-Bacon, and reporting.



Fishing Operations Continuity

We coordinate access, hoist outages, and coordinate phasing plans to keep commercial fishing operating during construction.

Project Schedule — The Road to Construction



NEAR-TERM MILESTONES

- **Now – Early Sep**
KH document review underway
- **By Mid-September**
District selects the Designer
- **September 23, 2026**
On-site Design Kick-Off
- **~9 Months**
Final design (60% → 100%)
- **May – June 2027**
Bid & Construction Award
- **June – July 2027**
Construction kick-off (NTP)
- **Construction Through 2028**
Construction (~2-year duration)

9-month design includes: 60% and 100% submittals, District/agency reviews, Contractor Pre-Qualification, and a Contractor Industry Day.

The Project Manager's Role in the Pre-Bid Phase



Before construction begins, the Project Manager makes sure the design is buildable, the permits are in hand, and the contractor procurement is competitive and federally compliant.

TASK 1



Pre-Construction Planning & Design Coordination

- Review 60% and 100% design for constructability and grant/permit conformance
- Coordinate with the Engineer of Record and confirm Buy America compliance
- Maintain the permit-compliance matrix and confirm in-water work windows
- Build and manage the Project Risk Register
- Coordinate a Harbor Tenant Construction Impact Plan

TASK 2



Bid Phase Services

- Facilitate Contractor Pre-Qualification to short-list qualified marine contractors
- Compile federally compliant bid documents (Davis-Bacon, Buy America, SAM.gov)
- Log and coordinate bidder RFIs and issue formal addenda
- Prepare the bid tabulation and award recommendation for the District
- Reconcile conformed contract documents and pre-NTP checklist

Roles & Responsibilities



Six separate parties deliver this federally funded project. Clear ownership keeps the work moving and the grant protected.

PARTY	ROLE	PRIMARY RESPONSIBILITY
Harbor District (CCHD)	Owner	Grant recipient and project owner — signs the contract and change orders, is the permittee, and makes final decisions.
Kimley-Horn	Project Manager	Owner's Representative — oversight, schedule/budget/quality, submittal & RFI coordination, and grant-compliance tracking.
CSS	Grant Management Consultant	Verifies federal eligibility, procurement, labor and Buy America compliance, and MARAD reporting.
To Be Selected	Engineer of Record (Designer)	Owens the design and stamps the drawings; issues design revisions and RFI responses through construction.
To Be Bid	General Contractor	Builds the work; procures materials, pays prevailing wages, and provides submittals, as-builts, and warranties.
Project Accountant	Accounting / Financial	Maintains the grant ledger, processes reimbursements and SF-425 financials, and tracks the local match.

Critical Items & Ongoing Compliance Register



CRITICAL ITEMS TO ADDRESS NOW



Utility Survey — Start ASAP

Commission now so results feed the designer and protect the schedule.



Regulatory Permit Process Status

Coastal Commission, USACE, RWQCB, and Del Norte County follow-up to discuss status.



Confirm Designer Selection

District to select the Engineer of Record by mid-September.



Buy America & Long-Lead Items

Plan domestic-preference materials early to protect grant eligibility.

A LIVING COMPLIANCE REGISTER

Run by **CSS** (Grant Manager) with input from **Kimley-Horn**.

35

tracked compliance items

6

responsible parties mapped

Bi-Weekly

CSS / KH coordination meeting

Monthly

CCHD Board of Commissioners Report

Covers scope, labor, Buy America, permits, reporting, and closeout.



Kimley»Horn
Expect More. Experience Better.

THANK YOU

Questions & Discussion

Prepared for the Crescent City Harbor District — Board of Commissioners

Jerry Holcomb, PE • Project Manager
jerry.holcomb@kimley-horn.com • 562.363.5051
1300 Clay Street, Suite 900, Oakland, CA 94612



- 6. Consider Construction Design Services proposals and select preferred proposer. Approve Resolution 2026-15 authorizing the negotiation and execution of a professional services agreement with the selected proposer, subject to parameters established by the Board, and approval as to form by District Counsel.**

Public Comment?

August 26, 2026

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

From: Mike Bahr, CEO, Community System Solutions

RE: Agenda Item:

**Consider Construction Design Services proposals and select preferred proposer.
Approve Resolution 2026-15 authorizing the negotiation and execution of a professional services agreement with the selected proposer, subject to parameters established by the Board, and approval as to form by District Counsel.**

Hello Commissioners,

The Crescent City Harbor District received two proposals in response to the Construction Design Services RFP that was released July 23, 2026.

The RFP sought a consultant to complete the 60% and 100% final design and construction documents needed in order to bid the construction of the projects and to construct the project.

Two organizations, Kimley-Horn and Moffatt & Nichol, each submitted a responsive proposal. The proposals are attached, and cost and schedule comparisons are provided below.

In summary, both proposers meet the qualifications identified in the RFP, can meet the Harbor District's project timeline, and are within the available grant budgets for both the 60% and 100% design elements.

RFP Background

The scope of work in the Construction Design RFP includes the following items:

1. Construction Design Services providing 60% and 100% construction ready design drawings for a new Seawall and Citizens' Dock, Pier 1.

- The 60% design submittal will include structural systems, geometry, materials, and primary design loads. The 60% package is intended to allow the CCHD and regulatory agencies to confirm design intent, identify permit requirements, and provide substantive comments prior to the commitment of final engineering resources.
- The 100% final design will include the complete, permit-ready, and contractor-biddable construction document set. The 100% package shall be suitable for direct



submission to all permitting agencies and for competitive public bidding without further engineering.

- The final design will be stamped by an Engineer of Record (EOR), who holds a current Professional Engineer (P.E.) license in California and has demonstrated experience in marine and coastal infrastructure design.

A complete Scope of Services being requested is included in Exhibit 1 of the RFP, which is attached to this agenda item for reference.

The Construction Design RFP was released July 23, 2026. It was placed on the Harbor District website, a notice was published in the Triplicate, and the RFP was sent directly to four maritime engineering firms. Proposals were due August 18, 2026 at 3 p.m. PDT.

A call with potential proposers was held on August 6, with five firms participating.

Before proposals were due, one firm advised the District that it had concerns about the project timeline and could not complete the documents in the timeframe needed for the 2027 construction season. That firm did not submit a proposal. A separate firm informed the District that it would not submit a proposal for internal business reasons.

This is the second RFP for Construction Design Services for the new Seawall and Citizens' Dock, Pier 1. In September 2023 the Harbor District released an RFP for "initial design services." Following a competitive process, the District entered into an Agreement for Professional Services with Moffatt & Nichol.

Task 1 under that agreement was the preparation of Preliminary Engineering & Design documents. Those design documents were completed to approximately a 30% design level. The completed 30% designs were used to secure CEQA and NEPA approval for the project and apply for construction permits.

In discussion with the project grantor agencies, it was determined that the 2023 RFP could not be used to award the 60% and 100% final design and construction documents. So, this new RFP was released.

The new RFP was not prepared with the assistance of the Project Managers for this project, Kimley-Horn, as it was expected they would be one of the respondents to this RFP.

Summary Overview of Proposals Received

As stated above, two organizations, Kimley-Horn and Moffatt & Nichol, each submitted a responsive proposal.

In their responses, each of the proposers submitted information needed to meet the seven requirements in the RFP as described on page 3 of the RFP:

1. Cover Letter
2. Qualifications
3. Relevant Project Experience
4. Project Organization
5. Project Approach
6. Fees
7. Timeline

Each of the proposers also included a list of the required deliverables that would be provided under the agreement. Each proposer included all the document elements that were requested in the RFP:

Seawall		Citizens' Dock Pier 1	
Phase / Structure	Deliverable	Phase / Structure	Deliverable
60% Seawall	Cover sheet & general notes	60% Dock	Cover sheet & general notes
60% Seawall	Site plan & survey base	60% Dock	Site plan & layout drawings
60% Seawall	Plan, profile & section drawings	60% Dock	Framing plans & elevations
60% Seawall	Preliminary structural calculations	60% Dock	Preliminary structural calculations
60% Seawall	Outline specifications (CSI format)	60% Dock	Outline specifications
60% Seawall	Geotechnical data summary	100% Dock	Complete drawing set (IFC)
100% Seawall	Complete drawing set (IFC)	100% Dock	Final stamped calculations
100% Seawall	Final stamped calculations	100% Dock	Full CSI specifications
100% Seawall	Full CSI specifications	100% Dock	Permit-ready package
100% Seawall	Permit-ready package		

The following are Cost and Timeline comparisons between the two proposers:

Cost Comparison

Organization	60% Amount	100% Amount	Total Amount
Kimley-Horn	\$335,585	\$265,284	\$615,120 ¹
Moffatt & Nichol	\$369,000	\$331,000	\$700,000
Moffatt & Nichol (previous) ²	\$451,000	\$446,000	\$897,000

Lowest Price

Notes

¹ Kimley Horn Total Amount includes travel costs of \$14,250.

² Moffatt & Nichol (previous) is for comparison purposes only, it is NOT part of the response package

Timeline Comparison

Organization	60% Timeline	100% Timeline	Total Timeline
Kimley-Horn	Week 12	Week 30	Week 32 ³
Moffatt & Nichol	Week 7	Week 13	Week 16 ⁴
Moffatt & Nichol (previous) ²	Week 12	Week 20	Week 24

Shortest Timeline

³ Kimley-Horn timeline includes 8 weeks of Agency and Local reviews

⁴ Moffatt and Nichol timeline includes 4 weeks of Local reviews

² Moffatt & Nichol (previous) is for comparison purposes only, it is NOT part of the response package

Funding for the Design agreement

Once awarded, this agreement would be paid by grant funds from the HMGP, Coastal Conservancy Citizen's Dock, PIDP 2022 grants, and if needed, the PIDP 2024 grant.

The chart below shows the amounts available in each of those grants for the Construction Design elements:

Total Grant Budget Available for Construction Design

Grant	Amount
HMGP (60%) ⁵	\$ 350,000
Coastal Conservancy (60%)	\$ 130,000
60% Design Subtotal Available	\$ 480,000
PIDP 2022 (100%) ⁶	\$ 432,000
PIDP 2024 (100%) ⁶	\$ 125,000
100 % Design Subtotal Available	\$ 557,000
Design Total Available	\$ 1,037,000

⁵ HMGP (60%) funds can be shifted to other projects if some is not needed for 60% design

⁶ PIDP funds can be shifted to other project elements if some is not needed for design

Both Kimley-Horn and Moffatt & Nichol are currently under contract with the District for other elements of this project.

Moffatt & Nichol has a contract to finalize the construction permits in cooperation with the permitting agencies. Previously they did the initial design, led the public design process to pick the preferred project alternative and led the production of the CEQA and NEPA documents including the environmental studies and geotech work.

Kimley-Horn was recently hired as the Project Manager for this project. They will have the responsibility of acting as the District's representative through all aspects of the project, working with all of the consultants and contractors that the District hires for this project.

One note on the initial design project element, the main Moffatt and Nichol team members who worked on the initial design are now with Kimley Horn and are part of the Kimey-Horn team now under contract with the District.

Since both of these companies are already under contract with the District, we do not see any impediments to quickly entering into an agreement once the Board picks a responder.

Next Steps

Both proposers will be on Zoom for the August 26th Board of Commissioners meeting to answer any questions the Board may have.

The Board can take action at this meeting to award the agreement, or set a date to interview the proposers prior to award

I will be in attendance via Zoom at the Board meeting and will be happy to answer any questions you may have.

Thank you,

Mike Bahr, CEO, Community System Solutions

Attachments:

KH Proposal for CCHD Construction Design Services

MN CCHD Seawall Dock Construction Design Services

CCHD RFP Request for Consultant to provide Construction Design Services



6. **Consider Construction Design Services proposals and select preferred proposer. Approve Resolution 2026-15 authorizing the negotiation and execution of a professional services agreement with the selected proposer, subject to parameters established by the Board, and approval as to form by District Counsel.**

Proposal from Moffatt and Nichol:

<https://www.ccharbor.com/files/0659f13d8/Moffatt.Nichol+Construction+Design+Services+Proposal+2026.08.21.pdf>

Proposal from Kimley-Horn

<https://www.ccharbor.com/files/63265ea4b/Kimley.Horn+Construction+Design+Services+Proposal+2026.08.21.pdf>

CCHD Request for Proposals

<https://www.ccharbor.com/files/6c58da46e/CCHD+RFP+Construction+Design+Services+2026.08.pdf>

Public Comment?

RESOLUTION NO. 2026-15

A RESOLUTION OF THE CRESCENT CITY HARBOR DISTRICT SELECTING A PREFERRED PROPOSER FOR CONSTRUCTION DESIGN SERVICES AND AUTHORIZING THE CEO/HARBORMASTER TO NEGOTIATE AND EXECUTE A PROFESSIONAL SERVICES AGREEMENT

WHEREAS, the Crescent City Harbor District issued a Request for Proposals for construction design services; and

WHEREAS, the District received and evaluated proposals in accordance with the criteria and procedures set forth in the Request for Proposals; and

WHEREAS, following review of the submitted proposals and public discussion, the Board now desires to select a preferred proposer and authorize the CEO/Harbormaster to finalize an agreement for the requested services within the parameters established by the Board; and

WHEREAS, the Board finds that selection of a qualified construction design services provider is in the best interests of the District and will assist the District in grant-funded projects, capital improvements, and related District priorities.

NOW, THEREFORE, BE IT RESOLVED by the Board of Harbor Commissioners of the Crescent City Harbor District as follows:

1. The Board hereby selects _____ as the District's preferred proposer for construction management services.
2. The CEO/Harbormaster is authorized and directed to negotiate and execute a professional services agreement with the selected proposer, provided that the final agreement is materially consistent with the Request for Proposals, the selected proposer's proposal, the scope of services reviewed by the Board, the District's budgetary authority as established by the Board, and any other direction provided by the Board.
3. Execution of the final agreement shall be subject to review and approval as to form by District Counsel.
4. The CEO/Harbormaster is further authorized to take such other administrative actions as may be reasonably necessary to implement this Resolution, including

coordination of insurance, grant compliance, notice to proposers, contract exhibits, and commencement of services.

5. If negotiations with the selected proposer are unsuccessful, or if material changes to the scope, compensation, term, or risk allocation are required, the matter shall be returned to the Board for further direction.

6. This Resolution shall take effect immediately upon its adoption.

APPROVED, ADOPTED AND SIGNED this 26th day of August, 2026, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Rick Shepherd
Chair, Board of Harbor Commissioners
Crescent City Harbor District

ATTESTED:

Gerhard Weber,
Secretary and Commissioner, Board of Harbor Commissioners
Crescent City Harbor District



- 7. Approve Revised Redwood Harbor Village and Bayside RV Park Lease Agreements with Crescent City Beach Village LLC and adopt Resolution No. 2026-16 which authorizes lease execution and reaffirms Resolutions Nos. 2026-12 and 2026-13.**

Public Comment?



Staff Report

To: Board of Harbor Commissioners

From: Mike Rademaker, CEO/Harbormaster

Date: August 21, 2026

Subject: Approval of Revised Lease Agreements with Crescent City Beach Village LLC for Redwood Harbor Village and Bayside RV Park and Adoption of Resolution No. 2026-16

Recommendation

Adopt Resolution No. 2026-16 approving the revised lease agreements with Crescent City Beach Village LLC ("CCBV") for Redwood Harbor Village ("RHV") and Bayside RV Park ("Bayside"), reaffirming Resolutions Nos. 2026-12 and 2026-13 except to the extent expressly modified by the revised leases, and authorizing the CEO/Harbormaster to execute the revised agreements subject to final approval as to form by District Counsel.

Background

On July 15, 2026, the Board of Harbor Commissioners adopted Resolution No. 2026-12 approving a lease with CCBV for Redwood Harbor Village and Resolution No. 2026-13 approving a lease with CCBV for Bayside RV Park. Each resolution approved the respective lease in substantially the form presented to the Board and authorized the CEO/Harbormaster to execute the lease following final review by District Counsel. The resolutions also authorized non-substantive, conforming, clarifying, and legally advisable revisions during finalization of the documents, provided that those revisions remained consistent with the material terms approved by the Board.

Following Board approval, the parties continued their detailed review of the lease documents and reached agreement on several additional commercial and legal revisions. Although the overall transactions remain substantially as previously approved,

certain of these revisions affect material contractual rights and economic provisions and therefore go beyond the limited authority delegated under Resolutions Nos. 2026-12 and 2026-13. Staff is accordingly returning the revised leases to the Board for express approval before execution.

The proposed Resolution No. 2026-16 does not rescind or replace the prior resolutions. Rather, it approves the revised forms of the two leases and expressly reaffirms the prior resolutions, including the findings and determinations contained therein, except to the limited extent modified by the revised agreements.

Discussion and Analysis of Revisions

The RHV and Bayside leases remain substantially parallel agreements, with differences principally attributable to the existing long-term residents at Bayside. The basic structure of the transactions has not changed. The leases continue to provide for a fifteen-year initial term with three five-year extension options, the previously approved minimum-rent structure, and percentage rent equal to ten percent of Gross Sales.

The substantive revisions since the Board's prior approval fall into three principal areas.

Percentage Rent and Third-Party Operator Revenue

Both leases have been revised to provide greater clarity regarding revenues generated through subtenants, concessionaires, licensees, and other Third-Party Operators conducting business from the leased premises.

The revised language requires Tenant to calculate and report, on a monthly basis, both the Third-Party Operator's applicable gross receipts and the rent, commissions, participation payments, revenue-sharing payments, or other consideration received by Tenant from that operator, with the greater amount included in Gross Sales without double counting. Related provisions require appropriate Third-Party Operator records to be maintained and made available for purposes of the District's percentage-rent audit rights.

The revisions also clarify that utility and similar reimbursements may be excluded from Gross Sales only when they represent documented reimbursement of actual out-of-pocket costs without markup or administrative surcharge. Utility allocations must be supported by separate metering or another reasonable and objectively verifiable allocation method. The anti-avoidance provision has similarly been strengthened so that transactions may not be structured or recharacterized for either the principal purpose or material effect of reducing Percentage Rent.

These revisions improve the District's ability to verify Percentage Rent and reduce the potential for revenue generated from the Premises to fall outside the percentage-rent calculation merely because an activity is conducted through a third-party business arrangement.

Fair Market Minimum Rent During Extension Periods

Both leases have also been revised to establish a more detailed methodology for determining Fair Market Minimum Rent if an extension option is exercised and the parties are unable to agree on the applicable rent.

The revised provisions direct the appraiser to value each property independently and prevent the value, revenues, improvements, or operations associated with one RV park from being attributed to the other. They also require the appraisal to reflect the legally permitted use and physical condition of the property and the material economic terms of the lease, including Tenant's continuing Percentage Rent and triple-net obligations.

The revisions distinguish the value of the underlying District property from business and capital value created by Tenant. Tenant goodwill, business-enterprise value, personal property, trade fixtures, actual operating results, and the incremental rental value attributable to qualifying Tenant-funded capital improvements are excluded from the Fair Market Minimum Rent calculation. Similar treatment is provided for incremental value resulting from certain entitlements or expanded permitted uses obtained by Tenant at its sole cost. At the same time, the provisions preserve the underlying value of the District's land and existing improvements, allow consideration of improvements funded by the District, and make clear that ordinary maintenance and routine repairs do not become excluded Tenant-funded capital improvements merely because Tenant paid for them.

The practical purpose is to avoid increasing future minimum rent based upon value that Tenant itself created and funded while continuing to permit the District to receive fair market rent for the underlying property and District-funded value. Importantly, the Percentage Rent obligation continues during extension periods, allowing the District to continue participating in the economic performance of the properties.

The appraisal procedures are also modified by increasing from five percent to ten percent the divergence threshold associated with the third-appraiser procedure and the treatment of high or low appraisal results. This provides a somewhat wider tolerance for reasonable differences in professional valuation opinions before the additional appraisal mechanisms become operative.

Bayside Existing Resident Occupancies

Bayside requires additional provisions because portions of that property are presently occupied under existing resident or occupancy agreements. The Bayside lease already provides for those agreements to be assigned by the District to Tenant at commencement of the lease, with Tenant assuming responsibility for their administration and for obligations arising thereafter.

The revised lease adds complementary provisions addressing what occurs at the opposite end of the lease term. A lawful existing resident will not be required to be evicted, removed, or relocated solely because the master lease between the District

and CCBV expires or terminates. Instead, the applicable resident agreements will be assigned back to the District or to a successor operator at that time.

The provisions allocate responsibility according to when the underlying event occurred. Tenant remains responsible for liabilities arising from its acts, omissions, or administration of the resident agreements before the transfer, while the District or successor operator assumes obligations first arising after the transfer. Tenant must also transfer the relevant resident records, deposits, prepaid rents, utility credits, and related funds necessary for continued administration.

The revised language does not authorize Tenant to expand the existing long-term residential component of Bayside. Tenant may not increase the number of spaces subject to long-term occupancy and may not create new long-term occupancy agreements or materially extend existing rights beyond the lease term, except as may be required by applicable law.

These provisions provide a defined transition process for existing lawful residents while protecting the District against Tenant-created liabilities and preventing an unauthorized expansion of long-term occupancy.

Prior Findings and Environmental Review

The revisions described above concern commercial, financial, administrative, and legal terms of the leases. They do not alter the physical improvements, uses, development activities, or other physical components of the projects previously considered by the Board.

Accordingly, Resolution No. 2026-16 reaffirms Resolutions Nos. 2026-12 and 2026-13 and the findings and determinations previously made by the Board, including the findings relating to the California Environmental Quality Act and the Surplus Land Act. Those resolutions remain in full force and effect except to the extent expressly modified by the revised leases and the supplemental resolution.

Fiscal Impact

The revisions do not change the initial Monthly Minimum Rent or the Percentage Rent at the 10% rate previously approved by the Board. However, the revised Gross Sales, reporting, and audit provisions strengthen the District's ability to account for and verify Percentage Rent, including revenue generated through Third-Party Operators. The revised extension-period appraisal provisions may affect the calculation of Monthly Minimum Rent during future extension periods by more precisely defining the property interests and sources of value to be included or excluded from the fair-market-rent determination. There is no change to the physical scope of the approved projects as a result of these revisions.

Attachments

Resolution No. 2026-16

Revised Redwood Harbor Village Commercial Land Lease (v.14)

Revised Bayside RV Park Commercial Land Lease (v.14)



- 7. Approve Revised Redwood Harbor Village and Bayside RV Park Lease Agreements with Crescent City Beach Village LLC and adopt Resolution No. 2026-16 which authorizes lease execution and reaffirms Resolutions Nos. 2026-12 and 2026-13.**

Revised RHV Lease (2026.08.21.v14):

<https://www.ccharbor.com/files/d63664972/CCHD-CCBV-RHV+Lease+2026.08.21.%28v14%29.pdf>

Revised Bayside Lease (2026.08.21.v14):

<https://www.ccharbor.com/files/4ef8ebc9d/CCHD-CCBV-Bayside+Lease+2026.08.21.%28v14%29.pdf>

Public Comment?

RESOLUTION NO. 2026-16

A RESOLUTION OF THE CRESCENT CITY HARBOR DISTRICT APPROVING REVISED LEASE AGREEMENTS WITH CRESCENT CITY BEACH VILLAGE LLC FOR REDWOOD HARBOR VILLAGE AND BAYSIDE RV PARK, AND REAFFIRMING RESOLUTIONS NOS. 2026-12 AND 2026-13

WHEREAS, on July 15, 2026, the Board of Harbor Commissioners of the Crescent City Harbor District (“District”) adopted Resolution No. 2026-12, approving a lease with Crescent City Beach Village LLC (“CCBV”) for the property commonly known as Redwood Harbor Village (“RHV”), in substantially the form presented to the Board, and authorizing the CEO/Harbormaster to execute the lease subject to the limitations set forth therein; and

WHEREAS, on July 15, 2026, the Board also adopted Resolution No. 2026-13, approving a lease with CCBV for the property commonly known as Bayside RV Park (“Bayside”), in substantially the form presented to the Board, and authorizing the CEO/Harbormaster to execute the lease subject to the limitations set forth therein; and

WHEREAS, Resolutions Nos. 2026-12 and 2026-13 authorized the CEO/Harbormaster, with the review and approval of District Counsel, to make non-substantive, conforming, clarifying, and legally advisable changes to the approved leases, provided that such actions remained consistent with the material terms approved by the Board; and

WHEREAS, following adoption of Resolutions Nos. 2026-12 and 2026-13, the District and CCBV continued to review and finalize the lease documents and mutually agreed upon certain revisions to the commercial and legal terms of the RHV and Bayside leases; and

WHEREAS, although the Board's prior approval of the underlying lease transactions remains in effect, certain of the subsequently negotiated revisions are substantive and therefore exceed the authority previously delegated to the CEO/Harbormaster and District Counsel to make non-substantive or conforming changes without further Board approval; and

WHEREAS, the substantive revisions do not alter the physical improvements, uses, development activities, or other physical components of the projects previously considered and approved by the Board, and do not alter the factual basis for the findings and determinations made in Resolutions Nos. 2026-12 and 2026-13 concerning the California Environmental Quality Act, the Surplus Land Act, or the District's public purposes; and

WHEREAS, the revised RHV lease and revised Bayside lease have been presented to the Board for consideration in substantially the forms attached hereto as Exhibits “A” and “B,” respectively; and

WHEREAS, after consideration of the revised lease terms, the Board desires to approve the revised leases and authorize their execution while otherwise reaffirming Resolutions Nos. 2026-12 and 2026-13 and the findings, determinations, and approvals contained therein.

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

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

Section 2. Reaffirmation of Prior Resolutions. Resolutions Nos. 2026-12 and 2026-13, including the findings, determinations, and approvals contained therein, are hereby reaffirmed and shall remain in full force and effect except to the extent expressly modified or superseded by this Resolution and the revised lease agreements approved herein.

Section 3. Approval of Revised Redwood Harbor Village Lease. The Board hereby approves the revised lease agreement with CRESCENT CITY BEACH VILLAGE LLC for the property commonly known as Redwood Harbor Village, in substantially the form attached to this Resolution as Exhibit “A.”

Section 4. Approval of Revised Bayside RV Park Lease. The Board hereby approves the revised lease agreement with CRESCENT CITY BEACH VILLAGE LLC for the property commonly known as Bayside RV Park, in substantially the form attached to this Resolution as Exhibit “B.”

Section 5. Authorization to Execute Revised Leases. The CEO/Harbormaster is hereby authorized and directed to execute the revised RHV and Bayside leases on behalf of the District, subject to final review and approval as to form by District Counsel. The CEO/Harbormaster is further authorized to approve and execute non-substantive, conforming, clarifying, and legally advisable changes that do not materially alter the terms approved by the Board.

Section 6. Implementation. The CEO/Harbormaster is hereby authorized and directed to take any and all actions reasonably necessary or advisable to carry out the intent of this Resolution and to consummate the transactions contemplated by the revised leases, including execution and delivery of related documents, notices, certificates, consents, and other instruments, provided that such actions remain consistent with the material terms approved by the Board.

Section 7. Controlling Effect. To the extent of any inconsistency between this Resolution or the revised leases approved herein and Resolutions Nos. 2026-12 or 2026-13, this Resolution and the revised leases approved herein shall control. In all other respects, Resolutions Nos. 2026-12 and 2026-13 shall remain unchanged and in full force and effect.

Section 8. Severability. 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 it would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

Section 9. Effective Date. This Resolution shall take effect immediately upon its adoption.

APPROVED, ADOPTED AND SIGNED this 26th day of August, 2026, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Rick Shepherd
Chair, Board of Harbor Commissioners
Crescent City Harbor District

ATTESTED:

Gerhard Weber,
Secretary and Commissioner, Board of Harbor Commissioners
Crescent City Harbor District



8. **Consider and adopt Resolution No. 2026-17 approving a revised lease with Ocean Gold Seafoods, Inc., for the property located at 161 Starfish Way, Crescent City, authorizing the CEO/Harbormaster to execute the lease subject to final approval by District Counsel.**

Public Comment?

RESOLUTION NO. 2026-17

A RESOLUTION OF THE CRESCENT CITY HARBOR DISTRICT APPROVING A LEASE WITH OCEAN GOLD SEAFOODS, INC. FOR PROPERTY LOCATED AT 161 STARFISH WAY, AND AUTHORIZING THE CEO/HARBORMASTER TO EXECUTE THE LEASE SUBJECT TO APPROVAL BY DISTRICT COUNSEL

WHEREAS, the Crescent City Harbor District (“District”) owns certain real property and improvements located at 161 Starfish Way, Crescent City, California, including an existing warehouse and commercial facility, surrounding areas, pier and hoist areas, and related property more particularly described in the proposed Lease; and

WHEREAS, the District is authorized under applicable law to lease District property and to manage and operate its property and facilities in furtherance of harbor, maritime, commercial, and other District purposes; and

WHEREAS, the District and Ocean Gold Seafoods, Inc., a Washington corporation (“Tenant”), have negotiated a lease for the use of the property for warehouse operations, including offloading, cold storage, processing, packaging, and distribution of food products, including fish and seafood, and uses reasonably incidental thereto; and

WHEREAS, those negotiations have resulted in a proposed lease between the District and Tenant, in substantially the form attached to this Resolution as Exhibit “A” (“Lease”); and

WHEREAS, the Lease provides for a five-year term commencing September 1, 2026 and expiring August 31, 2031, with Monthly Minimum Rent of Eight Thousand Dollars (\$8,000) through August 31, 2027, Nine Thousand Dollars (\$9,000) from September 1, 2027 through August 31, 2028, and annual rent adjustments beginning September 1, 2028 in accordance with the methodology set forth in the Lease; and

WHEREAS, the Board finds that the Lease will facilitate the productive use of existing District property, support commercial fishing, seafood processing, maritime commerce, and other harbor-related economic activity, generate

revenue to support District operations, and is in the best interests of the District; and

WHEREAS, the Lease has a term of five (5) years and contains no renewal or extension option that would cause the term to exceed fifteen (15) years and therefore does not constitute a “disposition” for purposes of the Surplus Land Act pursuant to Government Code section 54221(d)(2)(A); and

WHEREAS, approval of the Lease involves the leasing and continued use of existing facilities with negligible or no expansion of existing or former use and is therefore categorically exempt from the California Environmental Quality Act (“CEQA”) pursuant to State CEQA Guidelines section 15301 (Class 1 – Existing Facilities); and

WHEREAS, approval of the Lease does not constitute approval of any specific future physical alteration or improvement requiring separate discretionary approval by the District, and any such future action shall be subject to environmental review as required by applicable law.

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

Section 1. Recitals. The foregoing recitals are true and correct and are incorporated into this Resolution by this reference.

Section 2. Surplus Land Act. The Board finds that the Lease is not a “disposition” of surplus land within the meaning of Government Code section 54221(d) because its term, inclusive of any renewal or extension options, does not exceed fifteen (15) years. Accordingly, the disposition procedures of the Surplus Land Act do not apply to approval of the Lease.

Section 3. CEQA. The Board finds that approval of the Lease is categorically exempt from CEQA pursuant to State CEQA Guidelines section 15301 because the Lease provides for the leasing and continued operation of existing facilities involving negligible or no expansion of existing or former use. Approval of the Lease does not approve any future physical alteration or improvement requiring separate discretionary approval, which shall be subject to such environmental review as may then be required by law.

Section 4. Approval of Lease. The Board hereby approves the Lease with Ocean Gold Seafoods, Inc. for the property located at 161 Starfish Way, in substantially the form attached to this Resolution as Exhibit “A.”

Section 5. Authority to Finalize and Execute Lease. The CEO/Harbormaster is hereby authorized and directed to finalize and execute the Lease on behalf of the District, subject to review and approval as to form by District Counsel. In finalizing the Lease, the CEO/Harbormaster, with the concurrence of District Counsel, may approve and incorporate such revisions, corrections, clarifications, additions, deletions, conforming changes, or other modifications as they jointly determine to be necessary, appropriate, or advisable, provided that such modifications do not materially alter the core business terms approved by the Board or materially increase the District’s financial obligations, liabilities, or risk exposure.

For purposes of this authority, the core business terms include the identity of the Tenant, the Premises, the permitted use, the five-year Term, the Monthly Minimum Rent and rent-adjustment methodology, and the fundamental allocation of material financial obligations between the parties.

The CEO/Harbormaster, with the concurrence of District Counsel, is authorized to determine whether a proposed modification is within the authority delegated by this Section, and execution of the final Lease shall constitute confirmation that the final Lease conforms to the authority granted by this Resolution.

Section 6. Implementation Authority. The CEO/Harbormaster is further authorized to execute and deliver such ancillary documents, notices, certificates, consents, acknowledgments, and other instruments, and to take such other actions, as the CEO/Harbormaster determines are reasonably necessary or advisable to implement and administer the Lease, provided that such actions are consistent with the material terms approved by the Board and this Resolution.

Section 7. Severability. If any provision of this Resolution or the application of any provision to any person or circumstance is held invalid, such invalidity shall not affect any other provision or application 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.

Section 8. Effective Date. This Resolution shall take effect immediately upon its adoption.

APPROVED, ADOPTED AND SIGNED this 26th day of August, 2026, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Rick Shepherd
Chair, Board of Harbor Commissioners
Crescent City Harbor District

ATTESTED:

Gerhard Weber,
Secretary and Commissioner, Board of Harbor Commissioners
Crescent City Harbor District



8. **Consider and adopt Resolution No. 2026-17 approving a revised lease with Ocean Gold Seafoods, Inc., for the property located at 161 Starfish Way, Crescent City, authorizing the CEO/Harbormaster to execute the lease subject to final approval by District Counsel.**

Revised Ocean Gold Seafoods Lease (2026.08.21.v4):

<https://www.ccharbor.com/files/388525345/CCHD-OGS+Lease+161+Starfish+--+2026.08.21.v4.pdf>

Public Comment?



9. **Consider Structural Condition Assessment of selected CCHD buildings as presented by GHD Engineering, Architecture & Construction advisors.**

Download Structural Condition Assessment:

<https://www.ccharbor.com/files/4bd418d68/CCHD+Buildings+Structural+Condition+Assessment+2026.08.21.GHD.pdf>

Public Comment?



10. Consider and approve Marina Management Software.

Public Comment?



Staff Report

To: Board of Harbor Commissioners

From: Kristina Hanks, Office Manager
Mike Rademaker, CEO/Harbormaster

Date: August 21, 2026

Subject: Consider and approve renewal of Software Services Agreement with Dockwa

RECOMMENDED ACTION

Staff recommends that the Board authorize renewal of the District's Dockwa marina management software at the negotiated rate of **\$1,275 per month, or \$15,300 annually**, subject to the final agreement documenting the negotiated three-year rate commitment and limiting subsequent annual increases to no more than 4%.

Background

At the direction of the Harbor Commission, staff solicited quotations from two additional marina-management software providers to determine whether the District could obtain comparable functionality at a lower cost than continuing with Dockwa. Staff contacted DockMaster(BluMarina) and Marina Master and requested proposals appropriate for the District's 240-slip harbor, including management of recurring berth permits, transient reservations, customer records, billing functions, and a customer-facing platform.

The resulting proposals demonstrate that competing systems are available at lower advertised subscription rates. Most notably, DockMaster/BluMarina has proposed a monthly subscription of approximately \$501, plus a one-time implementation charge of \$2,500. Its proposal includes marina management, customer and vessel records, a customer portal, electronic signatures, inventory, point-of-sale functionality, integrated payments, and six users. The proposal also states that implementation would require

approximately four weeks from execution to go-live and includes three hours of user training.

Marina Master proposed three service levels. Its Basic package is \$717 per month with an \$8,000 implementation and training charge; Pro is \$956 per month with a \$12,500 implementation and training charge; and Elite is \$5,000 per month with a \$55,000 implementation and training charge. The Pro level appears more comparable to a number of the District's existing needs because its listed functionality includes accounting exports, reporting and statistical tools, customer communications, and the customer-facing myMarina application. Marina Master's implementation process also involves data migration and substantial training, with its proposed implementation schedule extending to approximately 35 working days from commencement.

Dockwa, in response to the District's review of competing systems, has offered revised pricing of \$1,275 per month, or \$15,300 annually. The current proposal includes three software modules (Transient, Spaces, and C&C) together with the Marinas.com Platinum and Leads modules at no additional subscription charge. Dockwa has further agreed that future annual renewal increases will be limited to 4%, substantially below its previous annual increase structure.

Analysis

Initial Subscription Price Does Not Represent the Full Cost of Changing Systems

Staff recognizes that the DockMaster/BluMarina proposal is substantially less expensive than Dockwa when the advertised subscription prices are viewed in isolation. That price difference appropriately warranted the comparison requested by the Commission. However, the District is not choosing software for a new operation with no existing system. It is considering whether to replace an established operating platform that is already populated with District information, used by staff, familiar to customers, integrated into existing business practices, and used for transient reservations and marketing.

Accordingly, the appropriate comparison is not simply the monthly subscription rate. The District must consider the total cost and operational risk of conversion, including data migration, system configuration, staff training, development of revised procedures, customer education, parallel-system operation or transition work, troubleshooting, and the opportunity cost of diverting a very limited staff from normal Harbor operations.

DockMaster estimates approximately four weeks between contract execution and go-live. Marina Master's proposal similarly contemplates system analysis, data migration, installation, testing, training and production setup over approximately 35 working days. Even where vendor implementation services are included in a quoted price, the proposals necessarily require substantial intervention by District staff. That internal staff time is a real cost even though it does not appear as a separate line item on a vendor invoice.

Given the District's presently limited administrative staffing, staff believes that undertaking a marina-management-system conversion at this time would create a disproportionate operational burden relative to the potential subscription savings.

The District Should Be Cautious About Comparing an Incumbent Rate to a Competitor's Initial Acquisition Rate

The significant difference between Dockwa's current rate and some competing quotations must also be considered in context. The District has firsthand experience with the economics of marina-management software because Dockwa itself initially offered the District a dramatically lower rate than the amount charged after the District had used the platform for several years. In other words, the District has already seen that a vendor's initial acquisition price may not necessarily represent the long-term cost of the system.

That history does not establish that DockMaster, Marina Master, or any other vendor will absolutely follow the same pricing pattern; however it does demonstrate why staff does not believe that an initial subscription quotation should, by itself, control a long-term software decision.

The DockMaster proposal, for example, states a 12-month initial term and establishes its current price, but a comparable multi-year ceiling on future subscription increases was not made available. Marina Master's quotation likewise provides current subscription pricing and implementation charges but does not allow the District the same long-term escalation limitation presently being offered by Dockwa.

By contrast, the proposed Dockwa renewal provides a known current cost and expressly limits subsequent annual renewal increases to 4%. Staff therefore places substantial value on obtaining contractual price predictability rather than moving to another platform principally on the basis of its initial acquisition price.

Existing Knowledge and Reporting Capabilities

Staff has also examined whether Dockwa can address the Commission's concerns regarding segregation and reporting of the District's different moorage activities. In particular, Commissioner Nehmer requested that staff improve its ability to identify and segregate commercial, recreational, and transient moorage and facilitate the transfer and reconciliation of that information with QuickBooks.

Staff research identified how Dockwa could provide this functionality without the need to purchase additional software modules. Alternative systems may provide comparable functionality, however District staff would need to expend considerable time to migrate data and learn a different system in order to perform these functions.

Customer Familiarity and Transient-Moorage Marketing

Dockwa also provides value beyond its back-office marina-management functions. For each of the past three years, Crescent City Harbor has received a Boaters' Choice Award based upon reviews submitted by boaters through the Dockwa platform. That recognition increases the Harbor's visibility to recreational and transient boaters. Dockwa also provides the District with customer-facing exposure and marina marketing through its broader platform. The current quotation includes the Marinas.com Platinum Bundle and Leads Module at no additional subscription cost.

Staff believes this visibility has tangible value to the District. Visibility within a platform already popular with traveling boaters assists the Harbor in attracting transient vessels that might otherwise pass Crescent City. Those visits provide direct transient-moorage revenue to the District and also produce secondary economic activity for restaurants, stores, marine businesses, transportation providers, and other businesses in the surrounding community.

A replacement system therefore must be evaluated not only on whether it can process a berth reservation, but also on whether changing platforms would affect the Harbor's established customer visibility and transient-reservation pipeline. The competing quotations do not presently establish an equivalent marketing benefit sufficient to assign a dollar value to that portion of the comparison.

Cost Comparison

The principal quoted costs can be summarized as follows:

System	Recurring Subscription	Initial Implementation	Approximate First-Year Vendor Cost
Dockwa	\$15,300/year	None associated with remaining on existing system	\$15,300
DockMaster/BluMarina	\$6,015/year	\$2,500	\$8,515
Marina Master Basic	\$8,604/year	\$8,000	\$16,604
Marina Master Pro	\$11,472/year	\$12,500	\$23,972
Marina Master Elite	\$60,000/year	\$55,000	\$115,000

These figures are useful, but they are not a complete total-cost-of-ownership analysis. In particular, they do not monetize District staff time associated with conversion; disruption to established workflows; customer assistance during transition; differences in payment-processing arrangements; the value of Dockwa's existing customer and transient-boater network; or future subscription increases not contractually established in the competing proposals.

Accordingly, staff does not believe the approximately \$6,785 annual difference between Dockwa's current subscription and DockMaster's quoted base subscription, standing alone, is sufficient to justify a system conversion at this time. Although



10. Consider and approve Marina Managment Software

DockMaster Quote:

<https://www.ccharbor.com/files/766254bb7/DockMaster+Software+Quote+2026.08.pdf>

Marina Master Quote:

<https://www.ccharbor.com/files/071d9aa78/MarinaMaster+Software+Quote+2026.08.pdf>

Dockwa Quote:

<https://www.ccharbor.com/files/904852d98/Dockwa+Software+Quote+2026.08.pdf>

Public Comment?



11. Communications, Reports, and Directions to Staff

a. Harbor Commissioner & Committee Reports

(1) Commissioner Dan Schmidt

(2) Commissioner Annie Nehmer

(3) Commissioner Gerhard Weber

(4) Vice Chair John Evans

(5) Chair Rick Shepherd



11. Communications, Reports, and Directions to Staff

b. CEO/Harbormaster Report



11. Communications, Reports, and Directions to Staff

c. Financial Report

- i. Statement Summary Report as of July 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 July 2026**
- vii. Update on Grant Billing**
- viii. Update on Audit Status**
- ix. Approve Revised Pay Schedule 26/27**

Crescent City Harbor District
Financial Summary Sheet
as of July 31, 2026

A/C #	Account Name	Amount
1005	LAIF Reserve	264,932.00
1001	Bayside Ckg	7.00
1003	Operating Ckg	116,572.00
1004	Svgs	5,021.00
1006	RHV Ckg	500.00
1250	Undeposited Fund	6,099.00
	Total Cash On Hand	<u>393,131.00</u>
1100	Accounts Receivable	51,737.00
1214	Grants Receivable	94,511.00
1215	Taxes Receivable	378,609.00
1216	SB105 Tsunami Funding	1,000,000.00
	Total Receivables	<u>1,524,857.00</u>
1600	Accounts Payable	196,241.00
	Total Accounts Payable	<u>196,241.00</u>

Crescent City Harbor District

Balance Sheet by Month

As of Jul 31, 2026

	Jul 2026
Assets	
Current Assets	
Bank Accounts	
1003 CCHD Checking #4766	116,572
1009 QuickBooks Tax Holding Account	246
1005 LAIF Reserve	264,932
1001 Bayside Checking #1766	7
1004 CCHD Savings #4774	5,021
1006 RHV Checking #0707	500
Total for Bank Accounts	387,278
Accounts Receivable	
1100 Accounts Receivable	51,737
Total for Accounts Receivable	51,737
Other Current Assets	
1250 Undeposited Funds	6,099
1200 Other Current Assets	
1201 Commercial Lease Receivables	717,750
1202 Deferred Pension Contributions	277,459
1205 Withholding Receivable	115,918
Total for 1200 Other Current Assets	1,111,127
1214 Grant Receivable	94,511
1215 Taxes Receivable	378,609
1216 SB105 Tsunami Funding Receivable	1,000,000
1300 Inventory	
1301 Gift Shop Purchases	10,154
Total for 1300 Inventory	10,154
Total for Other Current Assets	2,600,500
Total for Current Assets	3,039,516
Fixed Assets	
1580 Accumulated Depreciation	-55,369,793
1465 CIP - Seawall Project	13,100
1450 CIP - Citizens Dock	322,090
1455 CIP - Harbor Dev & Design	443,221
1460 CIP So Beach Bathroom	11,990
1490 Land Cost	465,511
1500 Depreciable Assets	
1520 Vehicles	15,217
1550 Leased Vehicle	147,395
1570 Streets, Roads and Parks	707,691
Total for 1500 Depreciable Assets	870,303
1510 Machinery / Equipment	357,501

Crescent City Harbor District

Balance Sheet by Month
As of Jul 31, 2026

	Jul 2026
1530 Buildings and Improvements	4,606,514
1540 Marina, Wharves, and Docks	61,733,331
1560 Sewer Lift Station	33,655
Total for Fixed Assets	13,487,423
Other Assets	0
Total for Assets	16,526,939
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
1600 Accounts Payable (A/P)	196,241
Total for Accounts Payable	196,241
Credit Cards	
1700 Credit Card Accounts	
1702 USBank	2,545
Total for 1700 Credit Card Accounts	2,545
Total for Credit Cards	2,545
Other Current Liabilities	
2000 Current Liabilities	
2001 Customer Deposits & PrePayments	11,268
2002 Interest Payable	134,102
2004 Current Auto Lease Liability	33,388
Total for 2000 Current Liabilities	178,758
1900 Payroll Liabilities	
1925 CA SUI / ETT	228
1928 Federal Unemployment (940)	18
1921 125LIFE	-1
1922 125MED	0
1920 125DEN	165
1926 CALPERS	6
1923 125VIS	30
1904 Pension Defer Cash In-flows	45,977
1906 Accrued Payroll Liabilities	28,540
1907 Compensated Absences	42,369
Total for 1900 Payroll Liabilities	117,332
1801 CDTFA Payable	33
1803 TOT Payable	534
2006 Accrued Expenses	13,419
Total for Other Current Liabilities	310,075
Total for Current Liabilities	508,862

Crescent City Harbor District

Balance Sheet by Month
As of Jul 31, 2026

	Jul 2026
Long-term Liabilities	
2100 Long term debt	0
2102 USDA Loan	4,615,314
2103 Lease Liability	717,750
2104 Net Pension Liability	923,771
2105 Fashion Blacksmith Payable	948,431
2110 Fashion Blacksmith Settlement Payable	2,200,000
Total for 2100 Long term debt	9,405,265
Total for Long-term Liabilities	9,405,265
Total for Liabilities	9,914,127
Equity	
Net Income	-338,992
2300 Retained Earnings	-20,777,033
2350 Opening Balance Equity	27,728,836
Total for Equity	6,612,812
Total for Liabilities and Equity	16,526,939

Crescent City Harbor District

Profit and Loss by Month

July 2026

	Jul 2026	Total
Income		
2400 Commercial Revenue		
2401 Commercial Fees Additional	26,811	26,811
2402 Commercial Hoist Leases	24,000	24,000
2403 Commercial Leases	30,264	30,264
2407 Commercial Utilities	1,569	1,569
2409 Freezer Rental	666	666
2410 Poundage Fees	267	267
Total for 2400 Commercial Revenue	83,576	\$83,576
2600 Services & Fees		
2602 No Insurance Fee	3,420	3,420
2603 Fees & Sales Additional	12	12
2604 Event Rentals	4,472	4,472
2605 Permits Fish Sales	150	150
2607 Late Payment Fee	1,795	1,795
2608 Launch Permit Fees	3,746	3,746
2609 Laundry Sales	57	57
2610 Live-a-Board Fees	720	720
2611 Mobile Crane Rental	960	960
2612 Storage Revenue	2,851	2,851
2613 Utilities Marina	2,165	2,165
2615 Surcharge / Admin Fee	120	120
Total for 2600 Services & Fees	20,467	\$20,467
2700 Moorage - Slip Rentals		
2701 Rec Slip Rentals / Dockwa	27,178	27,178
Total for 2700 Moorage - Slip Rentals	27,178	\$27,178
2800 RV Parks Revenue Operations		
2801 RV Leases	14,361	14,361
2802 RV Dump Station	75	75
2803 RV BS Fees	90	90
2804 RV BS Freezers	15	15
2805 RV BS Laundry	256	256
2808 RV RHV Laundry	135	135
2809 RV Guest Rentals	22,534	22,534
Total for 2800 RV Parks Revenue Operations	37,466	\$37,466
3000 Sales of Product Revenue		
3001 Gift Shop Sales	171	171
Total for 3000 Sales of Product Revenue	171	\$171
Total for Income	168,858	\$168,858

Crescent City Harbor District

Profit and Loss by Month

July 2026

	Jul 2026	Total
Cost of Goods Sold		
3100 Cost of Goods Sold		
3102 Laundry Expense	29	29
Total for 3100 Cost of Goods Sold	29	\$29
Total for Cost of Goods Sold	29	\$29
Gross Profit	168,830	\$168,830
Expenses		
3200 Advertising, Mktg & Promo		
3201 Ads and Notices	549	549
3202 Events	1,801	1,801
Total for 3200 Advertising, Mktg & Promo	2,350	\$2,350
3300 Auto Expenses		
3301 Fuel Expenses	510	510
3302 Maintenance and Repair	1,097	1,097
3303 Truck Leases/Auto Exp	2,886	2,886
Total for 3300 Auto Expenses	4,493	\$4,493
3400 Bank Fees / Surcharges		
3401 Bank Fees	46	46
3402 Merchant Fees	783	783
3403 Fines Additional Fees	5	5
Total for 3400 Bank Fees / Surcharges	834	\$834
3500 Dues	98	98
3505 Fee Expense	154	154
3600 Contractors Operations		
3602 Outside Services	4,919	4,919
Total for 3600 Contractors Operations	4,919	\$4,919
3700 Insurance Policies		
3701 Auto Insurance	2,068	2,068
3702 Liability & Property Policies	54,976	54,976
3703 Workers Comp	4,322	4,322
Total for 3700 Insurance Policies	61,365	\$61,365
3800 Interest Expense		
3805 Finance Charges	1,469	1,469
Total for 3800 Interest Expense	1,469	\$1,469
3900 Professional Fees / Consultants		
3901 Accounting	5,775	5,775
3903 Attorney Professional Services Legal	5,825	5,825
3908 IT Services	1,910	1,910
3909 IT Reimbursements	740	740
Total for 3900 Professional Fees / Consultants	14,250	\$14,250

Crescent City Harbor District

Profit and Loss by Month

July 2026

	Jul 2026	Total
4000 Office / General operations		
4002 Office Equipment Leases	409	409
4003 Office Expenses	138	138
4004 Permits / Licenses	1,030	1,030
4006 Subscriptions & Software	1,549	1,549
4007 Uniform Expenses	243	243
4008 Website & Hosting Expenses	356	356
4026 Taxes and License	148	148
4028 Postage & Shipping	82	82
Total for 4000 Office / General operations	3,955	\$3,955
5000 Payroll Expenditures		
5001 Payroll Expenses	46,630	46,630
5002 Payroll Benefits	10,821	10,821
5003 Health Benefits	17,646	17,646
5005 Payroll Tax Expenses	4,069	4,069
5006 Commissioner Expense	3,000	3,000
5013 Team Housing & Additional Expenses	9	9
5015 Payroll Processing Expense	221	221
Total for 5000 Payroll Expenditures	82,395	\$82,395
5100 Repairs / Maintenance		
5104 Repairs General	286	286
Total for 5100 Repairs / Maintenance	286	\$286
5200 Supplies, Materials & Fuel		
5201 Maintenance Supplies / Materials	1,127	1,127
5202 Operations Supplies / Materials	2,370	2,370
5203 Fuel Maintenance	1,505	1,505
Total for 5200 Supplies, Materials & Fuel	5,002	\$5,002
5500 Utilities		
5501 Electricity	5,836	5,836
5502 Propane	2,255	2,255
5503 Telephone	928	928
5504 Water & Sewer Service	4,407	4,407
5505 Trash & Recycle	7,668	7,668
5506 WI-FI / Internet Services	461	461
Total for 5500 Utilities	21,555	\$21,555

Crescent City Harbor District

Profit and Loss by Month

July 2026

	Jul 2026	Total
Payroll Expenses		
Wages		
Incentive Pay	500	500
Total for Wages	500	\$500
Total for Payroll Expenses	500	\$500
Total for Expenses	203,625	\$203,625
Net Operating Income	-34,795	-\$34,795
Other Income		
5605 Donations Received	50	50
5800 Interest Income		
5802 LAIF Investment Gain	2,561	2,561
Total for 5800 Interest Income	2,561	\$2,561
6000 Tax Proceeds		
6001 Property Tax	12,184	12,184
Total for 6000 Tax Proceeds	12,184	\$12,184
Total for Other Income	14,796	\$14,796
Other Expenses		
6500 Depreciation	318,992	318,992
Total for Other Expenses	318,992	\$318,992
Net Other Income	-304,197	-\$304,197
Net Income	-338,992	-\$338,992

Crescent City Harbor District

Profit and Loss by Class

July 2026

	Admin	Coml FV	Coml Lease	Marina	RV Bayside	RV RHV	Total
Income							
2400 Commercial Revenue							
2401 Commercial Fees Additional			26,810.78				26,810.78
2402 Commercial Hoist Leases		24,000.00					24,000.00
2403 Commercial Leases		16,622.34	13,641.24				30,263.58
2407 Commercial Utilities		1,569.05					1,569.05
2409 Freezer Rental		666.00					666.00
2410 Poundage Fees		267.04					267.04
Total for 2400 Commercial Revenue		43,124.43	40,452.02				\$83,576.45
2600 Services & Fees							
2602 No Insurance Fee				3,420.00			3,420.00
2603 Fees & Sales Additional	12.00						12.00
2604 Event Rentals	4,471.50						4,471.50
2605 Permits Fish Sales				150.00			150.00
2607 Late Payment Fee		588.69	185.94	1,020.00			1,794.63
2608 Launch Permit Fees				3,746.00			3,746.00
2609 Laundry Sales				57.00			57.00
2610 Live-a-Board Fees				720.00			720.00
2611 Mobile Crane Rental				960.00			960.00
2612 Storage Revenue	125.00			2,726.25			2,851.25
2613 Utilities Marina				2,164.95			2,164.95
2615 Surcharge / Admin Fee	120.00						120.00
Total for 2600 Services & Fees	4,728.50	588.69	185.94	14,964.20			\$20,467.33
2700 Moorage - Slip Rentals							
2701 Rec Slip Rentals / Dockwa				27,178.21			27,178.21
Total for 2700 Moorage - Slip Rentals				27,178.21			\$27,178.21
2800 RV Parks Revenue Operations							
2801 RV Leases					14,300.00	61.35	14,361.35
2802 RV Dump Station					75.00		75.00
2803 RV BS Fees					90.00		90.00
2804 RV BS Freezers					15.00		15.00
2805 RV BS Laundry					255.50		255.50
2808 RV RHV Laundry						135.00	135.00
2809 RV Guest Rentals					2,484.72	20,048.99	22,533.71
Total for 2800 RV Parks Revenue Operations					17,220.22	20,245.34	\$37,465.56
3000 Sales of Product Revenue							
3001 Gift Shop Sales	170.76						170.76
Total for 3000 Sales of Product Revenue	170.76						\$170.76
Total for Income	4,899.26	43,713.12	40,637.96	42,142.41	17,220.22	20,245.34	\$168,858.31

Crescent City Harbor District

Profit and Loss by Class

July 2026

	Admin	Coml FV	Coml Lease	Marina	RV Bayside	RV RHV	Total
Cost of Goods Sold							
3100 Cost of Goods Sold							
3102 Laundry Expense				28.50			28.50
Total for 3100 Cost of Goods Sold				28.50			\$28.50
Total for Cost of Goods Sold				28.50			\$28.50
Gross Profit	4,899.26	43,713.12	40,637.96	42,113.91	17,220.22	20,245.34	\$168,829.81
Expenses							
3200 Advertising, Mktg & Promo							
3201 Ads and Notices	350.56					198.71	549.27
3202 Events	1,800.51						1,800.51
Total for 3200 Advertising, Mktg & Promo	2,151.07					198.71	\$2,349.78
3300 Auto Expenses							
3301 Fuel Expenses	510.07						510.07
3302 Maintenance and Repair	1,096.98						1,096.98
3303 Truck Leases/Auto Exp	2,885.85						2,885.85
Total for 3300 Auto Expenses	4,492.90						\$4,492.90
3400 Bank Fees / Surcharges							
3401 Bank Fees	45.95						45.95
3402 Merchant Fees	192.12					591.04	783.16
3403 Fines Additional Fees	5.00						5.00
Total for 3400 Bank Fees / Surcharges	243.07					591.04	\$834.11
3500 Dues	98.00						98.00
3505 Fee Expense						153.80	153.80
3600 Contractors Operations							
3602 Outside Services	2,350.75			1,697.26	870.63		4,918.64
Total for 3600 Contractors Operations	2,350.75			1,697.26	870.63		\$4,918.64
3700 Insurance Policies							
3701 Auto Insurance	2,067.56						2,067.56
3702 Liability & Property Policies	54,976.02						54,976.02
3703 Workers Comp	4,321.82						4,321.82
Total for 3700 Insurance Policies	61,365.40						\$61,365.40
3800 Interest Expense							
3805 Finance Charges	1,469.35						1,469.35
Total for 3800 Interest Expense	1,469.35						\$1,469.35
3900 Professional Fees / Consultants							
3901 Accounting	5,775.00						5,775.00
3903 Attorney Professional Services Legal	5,825.00						5,825.00
3908 IT Services	1,910.00						1,910.00
3909 IT Reimbursements	739.58						739.58
Total for 3900 Professional Fees / Consultants	14,249.58						\$14,249.58

Crescent City Harbor District

Profit and Loss by Class

July 2026

	Admin	Coml FV	Coml Lease	Marina	RV Bayside	RV RHV	Total
4000 Office / General operations							
4002 Office Equipment Leases	408.90						408.90
4003 Office Expenses	137.94						137.94
4004 Permits / Licenses	1,030.00						1,030.00
4006 Subscriptions & Software	392.99			1,062.50		94.00	1,549.49
4007 Uniform Expenses	242.85						242.85
4008 Website & Hosting Expenses	356.32						356.32
4026 Taxes and License	147.87						147.87
4028 Postage & Shipping	82.00						82.00
Total for 4000 Office / General operations	2,798.87			1,062.50		94.00	\$3,955.37
5000 Payroll Expenditures							
5001 Payroll Expenses	46,630.19						46,630.19
5002 Payroll Benefits	10,820.66						10,820.66
5003 Health Benefits	17,645.73						17,645.73
5005 Payroll Tax Expenses	4,027.29				20.77	20.77	4,068.83
5006 Commissioner Expense	3,000.00						3,000.00
5013 Team Housing & Additional Expenses					4.36	4.36	8.72
5015 Payroll Processing Expense	221.00						221.00
Total for 5000 Payroll Expenditures	82,344.87				25.13	25.13	\$82,395.13
5100 Repairs / Maintenance							
5104 Repairs General	231.39			54.21			285.60
Total for 5100 Repairs / Maintenance	231.39			54.21			\$285.60
5200 Supplies, Materials & Fuel							
5201 Maintenance Supplies / Materials	1,126.91						1,126.91
5202 Operations Supplies / Materials	1,403.07			836.00	74.64	55.98	2,369.69
5203 Fuel Maintenance	1,505.09						1,505.09
Total for 5200 Supplies, Materials & Fuel	4,035.07			836.00	74.64	55.98	\$5,001.69
5500 Utilities							
5501 Electricity	1,150.14			905.51	3,179.98	600.29	5,835.92
5502 Propane	1,160.39				925.09	170.00	2,255.48
5503 Telephone	928.01						928.01
5504 Water & Sewer Service	1,065.58			1,241.34	1,645.22	454.91	4,407.05
5505 Trash & Recycle	4,385.52				2,737.89	544.97	7,668.38
5506 WI-FI / Internet Services	230.57			230.00			460.57
Total for 5500 Utilities	8,920.21			2,376.85	8,488.18	1,770.17	\$21,555.41

Crescent City Harbor District

Profit and Loss by Class

July 2026

	Admin	Coml FV	Coml Lease	Marina	RV Bayside	RV RHV	Total
Payroll Expenses							
Wages							
Incentive Pay	500.00						500.00
Total for Wages	500.00						\$500.00
Total for Payroll Expenses	500.00						\$500.00
Total for Expenses	185,250.53			6,026.82	9,458.58	2,888.83	\$203,624.76
Net Operating Income	-180,351.27	43,713.12	40,637.96	36,087.09	7,761.64	17,356.51	-\$34,794.95
Other Income							
5605 Donations Received	50.00						50.00
5800 Interest Income							
5802 LAIF Investment Gain	2,561.20						2,561.20
Total for 5800 Interest Income	2,561.20						\$2,561.20
6000 Tax Proceeds							
6001 Property Tax	12,184.39						12,184.39
Total for 6000 Tax Proceeds	12,184.39						\$12,184.39
Total for Other Income	14,795.59						\$14,795.59
Other Expenses							
6500 Depreciation	318,992.25						318,992.25
Total for Other Expenses	318,992.25						\$318,992.25
Net Other Income	-304,196.66						-\$304,196.66
Net Income	-484,547.93	43,713.12	40,637.96	36,087.09	7,761.64	17,356.51	-\$338,991.61

Crescent City Harbor District

Budget vs. Actuals: Budget_FY27_P&L - FY27 P&L

July 2026

	TOTAL		
	ACTUAL	BUDGET	OVER BUDGET
Income			
2400 Commercial Revenue			
2401 Commercial Fees Additional	26,810.78	26,000.00	810.78
2402 Commercial Hoist Leases	24,000.00	24,000.00	0.00
2403 Commercial Leases	30,263.58	40,242.00	-9,978.42
2407 Commercial Utilities	1,569.05	1,063.00	506.05
2409 Freezer Rental	666.00	666.00	0.00
2410 Poundage Fees	267.04	500.00	-232.96
Total 2400 Commercial Revenue	83,576.45	92,471.00	-8,894.55
2600 Services & Fees			
2602 No Insurance Fee	3,420.00	2,500.00	920.00
2603 Fees & Sales Additional	12.00	1,000.00	-988.00
2604 Event Rentals	4,471.50	3,000.00	1,471.50
2605 Permits Fish Sales	150.00	150.00	0.00
2606 Key Fob Sales	0.00	200.00	-200.00
2607 Late Payment Fee	1,794.63	500.00	1,294.63
2608 Launch Permit Fees	3,746.00	3,500.00	246.00
2609 Laundry Sales	57.00	50.00	7.00
2610 Live-a-Board Fees	720.00	720.00	0.00
2611 Mobile Crane Rental	960.00	360.00	600.00
2612 Storage Revenue	2,851.25	3,000.00	-148.75
2613 Utilities Marina	2,164.95	1,600.00	564.95
2615 Surcharge / Admin Fee	120.00	200.00	-80.00
Total 2600 Services & Fees	20,467.33	16,780.00	3,687.33
2700 Moorage - Slip Rentals			
2701 Rec Slip Rentals / Dockwa	27,178.21	40,000.00	-12,821.79
Total 2700 Moorage - Slip Rentals	27,178.21	40,000.00	-12,821.79
2800 RV Parks Revenue Operations			
2801 RV Leases	14,361.35		14,361.35
2802 RV Dump Station	75.00		75.00
2803 RV BS Fees	90.00		90.00
2804 RV BS Freezers	15.00		15.00
2805 RV BS Laundry	255.50		255.50
2808 RV RHV Laundry	135.00		135.00
2809 RV Guest Rentals	22,533.71		22,533.71
Total 2800 RV Parks Revenue Operations	37,465.56		37,465.56
3000 Sales of Product Revenue			
3001 Gift Shop Sales	170.76	50.00	120.76
Total 3000 Sales of Product Revenue	170.76	50.00	120.76
Total Income	\$168,858.31	\$149,301.00	\$19,557.31
Cost of Goods Sold			
3100 Cost of Goods Sold			

Crescent City Harbor District

Budget vs. Actuals: Budget_FY27_P&L - FY27 P&L

July 2026

	TOTAL		
	ACTUAL	BUDGET	OVER BUDGET
3101 Gift Shop Items		25.00	-25.00
3102 Laundry Expense	28.50	25.00	3.50
Total 3100 Cost of Goods Sold	28.50	50.00	-21.50
Total Cost of Goods Sold	\$28.50	\$50.00	\$ -21.50
GROSS PROFIT	\$168,829.81	\$149,251.00	\$19,578.81
Expenses			
3200 Advertising, Mktg & Promo			
3201 Ads and Notices	549.27	400.00	149.27
3202 Events	1,800.51		1,800.51
Total 3200 Advertising, Mktg & Promo	2,349.78	400.00	1,949.78
3300 Auto Expenses			
3301 Fuel Expenses	510.07	500.00	10.07
3302 Maintenance and Repair	1,096.98	300.00	796.98
3303 Truck Leases/Auto Exp	2,885.85	1,731.00	1,154.85
Total 3300 Auto Expenses	4,492.90	2,531.00	1,961.90
3400 Bank Fees / Surcharges			
3401 Bank Fees	45.95	40.00	5.95
3402 Merchant Fees	783.16	50.00	733.16
3403 Fines Additional Fees	5.00		5.00
Total 3400 Bank Fees / Surcharges	834.11	90.00	744.11
3500 Dues	98.00	100.00	-2.00
3505 Fee Expense	153.80	0.00	153.80
3600 Contractors Operations			
3602 Outside Services	4,918.64	5,000.00	-81.36
Total 3600 Contractors Operations	4,918.64	5,000.00	-81.36
3700 Insurance Policies			
3701 Auto Insurance	2,067.56	2,750.00	-682.44
3702 Liability & Property Policies	54,976.02	41,050.00	13,926.02
3703 Workers Comp	4,321.82	1,300.00	3,021.82
Total 3700 Insurance Policies	61,365.40	45,100.00	16,265.40
3800 Interest Expense			
3804 FB Judgement		14,908.00	-14,908.00
3805 Finance Charges	1,469.35	0.00	1,469.35
Total 3800 Interest Expense	1,469.35	14,908.00	-13,438.65
3900 Professional Fees / Consultants			
3901 Accounting	5,775.00	5,775.00	0.00
3903 Attorney Professional Services Legal	5,825.00	5,000.00	825.00
3904 Additional Non-Attorney		1,000.00	-1,000.00
3905 Legal Reimbursements		100.00	-100.00
3906 Engineering		750.00	-750.00
3908 IT Services	1,910.00	2,000.00	-90.00
3909 IT Reimbursements	739.58	600.00	139.58

Crescent City Harbor District

Budget vs. Actuals: Budget_FY27_P&L - FY27 P&L

July 2026

	TOTAL		
	ACTUAL	BUDGET	OVER BUDGET
Total 3900 Professional Fees / Consultants	14,249.58	15,225.00	-975.42
4000 Office / General operations			
4002 Office Equipment Leases	408.90	450.00	-41.10
4003 Office Expenses	137.94	200.00	-62.06
4004 Permits / Licenses	1,030.00	1,100.00	-70.00
4006 Subscriptions & Software	1,549.49	1,500.00	49.49
4007 Uniform Expenses	242.85	400.00	-157.15
4008 Website & Hosting Expenses	356.32	360.00	-3.68
4025 Recruitment Expense		37.50	-37.50
4026 Taxes and License	147.87	0.00	147.87
4028 Postage & Shipping	82.00	41.67	40.33
Total 4000 Office / General operations	3,955.37	4,089.17	-133.80
5000 Payroll Expenditures			
5001 Payroll Expenses	46,630.19	52,000.00	-5,369.81
5002 Payroll Benefits	10,820.66	10,400.00	420.66
5003 Health Benefits	17,645.73	15,600.00	2,045.73
5005 Payroll Tax Expenses	4,068.83	5,200.00	-1,131.17
5006 Commissioner Expense	3,000.00	3,000.00	0.00
5013 Team Housing & Additional Expenses	8.72		8.72
5015 Payroll Processing Expense	221.00	300.00	-79.00
Total 5000 Payroll Expenditures	82,395.13	86,500.00	-4,104.87
5100 Repairs / Maintenance			
5102 Operations Purchases		1,000.00	-1,000.00
5104 Repairs General	285.60	5,000.00	-4,714.40
Total 5100 Repairs / Maintenance	285.60	6,000.00	-5,714.40
5200 Supplies, Materials & Fuel			
5201 Maintenance Supplies / Materials	1,126.91	3,000.00	-1,873.09
5202 Operations Supplies / Materials	2,369.69	300.00	2,069.69
5203 Fuel Maintenance	1,505.09	1,000.00	505.09
Total 5200 Supplies, Materials & Fuel	5,001.69	4,300.00	701.69
5300 Travel, Training & Meetings			
5305 Mileage / Fuel		10.00	-10.00
5307 Trainings / Meetings		60.00	-60.00
Total 5300 Travel, Training & Meetings		70.00	-70.00
5500 Utilities			
5501 Electricity	5,835.92	5,887.00	-51.08
5502 Propane	2,255.48		2,255.48
5503 Telephone	928.01	1,000.00	-71.99
5504 Water & Sewer Service	4,407.05	2,955.00	1,452.05
5505 Trash & Recycle	7,668.38	4,450.00	3,218.38
5506 WI-FI / Internet Services	460.57	500.00	-39.43
Total 5500 Utilities	21,555.41	14,792.00	6,763.41

Crescent City Harbor District

Budget vs. Actuals: Budget_FY27_P&L - FY27 P&L

July 2026

	TOTAL		
	ACTUAL	BUDGET	OVER BUDGET
Payroll Expenses			
Wages			
Incentive Pay	500.00		500.00
Total Wages	500.00		500.00
Total Payroll Expenses	500.00		500.00
Total Expenses	\$203,624.76	\$199,105.17	\$4,519.59
NET OPERATING INCOME	\$ -34,794.95	\$ -49,854.17	\$15,059.22
Other Income			
5605 Donations Received	50.00		50.00
5800 Interest Income			
5802 LAIF Investment Gain	2,561.20	2,000.00	561.20
Total 5800 Interest Income	2,561.20	2,000.00	561.20
6000 Tax Proceeds			
6001 Property Tax	12,184.39	0.00	12,184.39
Total 6000 Tax Proceeds	12,184.39	0.00	12,184.39
Total Other Income	\$14,795.59	\$2,000.00	\$12,795.59
Other Expenses			
6500 Depreciation	318,992.25	318,992.25	0.00
Total Other Expenses	\$318,992.25	\$318,992.25	\$0.00
NET OTHER INCOME	\$ -304,196.66	\$ -316,992.25	\$12,795.59
NET INCOME	\$ -338,991.61	\$ -366,846.42	\$27,854.81

Crescent City Harbor District

Cash Flow Report - A/C#4766

July 2026

Account Name	Transaction date	Transaction type	Num	Name	Debit	Credit	Balance
1003 CCHD Checking #4766							
Beginning Balance							165,415.68
1003 CCHD Checking #4766	07/01/2026	Payroll Check	DD	Chance W. Smith Jr		218.22	165,197.46
1003 CCHD Checking #4766	07/01/2026	Tax Payment		Intuit QuickBooks Workforce		69.16	165,128.30
1003 CCHD Checking #4766	07/01/2026	Deposit			4,513.65		169,641.95
1003 CCHD Checking #4766	07/01/2026	Deposit			3,258.99		172,900.94
1003 CCHD Checking #4766	07/01/2026	Deposit		HipCamp	62.64		172,963.58
1003 CCHD Checking #4766	07/01/2026	Deposit		Newbook Integration	1,633.85		174,597.43
1003 CCHD Checking #4766	07/02/2026	Bill Payment (Check)	8608	Moffatt & Nichol		54,870.78	119,726.65
1003 CCHD Checking #4766	07/02/2026	Deposit		Safe Coast Seafood, Llc - Dedeq Irrantha	19,202.46		138,929.11
1003 CCHD Checking #4766	07/02/2026	Deposit			6,462.71		145,391.82
1003 CCHD Checking #4766	07/02/2026	Deposit		Newbook Integration	989.34		146,381.16
1003 CCHD Checking #4766	07/02/2026	Deposit		Converge	1.00		146,382.16
1003 CCHD Checking #4766	07/03/2026	Payroll Check	DD	Matthew R. Klinger		1,101.69	145,280.47
1003 CCHD Checking #4766	07/03/2026	Payroll Check	DD	Annie Nehmer (1)		273.15	145,007.32
1003 CCHD Checking #4766	07/03/2026	Payroll Check	DD	John Evans (1)		273.15	144,734.17
1003 CCHD Checking #4766	07/03/2026	Payroll Check	DD	Rick Shepherd (1)		273.15	144,461.02
1003 CCHD Checking #4766	07/03/2026	Payroll Check	DD	Michael T. Rademaker		3,314.43	141,146.59
1003 CCHD Checking #4766	07/03/2026	Payroll Check	DD	Kristina M. Hanks		1,718.15	139,428.44
1003 CCHD Checking #4766	07/03/2026	Payroll Check	DD	Christopher J. Foulke		2,063.10	137,365.34
1003 CCHD Checking #4766	07/03/2026	Payroll Check	DD	Janice E. Kerttula		1,621.77	135,743.57
1003 CCHD Checking #4766	07/03/2026	Payroll Check	DD	William E. Regis		468.85	135,274.72
1003 CCHD Checking #4766	07/03/2026	Payroll Check	DD	Justin C. Hanks		1,978.16	133,296.56
1003 CCHD Checking #4766	07/03/2026	Tax Payment		Intuit QuickBooks Workforce		6,447.41	126,849.15
1003 CCHD Checking #4766	07/03/2026	Deposit		Newbook Integration	520.79		127,369.94
1003 CCHD Checking #4766	07/04/2026	Payroll Check		Daniel J. Schmidt		273.15	127,096.79
1003 CCHD Checking #4766	07/04/2026	Payroll Check		Andre Gonzalez		1,401.04	125,695.75
1003 CCHD Checking #4766	07/04/2026	Payroll Check		Billy J. Newport		2,353.14	123,342.61
1003 CCHD Checking #4766	07/04/2026	Payroll Check		Chastity Kolmorgan	0.00		123,342.61
1003 CCHD Checking #4766	07/04/2026	Payroll Check		Jayde Woods	0.00		123,342.61
1003 CCHD Checking #4766	07/04/2026	Payroll Check		Gerhard Weber (1)		273.15	123,069.46

Crescent City Harbor District

Cash Flow Report - A/C#4766

July 2026

Account Name	Transaction date	Transaction type	Num	Name	Debit	Credit	Balance
1003 CCHD Checking #4766	07/06/2026	Check	8612	Cody W Nixon		99.00	122,970.46
1003 CCHD Checking #4766	07/06/2026	Check	8609	Braydon Amarante		99.00	122,871.46
1003 CCHD Checking #4766	07/06/2026	Check	8610	Brett Long		99.00	122,772.46
1003 CCHD Checking #4766	07/06/2026	Check	8616	Thomas N Suolos		99.00	122,673.46
1003 CCHD Checking #4766	07/06/2026	Check	8615	Jaxon Ramos		99.00	122,574.46
1003 CCHD Checking #4766	07/06/2026	Check	8614	Gabriela Serrano-Ramirez		99.00	122,475.46
1003 CCHD Checking #4766	07/06/2026	Check	8617	William Dewolf		99.00	122,376.46
1003 CCHD Checking #4766	07/06/2026	Check	8611	Bryan Garland		99.00	122,277.46
1003 CCHD Checking #4766	07/06/2026	Check	8613	Corban Byram		99.00	122,178.46
1003 CCHD Checking #4766	07/06/2026	Expense	618700000223584	Converge		1.00	122,177.46
1003 CCHD Checking #4766	07/06/2026	Deposit		Converge	540.00		122,717.46
1003 CCHD Checking #4766	07/06/2026	Deposit			295.00		123,012.46
1003 CCHD Checking #4766	07/06/2026	Deposit		Newbook Integration	1,646.24		124,658.70
1003 CCHD Checking #4766	07/06/2026	Deposit			3,493.00		128,151.70
1003 CCHD Checking #4766	07/07/2026	Deposit		Walk In Customer	3,131.50		131,283.20
1003 CCHD Checking #4766	07/07/2026	Deposit			13,627.99		144,911.19
1003 CCHD Checking #4766	07/07/2026	Payment	261870172820740N00	Englund Marine/Chris Hegnes	275.42		145,186.61
1003 CCHD Checking #4766	07/07/2026	Deposit		Newbook Integration	1,260.56		146,447.17
1003 CCHD Checking #4766	07/08/2026	Deposit		Dockwa	8,875.87		155,323.04
1003 CCHD Checking #4766	07/08/2026	Deposit		HipCamp	393.80		155,716.84
1003 CCHD Checking #4766	07/08/2026	Deposit		Converge	50.00		155,766.84
1003 CCHD Checking #4766	07/08/2026	Deposit		Newbook Integration	1,106.06		156,872.90
1003 CCHD Checking #4766	07/09/2026	Deposit			6,992.10		163,865.00
1003 CCHD Checking #4766	07/09/2026	Deposit		Newbook Integration	501.23		164,366.23
1003 CCHD Checking #4766	07/10/2026	Deposit		Progressive Insurance	197.00		164,563.23
1003 CCHD Checking #4766	07/10/2026	Deposit			897.80		165,461.03
1003 CCHD Checking #4766	07/10/2026	Deposit		Newbook Integration	902.38		166,363.41
1003 CCHD Checking #4766	07/13/2026	Deposit		Newbook Integration	208.84		166,572.25
1003 CCHD Checking #4766	07/14/2026	Deposit			14,954.61		181,526.86
1003 CCHD Checking #4766	07/15/2026	Deposit		Dockwa	4,175.75		185,702.61
1003 CCHD Checking #4766	07/15/2026	Deposit			1,007.24		186,709.85

Crescent City Harbor District

Cash Flow Report - A/C#4766

July 2026

Account Name	Transaction date	Transaction type	Num	Name	Debit	Credit	Balance
1003 CCHD Checking #4766	07/15/2026	Bill Payment (Check)	8640	Summit Accounting Services & Taxes		40,000.00	146,709.85
1003 CCHD Checking #4766	07/15/2026	Bill Payment (Check)	8637	State Disbursement Unit		161.25	146,548.60
1003 CCHD Checking #4766	07/15/2026	Bill Payment (Check)	8631	Peterson Tractor Co Inc		269.39	146,279.21
1003 CCHD Checking #4766	07/15/2026	Bill Payment (Check)	8618	Advanced Security Systems		880.87	145,398.34
1003 CCHD Checking #4766	07/15/2026	Bill Payment (Check)	8622	C Renner Petroleum Inc		1,106.85	144,291.49
1003 CCHD Checking #4766	07/15/2026	Bill Payment (Check)	8625	Crescent Ace Hardware		303.99	143,987.50
1003 CCHD Checking #4766	07/15/2026	Bill Payment (Check)	8642	Vestis		251.68	143,735.82
1003 CCHD Checking #4766	07/15/2026	Bill Payment (Check)	8627	Mendes Supply Company		604.80	143,131.02
1003 CCHD Checking #4766	07/15/2026	Bill Payment (Check)	8628	Moffatt & Nichol		11,000.00	132,131.02
1003 CCHD Checking #4766	07/15/2026	Bill Payment (Check)	8641	Terry's Wearable Art		112.58	132,018.44
1003 CCHD Checking #4766	07/15/2026	Bill Payment (Check)	8619	Alicia Williams		151.32	131,867.12
1003 CCHD Checking #4766	07/15/2026	Bill Payment (Check)	8621	Allied Administrators		325.07	131,542.05
1003 CCHD Checking #4766	07/15/2026	Bill Payment (Check)	8623	Carpenters Local 751		60.00	131,482.05
1003 CCHD Checking #4766	07/15/2026	Bill Payment (Check)	8624	CLR Laundry		264.88	131,217.17
1003 CCHD Checking #4766	07/15/2026	Bill Payment (Check)	8630	Pacific Power		6,337.92	124,879.25
1003 CCHD Checking #4766	07/15/2026	Bill Payment (Check)	8639	Suburban Propane		722.97	124,156.28
1003 CCHD Checking #4766	07/15/2026	Bill Payment (Check)	8632	Progressive Insurance		2,264.56	121,891.72
1003 CCHD Checking #4766	07/15/2026	Bill Payment (Check)	8634	Ring Central Inc.		526.21	121,365.51
1003 CCHD Checking #4766	07/15/2026	Bill Payment (Check)	8636	Spectrum Business		230.57	121,134.94
1003 CCHD Checking #4766	07/15/2026	Bill Payment (Check)	8629	Orchid Marketing Company		1,194.88	119,940.06
1003 CCHD Checking #4766	07/15/2026	Bill Payment (Check)	8633	Recology Del Norte		7,490.99	112,449.07
1003 CCHD Checking #4766	07/15/2026	Bill Payment (Check)	8635	SCIF		1,847.11	110,601.96
1003 CCHD Checking #4766	07/15/2026	Bill Payment (Check)	8626	Crescent City Water Dept.		3,273.78	107,328.18
1003 CCHD Checking #4766	07/15/2026	Bill Payment (Check)	ACH	CalPERS		2,936.36	104,391.82
1003 CCHD Checking #4766	07/15/2026	Bill Payment (Check)	ACH	Compucheks.Com		137.94	104,253.88
1003 CCHD Checking #4766	07/15/2026	Bill Payment (Check)	ACH	Infinite Consulting Services		2,404.58	101,849.30
1003 CCHD Checking #4766	07/15/2026	Bill Payment (Check)	ACH	Intuit		584.00	101,265.30
1003 CCHD Checking #4766	07/15/2026	Bill Payment (Check)	ACH	LAI Trust		2,885.85	98,379.45
1003 CCHD Checking #4766	07/15/2026	Bill Payment (Check)	ACH	Spectrum Business		230.00	98,149.45
1003 CCHD Checking #4766	07/15/2026	Bill Payment (Check)	ACH	VSP		136.39	98,013.06
1003 CCHD Checking #4766	07/15/2026	Bill Payment (Check)	8638	Streamline		356.32	97,656.74

Crescent City Harbor District

Cash Flow Report - A/C#4766

July 2026

Account Name	Transaction date	Transaction type	Num	Name	Debit	Credit	Balance
1003 CCHD Checking #4766	07/15/2026	Bill Payment (Check)	8645	Woods Plumbing Inc		870.63	96,786.11
1003 CCHD Checking #4766	07/15/2026	Bill Payment (Check)	8644	Risk Management Professionals		1,050.00	95,736.11
1003 CCHD Checking #4766	07/15/2026	Bill Payment (Check)	8643	Curry Waste Connections		1,521.62	94,214.49
1003 CCHD Checking #4766	07/15/2026	Deposit		HipCamp	93.96		94,308.45
1003 CCHD Checking #4766	07/15/2026	Deposit		Newbook Integration	1,859.98		96,168.43
1003 CCHD Checking #4766	07/15/2026	Check	SVCCHRG			45.95	96,122.48
1003 CCHD Checking #4766	07/16/2026	Bill Payment (Check)	8646	Redwoods Leavitt Insurance Agency		41,049.64	55,072.84
1003 CCHD Checking #4766	07/16/2026	Deposit		Walk In Customer	57.00		55,129.84
1003 CCHD Checking #4766	07/17/2026	Payroll Check	DD	Matthew R. Klinger		1,534.99	53,594.85
1003 CCHD Checking #4766	07/17/2026	Payroll Check	DD	Kristina M. Hanks		1,981.72	51,613.13
1003 CCHD Checking #4766	07/17/2026	Payroll Check	DD	William E. Regis		845.96	50,767.17
1003 CCHD Checking #4766	07/17/2026	Payroll Check	DD	Christopher J. Foulke		2,271.35	48,495.82
1003 CCHD Checking #4766	07/17/2026	Payroll Check	DD	John Evans (1)		273.15	48,222.67
1003 CCHD Checking #4766	07/17/2026	Payroll Check	DD	Rick Shepherd (1)		273.15	47,949.52
1003 CCHD Checking #4766	07/17/2026	Payroll Check	DD	Michael T. Rademaker		3,539.45	44,410.07
1003 CCHD Checking #4766	07/17/2026	Payroll Check	DD	Annie Nehmer (1)		273.15	44,136.92
1003 CCHD Checking #4766	07/17/2026	Payroll Check	DD	Justin C. Hanks		2,099.19	42,037.73
1003 CCHD Checking #4766	07/17/2026	Payroll Check	DD	Janice E. Kerttula		1,627.30	40,410.43
1003 CCHD Checking #4766	07/17/2026	Tax Payment		Intuit QuickBooks Workforce		7,378.00	33,032.43
1003 CCHD Checking #4766	07/17/2026	Deposit		Anthony Urie (JM I)	30.00		33,062.43
1003 CCHD Checking #4766	07/17/2026	Deposit		Newbook Integration	98.87		33,161.30
1003 CCHD Checking #4766	07/19/2026	Payroll Check		Chastity Kolmorgan	0.00		33,161.30
1003 CCHD Checking #4766	07/19/2026	Payroll Check		Billy J. Newport		2,694.30	30,467.00
1003 CCHD Checking #4766	07/19/2026	Payroll Check		Jayde Woods	0.00		30,467.00
1003 CCHD Checking #4766	07/19/2026	Payroll Check		Daniel J. Schmidt		273.15	30,193.85
1003 CCHD Checking #4766	07/19/2026	Payroll Check		Gerhard Weber (1)		273.15	29,920.70
1003 CCHD Checking #4766	07/19/2026	Payroll Check		Andre Gonzalez		1,552.70	28,368.00
1003 CCHD Checking #4766	07/20/2026	Deposit			595.58		28,963.58
1003 CCHD Checking #4766	07/20/2026	Deposit			159.00		29,122.58
1003 CCHD Checking #4766	07/20/2026	Deposit		Newbook Integration	706.07		29,828.65
1003 CCHD Checking #4766	07/21/2026	Deposit			8,235.65		38,064.30

Crescent City Harbor District

Cash Flow Report - A/C#4766

July 2026

Account Name	Transaction date	Transaction type	Num	Name	Debit	Credit	Balance
1003 CCHD Checking #4766	07/21/2026	Deposit			77.62		38,141.92
1003 CCHD Checking #4766	07/21/2026	Deposit		Newbook Integration	346.49		38,488.41
1003 CCHD Checking #4766	07/21/2026	Journal Entry	PTAX 260721		12,184.39		50,672.80
1003 CCHD Checking #4766	07/22/2026	Payment	262010162221380N00	Englund Marine/Chris Hegnes	16,793.65		67,466.45
1003 CCHD Checking #4766	07/22/2026	Bill Payment (Check)	8651	Anthony J Caico		270.00	67,196.45
1003 CCHD Checking #4766	07/22/2026	Bill Payment (Check)	8655	Del Norte County Weights & Measures		1,030.00	66,166.45
1003 CCHD Checking #4766	07/22/2026	Bill Payment (Check)	8652	C Renner Petroleum Inc		363.15	65,803.30
1003 CCHD Checking #4766	07/22/2026	Bill Payment (Check)	8661	Suburban Propane		1,809.92	63,993.38
1003 CCHD Checking #4766	07/22/2026	Bill Payment (Check)	8653	Curry Equipment		57.98	63,935.40
1003 CCHD Checking #4766	07/22/2026	Bill Payment (Check)	8656	Del Norte Office Supply		128.71	63,806.69
1003 CCHD Checking #4766	07/22/2026	Bill Payment (Check)	8657	Englund Marine Supply		86.10	63,720.59
1003 CCHD Checking #4766	07/22/2026	Bill Payment (Check)	8658	Eureka Oxygen Co		88.60	63,631.99
1003 CCHD Checking #4766	07/22/2026	Bill Payment (Check)	8654	Curry Waste Connections		559.13	63,072.86
1003 CCHD Checking #4766	07/22/2026	Bill Payment (Check)	8659	Mendes Supply Company		351.72	62,721.14
1003 CCHD Checking #4766	07/22/2026	Bill Payment (Check)	8662	Thermo Fluids, Inc		603.44	62,117.70
1003 CCHD Checking #4766	07/22/2026	Bill Payment (Check)	8660	Principal Life Insurance Co.		74.52	62,043.18
1003 CCHD Checking #4766	07/22/2026	Bill Payment (Check)	ACH	CalPERS		2,727.88	59,315.30
1003 CCHD Checking #4766	07/22/2026	Bill Payment (Check)	ACH	Home Depot Credit Card Services		120.80	59,194.50
1003 CCHD Checking #4766	07/22/2026	Bill Payment (Check)	ACH	Kelley Connect Xerox		408.90	58,785.60
1003 CCHD Checking #4766	07/22/2026	Bill Payment (Check)	ACH	CalPERS		7,947.67	50,837.93
1003 CCHD Checking #4766	07/22/2026	Bill Payment (Check)	ACH	CalPERS Medical		17,231.59	33,606.34
1003 CCHD Checking #4766	07/22/2026	Deposit		Dockwa	864.43		34,470.77
1003 CCHD Checking #4766	07/22/2026	Deposit		HipCamp	246.11		34,716.88
1003 CCHD Checking #4766	07/22/2026	Deposit			370.00		35,086.88
1003 CCHD Checking #4766	07/22/2026	Deposit		Newbook Integration	1,448.49		36,535.37
1003 CCHD Checking #4766	07/23/2026	Deposit			29,372.98		65,908.35
1003 CCHD Checking #4766	07/23/2026	Deposit		Newbook Integration	256.36		66,164.71
1003 CCHD Checking #4766	07/27/2026	Deposit			5,236.32		71,401.03
1003 CCHD Checking #4766	07/27/2026	Deposit		Newbook Integration	324.03		71,725.06
1003 CCHD Checking #4766	07/27/2026	Deposit		Walk In Customer	51.66		71,776.72
1003 CCHD Checking #4766	07/28/2026	Deposit		CLR Laundry	202.00		71,978.72

Crescent City Harbor District

Cash Flow Report - A/C#4766

July 2026

Account Name	Transaction date	Transaction type	Num	Name	Debit	Credit	Balance
1003 CCHD Checking #4766	07/28/2026	Deposit		CLR Laundry	636.00		72,614.72
1003 CCHD Checking #4766	07/28/2026	Deposit			22,869.15		95,483.87
1003 CCHD Checking #4766	07/28/2026	Deposit		Walk In Customer	7.00		95,490.87
1003 CCHD Checking #4766	07/28/2026	Deposit			388.83		95,879.70
1003 CCHD Checking #4766	07/28/2026	Deposit		Newbook Integration	317.97		96,197.67
1003 CCHD Checking #4766	07/29/2026	Deposit		HipCamp	304.29		96,501.96
1003 CCHD Checking #4766	07/29/2026	Deposit		Dockwa	1,209.14		97,711.10
1003 CCHD Checking #4766	07/29/2026	Deposit			3,341.40		101,052.50
1003 CCHD Checking #4766	07/29/2026	Deposit		Newbook Integration	1,326.90		102,379.40
1003 CCHD Checking #4766	07/30/2026	Deposit		Frank Dowd	120.00		102,499.40
1003 CCHD Checking #4766	07/30/2026	Deposit			2,545.94		105,045.34
1003 CCHD Checking #4766	07/30/2026	Deposit		Newbook Integration	488.77		105,534.11
1003 CCHD Checking #4766	07/31/2026	Bill Payment (Check)	8663	Del Norte County Tax Collector		233.61	105,300.50
1003 CCHD Checking #4766	07/31/2026	Expense		CDTFA		14.00	105,286.50
1003 CCHD Checking #4766	07/31/2026	Deposit			8,853.11		114,139.61
1003 CCHD Checking #4766	07/31/2026	Deposit			149.40		114,289.01
1003 CCHD Checking #4766	07/31/2026	Deposit		Newbook Integration	180.48		114,469.49
1003 CCHD Checking #4766	07/31/2026	Deposit			2,295.10		116,764.59
1003 CCHD Checking #4766	07/31/2026	Check	ACH	US Bank		192.12	116,572.47
Total for 1003 CCHD Checking #4766					\$225,821.94	\$274,665.15	
TOTAL					\$225,821.94	\$274,665.15	

Crescent City Harbor District
Pay Schedule for Fiscal Year 2026/2027
Effective as of 07/01/2026

Classification	Rate Type	Part/ Full Time	Rate	Step 1	Step 2	Step 3	Step 4	Step 5	Notes
Harbormaster	Semi-Monthly	Full Time	\$ 4,750.00	\$ 114,000.00	N/A	N/A	N/A	N/A	
Office Manager	Hourly	Full Time	\$ 27.11	\$ 56,388.80	N/A	N/A	N/A	N/A	
Guest Service Manager	Hourly	Full Time	\$ 24.30	\$ 50,544.00	N/A	N/A	N/A	N/A	
Admin Assistant	Hourly	Full Time	\$ 20.20	\$ 42,016.00	N/A	N/A	N/A	N/A	
Patrol Supervisor Lt	Hourly	Full Time	\$ 28.72	\$ 59,737.60	N/A	N/A	N/A	N/A	
Patrol Officer Corp	Hourly	Part Time	\$ 18.65	\$ 19,396.00	N/A	N/A	N/A	N/A	
Patrol Officer	Hourly	Part Time	\$ 18.39	\$ 19,125.60	N/A	N/A	N/A	N/A	
Patrol Officer	Hourly	Part Time	\$ 17.68	\$ 18,387.20	N/A	N/A	N/A	N/A	
Maintenance Foreman	Hourly	Full Time	\$ 38.36	\$ 79,788.80					, **
Maintenance Worker III	Hourly	Full Time	\$ 29.74	\$ 61,859.20					, **
Maintenance Worker I	Hourly	Full Time	\$ 19.32	\$ 40,185.60					, **
Maintenance Worker I	Hourly	Part Time	\$ 18.23	\$ 18,959.20					**
									**

*Paid Above Highest Step

** CA Minimum Wage \$16.90/hr.

12. MEETING ADJOURNMENT

*Adjournment of the Board of Harbor Commissioners will be until the next meeting scheduled for **Wednesday, September 16, 2026, at 2 p.m.** Please note that, in lieu of the Board's customary second- and fourth-Wednesday meeting schedule, the next meeting will be held on the **third Wednesday of September.** 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.*

