

Board of Harbor Commissioners

Crescent City Harbor District

April 9, 2025

Regular Harbor Commission Meeting



Regular Meeting

Board of Harbor Commissioners of the Crescent City Harbor District

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

AGENDA

Date: Wednesday, April 9, 2025

Time: 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. The Board may not take action on non-agendized matters. However, the Board or its staff may briefly respond to statements or questions from the public. (Gov. Code § 54954.2(a)(2))



2. Communications and Reports

a. Harbor Commissioner & Committee Reports

(1) Commissioner Dan Schmidt

(2) Commissioner Rick Shepherd

(3) Secretary John Evans

(4) Vice Chair Annie Nehmer

(5) Chair Gerhard Weber

Public Comment?



2. Communications and Reports

b. CEO/Harbormaster Report

Public Comment?



2. Communications and Reports

c. Grants Update

Public Comment?



April 9, 2025

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: Board Agenda Item: Update Report on Project Elements of Cal OES Hazard Mitigation Grant - Update Report on Project Elements

Hello Commissioners,

Below are updates on each contracted element of the Cal OES Hazard Mitigation Grant and the RFPs that are currently under development. We have also included an update on the Regional Investment Initiative (RII) Implementation Phase Grant. I will be available by Zoom at the Board meeting to answer any questions you may have.

Seawall and Citizens Dock Environmental and Technical Studies – Moffat and Nichol:

The HMGP grant has been supporting the required environmental and technical studies being conducted by Moffat and Nichol for the Seawall and Citizens Dock which will lead to the NEPA and CEQA approvals for construction. This work is also being funded with a Coastal Conservancy grant.

All of the environmental and technical Studies are wrapping up with a goal of completion by May 30.

The geotechnical study and seismic design are complete with a 30% design of both projects being submitted to the Harbor District in early May. The projects' construction costs, based on the new level of seismic standard required by the State of California, have increased by approximately \$5 million. We are seeking grants funds for that shortfall. (See Regional Investment Initiative (RII) Implementation Phase Grant below).

M&N also completed the eel grass study, and it has been submitted to Coastal Commission for review. This is one example of the multiple Biological Evaluation (BE) that are being submitted to the regulatory agencies, as the next to final step in the CEQA and NEPA processes.

The feedback from the regulatory agencies will be included in the final Environmental Report presented to the Harbor and then adopted by the Harbor Commissioners to be included in the construction work plans.

We are still holding back some HMGP funds in case a regulatory agency asks for any additional studies, which has already occurred multiple times during the 18-month environmental study process.

As a reminder, the completed and approved NEPA studies are required by US DOT MARAD before they sign the final award contract for the two PIDP grants: \$7.3 million for construction of the seawall and \$8 million for construction of Citizens' Dock phase 1.

Vision and Planning Services - TCA Architects:

TCA Architects have held a weekly design meeting with the Harbor management team, CREDE, and CSS, on their grant deliverables. They are presenting an initial Vision to the Board of Commissioner this week and then at the Del Norte Economic Summit on April 16. At the Summit, they will be discussing their scope of work and the type of things they will be delivering to the Harbor District. This is part of the efforts to get people to turn out for the upcoming community meetings to discuss a future vision for the Harbor.

Feasibility Study / Marketing Demand for Business Investment – CREDE

CREDE – Have been involved in all the design meetings with TCA and are developing their elements based on a wide variety of conversations they have been holding with local stakeholders and business developers. The next phase of their work incorporates the vision documents being prepared by TCA.

Phase I and II Environmental Site Assessment at former Boat Yard

SHN have completed initial water and soil sampling and testing at the former boat yard. Testing on all samples came back within legal limits. SHN did identify two other areas that should be sampled, both in the water at the boat haul out area. SHN were given the ok by the Harbor CEO to pull and test those samples, and that will occur in the next 30 days. (That work will be paid for under this grant).

A final all clear from the testing will allow for the release of the RFP for design and permitting of a boat haul out and an RFP for boat yard operations. CSS has been working on those RFPs and they will be ready for Harbor Commissioner review, and then release, upon receipt of the final SHN report.

If, in the worst-case scenario, cleanup work does have to occur at the boat yard, an RFP will be prepared and released for that work.

Dredge Spoils Disposal Pilot / Harbor Sediment Management Planning Study

Moffat and Nichol completed their initial work on meeting with the State regulatory agencies and determining what will be needed to get a pilot study approved and

conducted. Total cost of all of those elements was \$1 million. CSS and Harbor CEO met with M&N to try and work on a project design that would spend much less money getting to a “yes, if more money is spent to prove the negative impact” from the regulator agencies. Rather than spending a lot of money and staying at “maybe.”

CSS started work on such RFP for the initial elements of Dredge Spoils Disposal Pilot / Harbor Sediment Management Planning Study. The RFP will be released in late April or early May. The RFP is for the initial work that will move the regulatory agencies closer to accepting the possibility of allowing a disposal pilot.

A key item on this, made clear by the conversation with the regulatory agencies: approval by the regulatory agencies of a Sediment Management plan is not guaranteed and may take years. *The recommendation from Moffat and Nichol is: Until the Harbor has an adopted Sediment Management plan, do not convert the dredge ponds to any other uses. CCHD does not have an active permit on the ponds, but do not change the ponds use until an alternative plan is approved. If the Harbor District changes the ponds use, it will not be able to go back reapply for dredge ponds in the future if needed.*

It is anticipated that if approved from pilot to active permit, the proposed Harbor Sediment Management Plan, which would allow in-water and beach disposal of dredge sediment, would be much less expensive than using the dredge ponds or disposal at a far-off location.

Completion of Coastal Trail across the green space

Based on conversation with Coastal Conservancy and LAFCO, CSS started work on an RFP for the completion of a Coastal Trail access path across the Harbor green space. This would be a trail connecting the foot bridge at US 101, across the green space, to the Coastal Trail at the edge of the commercial boat basin parking lot.

This project is necessary because there is a Coastal Conservancy grant that dates back six years, (pre-CSS) that is not officially closed out because the Harbor has not completed the final element it pledged in the grant to do: connecting the Coastal Trail to 101. Closing out that grant, and one of the other Coastal Conservancy grants, allows the Harbor to apply for a new Coastal Conservancy grant.

Here is a quick status of the other Coastal Conservancy Grants:

South Beach Bathroom – The company awarded the project to furnish the building, Public Restroom Company, last week referred the Harbor District to contractors with experience installing their restrooms. We have reached out to those contractors to find one to install the bathroom this summer.

Seawall and Citizens Dock Environmental and Technical Studies – numerous of the biological studies have been completed and are being submitted to US DOT MARAD for their review and approval to submit to other regulatory agencies for final review. The goal is by end of May that process is complete.

Regional Investment Initiative (RII) Implementation Phase Grant - CSS

CSS prepared and submitted a Notice of Intent to the California Regional Investment Initiative to apply for an Implementation Phase Grant. (The NOI is attached to this memo).

In the NOI, “Rescuing and Expanding the Blue Economy in Del Norte and the Redwood Region,” we requested \$5 million for the projected construction costs shortfall for the seawall and Citizens’ Dock. The NOI included connecting that construction work to the development of the following items:

- New Boatyard
- New Boat Haul-Out Facility
- Fish Fillet Facilities
- New Cold Storage
- Sea-to-Market (Port-to-Plate) Food Program
- New Fishing Fleet Support Services

The RII grant program is part of what has funded the Redwood Region RISE initiative. The Implementation Phase Grant is the first round of project money to be made available in the 3-year program.

The submitting of a Notice of Intent was the first required step in the grant application process. The CCHD NOI was the only one submitted by an organization in the Redwood Region, which covers Del Norte, Humboldt, Lake and Mendocino counties. There were also two statewide applications, one for financing and one for support services that were also submitted to cover the Redwood Region. Even though CCHD was the only applicant, it does not guarantee CCHD will receive funding.

We have to go through the next step: submitting the answers to a questionnaire, basically a grant pre-application by April 23. That document is then reviewed by the CA Go-Biz team, who determine which applicants from each region to invite to submit a final grant application. The Go-Biz review should include the consideration of support from the Redwood Region RISE members.

CSS will work with CCHD to develop support for the application from the members of the Redwood Region RISE. We have attached a list of the Del Norte members, so if any Harbor Commissioner knows any of them, you can reach to ask they support the application.

Notice of Intent (NOI)

- Lead Entity: Crescent City Harbor District (CCHD)
- Primary Point of Contact: Mike Rademaker, mrademaker@ccharbor.com
- Identified Sector: Blue Economy
- Identified Region(s): Del Norte County, Humboldt County, Mendocino County

CCHD, a local special district, is submitting this NOI to apply for the California Regional Investment Initiative (RII) Implementation Phase Grant to support a Blue Economy cluster project: **Rescuing and Expanding the Blue Economy in Del Norte and the Redwood Region**. The commercial fishing fleet based at CCHD is the economic backbone of Del Norte and a vital contributor to livelihoods throughout Humboldt and Mendocino. Nearly 50% of all commercial catch in the Redwood Region comes through this harbor and is now in jeopardy. Two foundational pieces of infrastructure—Citizens' Dock, where fleet operations occur, and the seawall which protects it—are 50+ years old and deteriorating rapidly. Without immediate intervention they will collapse.

CCHD has secured \$15.3 million in federal funding for their replacement, with construction slated for 2026. However, updated state seismic standards have now increased project costs by \$5 million. This unfunded gap threatens the entire project with devastating consequences. The failure of either structure would halt commercial fishing operations, shutter a major economic engine, and cause significant regional disruption. When the 2011 tsunami closed the harbor, unemployment rose by 5%. The risk today is just as severe.

This project is not only urgent—it is foundational to regional economic survival and future growth. A regional coalition of public, private, and nonprofit partners has united around a strategy, shaped through public meetings, to grow the Blue Economy through 10 interconnected implementation-ready projects in Disinvested Communities. Using grant funds, we have undertaken feasibility studies, environmental reviews, business planning, and other pre-development work—ensuring they are all positioned for immediate, measurable impact.

- Replace Citizens' Dock
- Replace the Seawall
- New Sustainable Boatyard
- New Boat Haul-Out Facility
- New Electric Boat Conversions
- New Eco-Friendly Ice Plant
- New Fish Fillet Facilities
- New Cold Storage
- Sea-to-Market Food Program
- New Fishing Fleet Support Services

These projects will revitalize critical infrastructure, create inclusive economic opportunity, and expand the Blue Economy throughout the Redwood Region. Aligned with RII's core pillars, they set a new industry standard for environmental responsibility, climate resilience, sustainability, and equitable job creation.

Redwood Region Rise Del Norte Members

Contact Name	Partner Group
Carrie Castillo	Education/ Training;Grassroots/ Community Org
Kristin Lima	Education/ Training
Valerie Starkey	Government
Sylas Ryan	Education/ Training
Sal Munoz	Education/ Training
Nick Rail	Grassroots/ Community-based Organization
Lupe Gutierrez	Grassroots/ Community-based Organization
Kevin Malone	Grassroots/ Community-based Organization
Kasey Bell	Economic Development
Jonnel Covault	Grassroots/ Community-based Organization
David Sedgwick	Community Member
Darrin Short	Community Member
Cindy Vosburg	Business Organization
Ashley Taylor	Government
Andrea Lanctot	Grassroots/ Community-based Organization
Amber Wier	Grassroots/ Community-based Organization
Alec Dompka	Government
Aislene Delane	Government
Sonia Robert	Economic Development
Lennie Ramacher	Community Member
Jim Aperson	Community Member
Dean Wilson	Community Member
Catherine Johnson	Community Member
Blake Alexandre	Community Member
Trish Cottrell	Community Member
Tedd Ward	Government
Christy Hernandez	Workforce Development



3. 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 Meeting Minutes Approve Minutes of the March 26, 2025 Special and Regular Meetings**
- b. Approve Non-Recurring Expenditures over \$2,000:**
 - i) Advanced Security Access Control System for Dock Gates**
 - ii) Phase 2 Environmental Site Assessment for Boatyard Parcel**

Public Comment?

Special Meeting Minutes of the Board of Harbor Commissioners of the Crescent City Harbor District	
Harbor District Office, 101 Citizens Dock Road Crescent City, CA 95531	March 26, 2025 12:30 p.m.



Board of Harbor Commissioners of the Crescent City Harbor District

MINUTES

Special Session, Wednesday, March 26, 2025, at 12:30 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, Shepherd, Weber, Nehmer

2) Adjourn to Closed Session

a.) PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Government Code section 54957

Title: CEO/Harbormaster

b.) CONFERENCE WITH LABOR NEGOTIATORS

Government Code section 54957.6

Agency Negotiator: Mike Rademaker, CEO/Harbormaster

Unrepresented Employee: Director of Operations

c.) CONFERENCE WITH LABOR NEGOTIATORS

Government Code section 54957.6

Agency Negotiator: Mike Rademaker, CEO/Harbormaster

Unrepresented Employee: Maintenance Foreman

d.) PUBLIC EMPLOYMENT

Government Code section 54957

Title: Financial Advisor

e.) PUBLIC EMPLOYMENT

Government Code section 54957

Title: Local Co-Counsel (Attorney)

f.) CONFERENCE WITH LABOR NEGOTIATORS

Government Code section 54957.6

Agency Negotiator: Ruben Duran, General Counsel

Unrepresented Employee: CEO/Harbormaster

3) Resume Open Session and Provide Report from Closed Session

Chair Weber announced that Director of Operations, Mr. Negus, had resigned due to personal reasons.

4) MEETING ADJOURNMENT

Regular Meeting Minutes of the Board of Harbor Commissioners of the Crescent City Harbor District	
Harbor District Office, 101 Citizens Dock Road Crescent City, CA 95531	March 26, 2025 2:00 p.m.



Board of Harbor Commissioners of the Crescent City Harbor District

MINUTES

Regular Session, Tuesday, March 26, 2025, at 2:00 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, Shepherd, Weber, Nehmer

2) Harbor Commission & Committee Reports

3) Consent Calendar: Approve Meeting Minutes of the March 12, 2025 Special Meeting, March 12, 2025 Regular Meeting, and the March 19, 2025 Special Meeting.

Commissioner Schmidt moved to approve the minutes. Commissioner Evans seconded the motion.

ACTION TAKEN: MOTION PASSED

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

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

4) Action Items

a. Consider and Approve CEO/Harbormaster Employment Agreement and Orally Report Compensation Amount.

Commissioner Schmidt moved to postpone consideration of the CEO/Harbormaster Employment Agreement to a future meeting. Commissioner Evans seconded the motion.

ACTION TAKEN: MOTION PASSED

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

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

b. Consider and Appoint a Maintenance Ad Hoc Committee.

Chair Weber established a Maintenance Ad Hoc Committee. Vice Chair Nehmer and Commissioner Schmidt were appointed to the committee.

c. Set a Date and Time for an Ordinance Review Workshop.

Chair Weber set the Ordinance Review Workshop for April 2nd, at 2:00 PM.

5) Information Items

a. Fireworks Regulation Update

b. Consider Implementing a Computerized Maintenance Management System.

c. Dredging Update

6) MEETING ADJOURNMENT



PROJECT DESCRIPTION & INVESTMENT

Client Information

Name: Crescent City Harbor District D Dock

Site: Crescent City Harbor District
D Dock

101 Citizens Dock Road
Crescent City, CA 95531

Billing:

Contact

Justin Hanks

P: (707) 954-8341

C:

E: Lt.Hanks@ccharbor.com

Project Description

Installation of 1 DMP XR550 access control panel, 2-readers and 1-cellular communicator.



 **Project Investment**

Access

QTY	Description
1	PROXKEY II ACCESS DEVICE, PACKAGE OF 10
2	PROXPRO PROXIMITY READER
1	VERIZON LTE X1 CELLULAR COMMUNICATION
1	POWER SUPPLY; 5 AMP; 12 V
1	574 ZONES; NETWORK; 350 LG GRAY ENCLOSURE; 327

Labor:

Description	Ext.Price
Security Installation	\$1,920.00

Professional Services:

QTY	Description
01.00	Commercial Cellular Alarm Communications
05.00	Commercial Access Control Monitoring
01.00	Virtual Keypad/Mobile Application Access

Equipment Subtotal	\$2,940.80
Labor Subtotal	\$1,920.00
Recurring Cost Subtotal	\$45.00

Total Equipment	\$2,940.80
Total Labor	\$1,920.00
Total Purchase Price	\$5,081.36
Recurring Cost	\$45.00

Note: Sales tax is estimated. Invoiced amount may be different.



Phone: (707) 441-8855 Email: info@shn-engr.com Web: shn-engr.com 812 W. Wabash Avenue, Eureka, CA 95501-2138

CCHD PROJECT UPDATE: 024000.067 April 2, 2025

Phase II - Environmental Site Assessment (ESA), for a portion of Del Norte County Assessor's parcel number 117-020-016-000, 121 Starfish Way (subject property).

Subsurface Sampling

SHN will perform the following tasks at the subject property:

- Geoprobe borings to approximately 16 feet below ground surface (BGS), with at least two soil samples collected from each boring for laboratory analysis. Analysis for cadmium, chromium, nickel, lead, and zinc.
- Soil and groundwater - total petroleum hydrocarbons as motor oil (TPHMO), as diesel (TPHD), and as gasoline (TPHG), benzene, toluene, ethylbenzene, total xylenes, naphthalene, fuel oxygenates.
- Groundwater - dissolved metals (cadmium, chromium, nickel, lead, and zinc).
- Install one hand augered boring near an above ground electrical transformer. Collect two soil samples from the hand augered boring and submit for the analysis of polychlorinated biphenyls (PCBs).
- Prepare a summary report for submittal to the Harbor District.

Fees

SHN's cost estimated for labor and expenses to provide the required professional services is:

- Phase I ESA: \$7,500 (currently within budget)
- Phase II ESA: ~~\$20,000~~ Updated cost projection: NTE \$10,000



4. Action Items

- a. Approve Proposal for Crab Festival from Stephanie Abrams**

Public Comment?



4. Action Items

b. Continue Review of CCHD Ordinance Code

<https://www.ccharbor.com/ordinance-code>

Public Comment?



4. Action Items

- c. Approve Terms of Appointment and Compensation for CEO/Harbormaster**

Public Comment?

5. MEETING ADJOURNMENT

*Adjournment of the Board of Harbor Commissioners will be until the next meeting scheduled for **Wednesday, April 23, 2025**, at 2 p.m. PDT. 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.*

