



Update on Leased Properties

October 2026

Dear Chairman Shepherd and Commissioners,

In advance of the upcoming Commission meeting, I wanted to provide you with a more detailed update regarding the work currently underway at Crescent City Beach Village.

Since we were able to begin moving forward under the executed agreement in September, a substantial amount of work has been taking place, much of which is not yet immediately visible from simply visiting the properties.

This has included extensive coordination with the California Coastal Commission, Del Norte County, HCD and other regulatory agencies; securing the necessary approvals and exemptions; retaining and coordinating contractors; ordering specialized materials and equipment; planning the phased relocation of Bayside residents; upgrading electrical, water and sewer infrastructure; improving security and internet systems; developing grant opportunities; and creating the operational, marketing and guest-amenity programs that will support the long-term success of Crescent City Beach Village.

I have attached a detailed **Crescent City Beach Village Supplemental Project Activity and Development Report** so that the Commission can see the scope of the work in greater detail.

For ease of review, the report is organized into five sections:

Exhibit A - Regulatory, Permitting and Agency Coordination

Exhibit B - Contractors, Vendors and Service Providers

Exhibit C - Materials, Equipment and Physical Improvements

Exhibit D - Grants and Public Amenity Development

Exhibit E - Operations, Revenue Development, Guest Amenities and Destination Planning

The purpose of providing this additional detail is to demonstrate that the redevelopment is being approached systematically and in the proper sequence. A tremendous amount of work has gone into establishing the regulatory approvals, contractors, equipment, management systems and infrastructure necessary before the larger visible improvements can occur.

Our goal remains to transform these properties into a professionally operated waterfront destination that attracts additional visitors, encourages longer stays, increases Harbor activity and revenue, and supports the restaurants and businesses throughout the Harbor and Crescent City community.

We appreciate the Commission's continued support and look forward to discussing our progress at the upcoming meeting.

Wishing you all the best,

Daniel H. Dahan

Crescent City Beach Village - Managing Director
(562) 208-1792 | dhd@bsdpropertymanagement.com

CCBV Overall Objective

The objective of Crescent City Beach Village is not simply to repair two existing RV parks.

We are working to create a professionally operated coastal destination capable of attracting additional visitors, increasing occupancy, encouraging longer stays and creating considerably greater economic activity within the Crescent City Harbor.

Our primary responsibility is to create an outstanding experience for our residents and overnight guests.

Those guests, however, also become customers for Harbor restaurants, shops, recreational businesses and other Crescent City businesses. As occupancy and length of stay increase, so does the opportunity for additional spending, employment, tax revenue and economic activity throughout the Harbor.

For this reason, CCBV is simultaneously addressing infrastructure, management, security, technology, landscaping, amenities, marketing, partnerships, recreation and revenue development.

Some of these improvements will be private amenities specifically for registered CCBV guests. Others, particularly where grants and appropriate Harbor locations are available, may be developed as public amenities that can serve our guests while also benefiting Harbor visitors and the larger community.

This represents a coordinated redevelopment program being undertaken step by step, not a collection of unrelated improvements.

The infrastructure work underway today provides the foundation for the visible improvements, increased occupancy and economic activity that will follow.

Crescent City Beach Village

Supplemental Project Activity and Development Report

October 2026

This supplemental report has been prepared to provide the Crescent City Harbor District Commissioners with a more detailed picture of the work being undertaken by Crescent City Beach Village since operational control began in September 2026.

Although many of the most visible physical improvements will occur as infrastructure work progresses, a substantial amount of work has already been taking place behind the scenes. This includes regulatory approvals, contractor coordination, procurement of specialized equipment, resident relocation planning, utility improvements, grant development, management systems, technology, marketing, security, landscaping, guest amenities and long-term revenue planning.

The redevelopment is being approached as a coordinated project in which each stage supports the next.

Report Index

Exhibit A - Regulatory, Permitting and Agency Coordination (p. 4)

Coastal Commission, Del Norte County, HCD, utility approvals and car wash authorization.

Exhibit B - Contractors, Vendors and Service Providers (p. 6)

Electrical, plumbing, resident relocation, grading, landscaping, laundry, internet, security, park models, management and professional services.

Exhibit C - Materials, Equipment and Physical Improvements (p. 9)

Electrical pedestals, panels, cabling, water and sewer materials, gates, fencing, cameras, laundry equipment, internet infrastructure, bathrooms, apartments, landscaping and grounds.

Exhibit D - Grants and Public Amenity Development (p. 11)

Grant coordination with Mike Bahr, public restroom planning, dog park alternatives, dog-washing facilities, fire-pit/barbecue areas and other potential grant-supported Harbor amenities.

Exhibit E - Operations, Revenue Development, Guest Amenities and Destination Planning (p. 13)

Management technology, marketing, transportation, guest services, food court, retail, recreation, partnerships, discount programs, events, Wi-Fi, fitness, vending and other revenue-producing concepts.

EXHIBIT A

Regulatory, Permitting and Agency Coordination

1. California Coastal Commission

CCBV has spent substantial time working through the regulatory requirements associated with the improvements planned for Bayside and Redwood.

Particular attention has been devoted to the electrical and utility infrastructure improvements necessary before the larger redevelopment can proceed.

We worked extensively with Rebecca Jacobson of the California Coastal Commission and also communicated with Executive Director Kate Huckelbridge regarding the work being proposed.

This required numerous conversations, explanations of the proposed work, submission of requested information, clarification of existing conditions and preparation of the appropriate written exemption and supporting documentation.

After considerable back-and-forth communication, CCBV received the authorization necessary to move forward with the electrical infrastructure work.

Obtaining this authorization was an important milestone because the electrical improvements are one of the first major components required for the phased redevelopment of Bayside.

2. Del Norte County Departments

CCBV has also spent considerable time working with Del Norte County to determine and satisfy the requirements applicable to our planned improvements.

Our discussions and coordination have included personnel from:

- Building and Building Inspection
- Planning
- Engineering
- Environmental departments
- Environmental Health
- Code Enforcement
- Other County departments involved in the review of the proposed work

This has involved numerous telephone calls, meetings, applications, explanations of proposed improvements and follow-up discussions.

The purpose throughout has been to make certain that CCBV understands the applicable requirements before proceeding with substantial electrical, plumbing, grading, building and facility improvements.

3. California HCD and Park Model Homes

CCBV has also been communicating with the California Department of Housing and Community Development regarding the park-model homes contemplated for the project.

We have discussed proposed homes, installation requirements, placement, design considerations and the regulatory process required before homes can be installed.

We have communicated with supervisory personnel at HCD and are continuing to coordinate the proposed homes with the applicable requirements.

At the same time, we have been communicating with the park-model manufacturer regarding designs and specifications so that the homes ultimately selected can be coordinated with HCD requirements before substantial commitments are made.

4. Existing Harbor Car Wash

A separate and substantial effort has been devoted to determining what would be required to return the existing Harbor car wash near Bayside to operation.

CCBV worked with the appropriate Del Norte County departments, including building, planning, engineering, environmental, environmental health and code-enforcement personnel.

Following this review, County representatives Houa Moua and Heidi Kunstal confirmed that the existing car wash may resume operation and that no additional County permit, license or application is required simply to reopen and operate the existing facility.

This represents an important step toward returning an underutilized Harbor asset to productive use.

We have also communicated with companies experienced with self-service car washes in order to better understand the rehabilitation, equipment and operational requirements.

In addition, CCBV is presently communicating with two potential investors/operators regarding the possibility of rehabilitating and operating the facility.

Our objective is to return the car wash to productive use while creating an additional service for residents, Harbor businesses, visitors and the surrounding community.

EXHIBIT B

Contractors, Vendors and Service Providers

Since execution of the agreement allowed CCBV to begin making actual commitments, considerable effort has gone into assembling the contractors, vendors and service providers necessary to complete the redevelopment.

1. Electrical Contractor

An electrical contractor has been engaged to evaluate, repair and upgrade the electrical infrastructure serving Bayside and Redwood.

The work involves RV pedestals, electrical connections, panels, feeders, cabling and other components required to improve the existing systems and prepare the parks for redevelopment.

2. Woodlands Plumbing

CCBV has been working with Woodlands Plumbing, which has agreed to undertake water and sewer work associated with the Bayside redevelopment.

The work will include repair and improvement of existing water and sewer infrastructure as individual sections are cleared and reconstructed.

3. Resident RV Relocation

CCBV has also coordinated with a company capable of assisting residents with physically relocating their RVs during the phased infrastructure project.

The objective is to consolidate residents temporarily into designated areas while work occurs elsewhere.

The present sequence is generally to relocate residents as necessary, complete electrical, water, sewer and ground improvements, and then return residents to the completed sections so that the next areas can be addressed.

This approach allows substantial redevelopment while attempting to minimize disruption to the existing residents.

4. Grading and Resurfacing

CCBV has been working with a contractor for grading, resurfacing and preparation of the RV park grounds.

After utility work is completed, individual areas can be properly graded, resurfaced and prepared with appropriate base, gravel and finishing materials.

5. Landscaping

We have been communicating with a landscaping company in the McKinleyville area regarding plants, trees and other landscaping materials.

We are also working toward an arrangement for continuing grounds maintenance so that the landscaping and improved appearance of the properties can be properly maintained after installation.

6. Laundry Contractor and Equipment

CCBV has arranged for the modernization of the laundry facilities using professional Speed Queen commercial equipment.

The laundry operation is also being upgraded with Airwallet technology to provide electronic payment capabilities.

This will create a substantially more professional laundry operation for both residents and guests.

7. Internet and Wi-Fi

We have been working with a communications provider regarding upgraded internet and Wi-Fi throughout the properties.

This includes planning for cabling, distribution equipment and broader property coverage.

High-quality internet is being treated as essential infrastructure rather than merely an optional amenity.

8. Gates, Fencing and Security

CCBV is working with vendors and contractors regarding gates, fencing, access controls and security systems.

This includes planned controlled access to the C and D portions of Bayside as well as improved entrance and exit controls at Redwood.

Security cameras and upgraded lighting are also being incorporated into the security program.

9. Park Model Manufacturer

CCBV is communicating with the park-model manufacturer regarding home designs, specifications and potential installations.

This work is being coordinated with HCD requirements before final commitments are made.

10. Professional Design and Decorating

CCBV is working with professional design and decorating assistance to establish a consistent visual theme throughout the Village.

The work includes consideration of:

- Exterior colors
- Painting
- Landscaping
- Signage
- Outdoor furniture
- Decorative fencing
- Planters
- Benches
- Gazebos
- Village-themed decorative elements

The objective is to create one recognizable Crescent City Beach Village identity rather than a collection of unrelated improvements.

11. Management and On-Site Operations

CCBV has strengthened the management structure serving the properties.

A full-time manager has been brought into the operation.

Josie is serving in a supervisory capacity, while Josefina, our on-site services coordinator, continues to assist with residents and the transition work occurring at Bayside.

The management structure provides an important link between residents, contractors, ownership and the redevelopment team.

EXHIBIT C

Materials, Equipment and Physical Improvements

Many of the materials required for the redevelopment are specialized commercial products that cannot simply be obtained at a local retail store.

They must be specified, sourced, ordered and delivered, often with substantial lead times.

1. Electrical Equipment

CCBV is ordering, sourcing or preparing to order equipment including:

- Commercial RV electrical pedestals
- Electrical panels
- Breakers
- Connectors
- Feeders
- Heavy electrical cabling
- Conduit
- Related electrical components and installation materials

These items are critical to the first phase of redevelopment.

2. Water and Sewer Equipment

Materials necessary for water and sewer improvements are also being identified and sourced, including:

- Pipe
- Connections
- Fittings
- Valves
- Sewer components
- Water-service components
- Related installation materials

3. Laundry Equipment

Professional Speed Queen commercial laundry equipment has been selected together with Airwallet electronic payment technology.

Laundry-room painting, shelving and general improvements are also part of this work.

4. Gates and Fencing

CCBV is sourcing and planning:

- Automated gates
- Controlled-access equipment
- Perimeter and interior fencing
- Resident-area fencing
- Food-court fencing
- Entrance and exit controls

5. Security

Security improvements include:

- Surveillance cameras
- Improved lighting
- Controlled access
- Property-monitoring equipment
- Improved separation of appropriate resident, guest and operational areas

6. Internet Infrastructure

Internet improvements include cabling, distribution equipment and other communications infrastructure necessary to provide stronger Wi-Fi service throughout the property.

We are also evaluating opportunities for higher-speed internet closer to individual RV sites.

7. Bayside Apartments

Both Bayside apartments have undergone substantial rehabilitation and improvement.

These apartments support the management and operational needs of the property and represent physical work that has already been completed.

8. Restrooms and Common Facilities

CCBV is sourcing and planning improvements involving:

- New doors
- Wall improvements
- Fixtures
- Painting
- Improved restroom and shower facilities
- Other common-area improvements

9. Grounds and Landscaping Materials

We are coordinating the purchase and delivery of:

- Gravel
- Base material
- Plants
- Landscaping products
- Planters
- Benches
- Picnic tables
- Outdoor furnishings
- Other beautification materials

10. Boardwalk and Gathering Areas

Upcoming procurement and design work includes:

- Boardwalk decking
- Railings
- Lighting
- Gazebos
- Seating
- Landscaping
- Decorative features
- Directional and informational signage

11. Fitness Center

Equipment is also being evaluated for the planned fitness/exercise facility that would replace the existing Redwood office function.

EXHIBIT D

Grants and Public Amenity Development

CCBV has also been working closely with Mike Bahr regarding grant opportunities and the possibility of using grant funding to develop amenities that can benefit the project and, where appropriate, the broader Harbor and Crescent City community.

An important part of this work has been determining not simply what should be built, but where each amenity should be located and who it is intended to serve.

1. Public Restroom Facilities

One of the principal projects being discussed is the development of improved public restroom facilities.

CCBV has been working with Mike Bahr regarding potential locations and determining the location that can best accommodate Harbor activity while also serving visitors and CCBV guests.

The objective is to find a location that is practical, accessible, appropriately permitted and capable of serving the greatest number of people.

The restroom design, construction requirements, location and potential grant funding are all part of this ongoing work.

2. Dog Park - Private or Public Alternative

A dog park remains one of the amenities we consider particularly important because a very large percentage of RV travelers travel with pets.

We are presently evaluating two alternatives.

One possibility is a private CCBV dog park, potentially located in the Redwood area. If developed within our designated property, it would primarily be an amenity for registered CCBV RV guests.

The second possibility is a larger and more centralized public dog park developed elsewhere within the Harbor.

If grant opportunities and an appropriate location make the public alternative practical, such a facility could be available to CCBV guests as well as Harbor visitors and the broader community.

We are discussing both alternatives with Mike Bahr.

From CCBV's standpoint, the fundamental goal remains to provide the amenity our guests expect. However, if the same objective can be accomplished through a larger grant-supported public facility that also benefits the Harbor and community, we believe that alternative deserves serious consideration.

3. Dog-Washing Station

The dog-park planning also includes a proposed dog-washing station.

If the dog park is ultimately developed privately within CCBV, the dog-washing station could become part of the private guest amenity.

If a larger public dog park is developed elsewhere within the Harbor, we are also evaluating whether the dog-washing station should be incorporated into that project.

This would provide a useful amenity for RV travelers while potentially also serving local residents and other Harbor visitors.

4. Fire-Pit and Barbecue Gathering Area

CCBV is also working with Mike Bahr regarding the creation of a designated fire-pit and outdoor barbecue/gathering area.

This is important both as an amenity and from an operational standpoint.

Rather than encouraging individual guests to create fires or operate various cooking devices at individual RV sites, a properly designed centralized area can provide guests with an attractive place to gather, cook and socialize.

As with the dog park, there are two possible approaches.

If located within CCBV's designated property, the area would primarily serve registered RV guests.

If grant funding and an appropriate Harbor location make a larger public facility possible, the same concept could potentially become a Harbor-wide amenity available to visitors, guests and community members.

CCBV's primary objective is to provide quality amenities that attract RV travelers, increase occupancy and encourage longer stays. Those visitors in turn spend money within the Harbor, support restaurants and other businesses and generate additional economic activity and tax revenue.

Where an amenity can also be positioned and funded so that it benefits the broader Harbor and community without diminishing its value to our guests, we consider that an additional benefit.

5. Barbecue Area

Planning also includes a designated barbecue area with multiple permanent public-park-style charcoal barbecue stations, seating and landscaping.

The goal is to provide a safe, attractive and centralized gathering environment rather than relying entirely upon cooking at individual RV sites.

6. Additional Grant Opportunities

CCBV continues to work with Mike Bahr regarding potential grant-supported improvements and identifying projects that may qualify for outside funding.

The intention is to maximize available grant opportunities wherever practical so that improvements can be created without placing the entire financial burden on the Harbor or CCBV.

EXHIBIT E

Operations, Revenue Development, Guest Amenities and Destination Planning

In parallel with the physical redevelopment, CCBV is developing the operating and business structure necessary to transform Bayside and Redwood into a genuine waterfront destination.

Some of the following projects are already underway. Others are presently being researched, designed, priced or evaluated for future implementation.

They are included so that the Commission can understand the overall direction of the project.

1. Management and Technology Systems

CCBV is developing the operating systems necessary to professionally manage more than 200 RV spaces.

These projects include:

- Campspot reservation and property-management software
- Centralized resident and guest information
- Online and automated payments
- Development of a unified mobile-app concept
- CRM development
- 24/7 guest-service capabilities
- Digital guest guides using QR codes
- Online rules and rental information
- Automated guest communications
- Dynamic-pricing and occupancy-management capabilities
- Standard, Premium and Deluxe site classifications
- Technology to improve maintenance, guest services and operating efficiency

The goal is to create a modern guest experience from reservation through departure.

2. Website and Marketing

A comprehensive marketing program is being developed in preparation for the improved properties.

Projects include:

- New Crescent City Beach Village website
- Facebook
- Instagram
- TikTok
- Regular social-media activity
- Email newsletters
- Flyers
- Digital guest guides
- Newspaper advertising
- Radio opportunities
- Billboard opportunities
- Television and video advertising
- RV travel-platform listings
- Campground-directory listings
- Harbor website coordination
- RV clubs and group outreach
- CRM-based repeat-guest marketing

We are intentionally timing the major marketing launch so that the physical property can deliver the experience being advertised.

3. Guest Discounts and Promotional Programs

Programs being developed or evaluated include:

- First-time guest specials
- Seasonal specials
- AAA discounts
- AARP discounts
- Military and veteran discounts
- First-responder discounts
- Group and rally discounts
- Local-business discounts
- Breakfast and lunch promotions
- Harbor restaurant coupons
- Special guest packages

4. Crescent City Beach Village Discount Book

CCBV is working on a discount/coupon book that can be offered to guests.

The concept is to establish partnerships with participating Harbor and Crescent City businesses so guests receive special offers while being encouraged to explore the community.

This creates an opportunity for CCBV guests to generate business for:

- Harbor restaurants
- Shops
- Attractions
- Recreation providers
- Local services
- Other Crescent City businesses

The purpose is to use increased CCBV occupancy to create economic activity beyond the RV park itself.

5. Community and Harbor Partnerships

CCBV continues to develop relationships with:

- Harbor restaurant owners
- Local businesses
- Chamber of Commerce
- Transportation companies
- Recreation providers
- Tourism businesses
- Event coordinators
- Food-service businesses
- Local retailers

The intent is to make CCBV an additional source of customers for the surrounding Harbor and community.

6. Airport Shuttle and Transportation

We are investigating an airport shuttle connecting visitors with Crescent City Beach Village.

Transportation and mobility concepts under consideration also include:

- Bicycle rentals
- Scooter rentals
- Tricycle rentals
- Golf-cart rentals where appropriate
- Organized transportation
- Tours to nearby attractions

The objective is to make it easier for guests to enjoy the Harbor and surrounding community.

7. Food Court

Planning continues for a food-court environment intended to complement rather than compete with existing Harbor restaurants.

Potential concepts include:

- Attractive food containers
- Coffee service
- Ice cream and milkshakes
- Freshly baked products
- Limited specialty food concepts
- Seasonal vendors
- Seating
- Gazebos
- Landscaping
- Decorative fencing

The food court would be integrated into the broader boardwalk and village environment.

8. Vending and Convenience Services

CCBV is investigating vending and convenience services including:

- General vending machines
- Pet-product vending
- Dog-treat vending
- Ice sales
- Firewood
- Camping necessities
- RV convenience products
- Camp-store concepts
- Discounted propane
- Other frequently requested guest items

These smaller services improve convenience while also producing ancillary revenue.

9. Boardwalk and Village Environment

The boardwalk concept includes:

- Attractive walking areas
- Coordinated railings and fencing
- Decorative lighting
- Landscaping
- Planters
- Benches
- Gazebos
- Picnic tables
- Gathering areas
- Directional signage
- Village-themed decorations

The objective is to create an environment where visitors want to walk, gather and spend time throughout the Harbor.

10. Pet Amenities

In addition to the dog park and dog-washing facility described in Exhibit D, pet-related planning includes:

- Waste stations
- Owner seating
- Landscaping
- Pet-product vending
- Dog treats and supplies
- Other pet-friendly conveniences

11. Fitness, Recreation and Entertainment

The planned Redwood fitness facility is only one component of the recreation program being evaluated.

Other concepts include:

- Exercise equipment
- Game room
- Pool table
- Clubhouse/television area
- Outdoor movie nights
- Lighted recreation or sport court
- Barbecue areas
- Miniature golf or putting opportunities
- Beach yoga
- Aerobics and exercise programs
- Organized guest activities
- Family activities
- Seasonal events
- Themed events

Not every concept will necessarily be implemented. Each will be evaluated based upon demand, cost, available space, permitting and return on investment.

12. Excursions and Coastal Activities

We are investigating partnerships involving:

- Fishing trips
- Boat excursions
- Sightseeing
- Local attractions
- Organized tours
- Coastal experiences
- Scuba-diving opportunities where appropriate
- Beach activities

The objective is for Crescent City Beach Village to become the starting point for a guest's North Coast experience rather than simply the place where an RV is parked.

13. Remote Work and Business Services

Modern RV travelers increasingly include professionals who work while traveling.

For this reason, we are evaluating:

- Guest workspaces
- Desks and workstations
- High-speed internet
- Business-center facilities
- Enhanced/private Wi-Fi
- Package delivery
- Mail and package facilities

Providing these services can potentially extend the length of guest stays.

14. Restrooms and Showers

In addition to the public restroom project described in Exhibit D, CCBV is evaluating improvements to existing guest facilities including:

- Renovated bathrooms
- Improved showers
- New doors
- Improved walls and finishes
- Better fixtures
- Additional restroom capacity
- Potential private restroom/shower facilities

15. RV Site Improvements

Planning for individual RV sites includes:

- Better pull-through sites where feasible
- Improved back-in sites
- Larger and more functional pads
- Improved turning angles
- Road improvements
- Resurfacing
- Gravel and base improvements
- Ground-stabilization systems
- Sealcoating where appropriate
- Landscaping
- Shade opportunities
- Picnic areas
- Standard, Premium and Deluxe sites

16. Retail and Small-Business Opportunities

Long-term village concepts being evaluated include partnerships or services involving:

- Coffee
- Ice cream
- Candy
- Freshly baked goods
- Local produce
- Fresh seafood and crab
- Crafts
- Gifts
- Souvenirs
- Specialty merchandise
- Online merchandise
- Pet products
- Other locally appropriate retail offerings

Where possible, we would prefer to develop partnerships with existing Harbor and Crescent City businesses rather than unnecessarily duplicating what is already available nearby.

17. Additional Revenue and Guest-Service Opportunities

Additional concepts under evaluation include:

- EV charging
- Dump-station improvements
- Temporary storage
- Propane sales
- Ice sales
- Recreation-equipment rentals
- Guest activity packages
- Premium Wi-Fi
- Camp-store services
- Online retail
- Picnic and outdoor equipment
- Group and rally programs

Overall Redevelopment Sequence

