



Special 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

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AGENDA

- Date:** Tuesday, April 28, 2026
- Time:** Closed Session: 11:30 a.m.
Open Session: 1:00 p.m.
- Place:** 101 Citizens Dock, Crescent City, CA 95531 and via Zoom Webinar

TO WATCH (via online) <https://us02web.zoom.us/j/6127377734>

TO LISTEN (via telephone): Dial (669) 900-6833, please enter 612-737-7734# when asked for a meeting ID. or, one tap mobile: +16699006833,,6127377734#

MOMENT OF REFLECTION: *Any prayer, invocation, or similar moment of reflection that may be offered before the start of a Board Meeting is a voluntary offering by a private resident or invited guest; has not been previously reviewed or approved by the Board of Harbor Commissioners or District staff; should not be considered an endorsement of any particular religion or belief by the Crescent City Harbor District or its officials, as the beliefs, viewpoints, and content are personal to the speaker; and no participation by any person in attendance is required. A list of volunteers is maintained by the Crescent City Harbor District office, and interested persons should contact the Secretary of the Board for further information.*

REGULAR SESSION:

1. Preliminary Items

- a. Call to Order
- b. Roll Call
- c. Pledge of Allegiance
- 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. In order to preserve meeting decorum and the nature of general public comments, the Board and staff should not respond to statements or questions, but may make themselves available after the meeting.

2. Adjourn to closed session.

a. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Government Code section 54956.8.

Property Address: 750 US Highway 101, Crescent City Harbor, CA 95531

District negotiators: Mike Rademaker (CEO/Harbormaster), Cameron Weist (Special Counsel), Ryan Plotz (Counsel), Andrew Flynn (Financial Consultant), Sandy Moreno (Financial Consultant)

Negotiating parties: Sean E. McGraw, Scott Lawhon, and Daniel Dahan

Under negotiation: Price and payment terms

b. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Government Code section 54956.8.

Property Address: 159 Starfish Way, Crescent City, CA 95531

District negotiators: Mike Rademaker (CEO/Harbormaster), Cameron Weist (Special Counsel), Ryan Plotz (Counsel), Andrew Flynn (Financial Consultant), Sandy Moreno (Financial Consultant)

Negotiating parties: Sean E. McGraw, Scott Lawhon, and Daniel Dahan

Under negotiation: Price and payment terms

c. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Government Code section 54956.8.

Property Address: Undeveloped land, along Starfish Way, between the intersections with Citizens Dock Rd and Anchor Way, in Crescent City, CA, which is a portion of Assessor Parcel No. 117-020-016, consisting of approximately 95,000 square feet.

District negotiators: Mike Rademaker (CEO/Harbormaster), Cameron Weist (Special Counsel), Ryan Plotz (Counsel), Andrew Flynn (Financial Consultant), Sandy Moreno (Financial Consultant)

Negotiating parties: Sean E. McGraw, Scott Lawhon, and Daniel Dahan

Under negotiation: Price and payment terms

d. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Government Code section 54956.9(d)(1)

Name of case: *Fashion Blacksmith, Inc. v. Crescent City Harbor District*

Facts and circumstances: post-judgment discussions regarding payment terms

3. Reconvene in open session. Disclose any reportable action taken during closed session.

4. Public Hearing, Discussion, and Board Direction Regarding Competing Proposals for the Long-Term Operation, Redevelopment, and Improvement of Redwood Harbor Village, Bayside RV Park, and the “Overflow Lot” (described in “2c” above).

Note: The Board of Harbor Commissioners will conduct a public hearing to receive public comment, review the negotiating team’s report, and discuss competing proposals for the long-term operation, redevelopment, and improvement of Redwood Harbor Village, Bayside RV Park, and the adjacent Overflow Lot. The proposals under consideration include the proposal submitted by Crescent City Holdings I, LLC, the proposal submitted by BSD Property Management’s affiliated proposer, and the alternative of continued District operation of the RV park properties.

The Board may discuss and provide direction regarding which path appears most likely to advance

the District's long-term financial, operational, legal, reputational, and public-stewardship interests. Issues for discussion may include minimum rent, percentage rent, capital-improvement commitments, operator experience, execution risk, diligence concerns, treatment of existing long-term tenants, public benefit, regulatory dependencies, and the appropriate level of District oversight and lease protections.

Any Board direction at this meeting would be conditional. The Board will not be asked to approve a final lease, transfer property rights, or commit the District to a final transaction at this meeting. Any final lease would return to the Board at a future public meeting in complete form, together with any necessary legal findings, final survey and legal description materials, counsel review, and other required approval documents.

5. MEETING ADJOURNMENT

*Adjournment of the Board of Harbor Commissioners will be until the next meeting scheduled for **Wednesday, May 13, 2026**, at 2 p.m. PDT.*

Note: A Special Meeting at an earlier date is anticipated in order to approve a ground lease agreement.

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.

Pursuant to Government Code Section 54957.5(b)(1), the Crescent City Harbor District has designated its main office, located at 101 Citizens Dock Rd, Crescent City, CA, as the location available for public inspection of agendas and related writings under consideration by the Board of Harbor Commissioners. If the office is locked, please contact the Harbor Patrol at (707) 954-8341 (available 24 hours), and a patrol officer will promptly provide access for you to review the materials.