



# 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

[www.ccharbor.com](http://www.ccharbor.com)

### AGENDA

- Date:** Wednesday, April 22, 2026
- Time:** Closed Session: 12:00 p.m.  
Open Session: 2:00 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 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

**b. CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION**

Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Government Code section 54956.9: 1 potential case

**c. 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: Sean E. McGraw, Scott Lawhon, and Daniel Dahan

Under negotiation: Price and payment terms

**d. 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: Sean E. McGraw, Scott Lawhon, and Daniel Dahan

Under negotiation: Price and payment terms

**e. 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), Ryan Plotz (Counsel), Sandy Moreno (Financial Consultant)

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

Under negotiation: Price and payment terms

**3. [2:00 P.M.] Reconvene in open session**

**a. Disclose any reportable action taken during closed session.**

**b. General public comments**

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**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 April 8, 2026 Regular Meeting
- b) Approve February 2026 and March 2026 invoices from Kolstad Land Surveyors
- c) Approve March 2026 invoice from the Mitchell Law Firm

**5. Consider and approve request by One King Entertainment to hold a music festival at Port O’ Pints South Beach on May 30, 2026, from 11 AM to 11 PM.**

**6. Review 25/26 Q3 Budget-to-Actual and approve budget adjustments/reclassifications.**

**7. Schedule public hearing to consider development proposals for 750 U.S. Highway 101 S., 159 Starfish Way, and undeveloped land along Starfish Way, between Citizens Dock Rd and Anchor Way.**

**8. Communications, Reports, and Directions to Staff**

- a. Harbor Commissioner & Committee Reports
- b. CEO/Harbormaster Report
- c. Financial Report
  - i. Update on grant billing
  - ii. Update on 24/25 audit status
  - iii. Update on USDA loan modification plan
  - iv. Update on CPRA requests
  - v. Status report on other pending projects

**9. 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. 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.*