

**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

January 28, 2026  
1:00 p.m.



## Board of Harbor Commissioners of the Crescent City Harbor District

### MINUTES

***Regular Session, Wednesday, January 28, 2026, at 1:00 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: 750 US Highway 101, Crescent City Harbor, CA 95531

District negotiators: Mike Rademaker (CEO/Harbormaster), Ryan Plotz (General Counsel), 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), Ryan Plotz (General Counsel), 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), Ryan Plotz (General 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: CCHD Maintenance Facility (191 Raker Way, adjacent to 121 Starfish Way), Crescent City, CA

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

Negotiating parties: Sean E. McGraw, Scott Lawhon, and Daniel Dahan  
Under negotiation: Price and payment terms

**3) Reconvene in open session and disclose any reportable action taken during closed session.**

Board Chair Shepherd reported that the Crescent City Harbor District, Daniel Dahan, Scott Lawhon, and Sean E. McGraw are still in negotiations. No reportable action was taken in closed session.

**4) Adopt Resolution 2026-01 approving the Mitigated Negative Declaration (MND) for the Crescent City Harbor Citizens Dock and Seawall Initial Study and directing staff to file a final Notice of Determination.**

Commissioner Evans made a motion to approve Resolution 2026-01. Commissioner Weber seconded the motion.

**ACTION TAKEN: MOTION PASSED**

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

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

**5) Approve an amendment to the existing agreement with Moffatt and Nichol to include permit application support services for construction of the Crescent City Harbor District (CCHD) new seawall and Citizens Dock, demolition of the existing seawall and dock (pier), and construction of the South Harbor Habitat Restoration Site.**

Commissioner Evans made a motion to approve the amendment. Commissioner Weber seconded the motion.

**ACTION TAKEN: MOTION PASSED**

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

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

**6) Adopt Resolution 2026-02 authorizing insurance coverage in lieu of official bonds pursuant to Government Code Section 53226.3, and approve corresponding letter to Del Norte County Board of Supervisors.**

Commissioner Nehmer made a motion to continue the agenda item to a future meeting. Commissioner Schmidt seconded the motion.

**ACTION TAKEN: MOTION PASSED**

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

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

***7) Consider and approve agreement with the Weist Law Firm for bond counsel services, and corresponding agreement with CalMuni Advisors for financial consulting services.***

Commissioner Evans made a motion to approve of the agreements with both the Weist Law Firm and CalMuni Advisors, with an addendum to include consulting for the RV parks and other harbor properties. Commissioner Shepherd seconded the motion.

**ACTION TAKEN: MOTION PASSED**

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

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

***8) Approve minutes of the December 5, 2025 Special Meeting; December 10, 2025 Regular Meeting; December 31, 2025 Special Meeting; January 14, 2026 Special Meeting; January 14, 2026 Regular Meeting; January 16, 2026 Special Meeting; and January 18, 2026 Special Meeting.***

Commissioner Shepherd made a motion to approve the minutes of the December 5, 2025 special meeting, and Commissioner Evans seconded the motion.

**ACTION TAKEN: MOTION PASSED**

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

**ABSENT: NONE // ABSTAIN: NEHMER, SHEPHERD**

Commissioner Shepherd made a motion to approve the minutes of the December 10, 2025 regular meeting, December 31, 2025 special meeting, and January 14, 2026 regular meeting, and Commissioner Evans seconded the motion. For the minutes of the January 14th regular meeting, the motion included a correction to change the recorded vote on agenda item #8, which involved the approval of the December 17th, 2025 minutes. For that approval, Commissioner Evans made an amendment, although the minutes erroneously listed Commissioner Nehmer as making the amendment.

**ACTION TAKEN: MOTION PASSED**

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

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

Commissioner Evans made a motion to approve the minutes of the January 14, 2026 special meeting, January 16, 2026 special meeting, and January 18, 2026 special meeting, and Commissioner Weber seconded the motion.

**ACTION TAKEN: MOTION PASSED**

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

**ABSENT: NONE // ABSTAIN: NEHMER, SHEPHERD**

**9) Communications, Reports, and Directions to Staff**

**a. Harbor Commissioner & Committee Reports**

**b. CEO/Harbormaster Report**

**i. Update on security camera quotes**

**ii. Consider modification of the CEO/Harbormaster housing requirement and take appropriate action, including the possible approval of a benefit election pursuant to the CEO/Harbormaster employment agreement.**

Commissioner Evans moved to eliminate the requirement that Harbormaster Rademaker reside in District-provided housing as a condition of employment. The housing had been provided at no cost; however, while receiving that housing benefit, Rademaker was not eligible to receive District-provided health insurance. This structure was intended to keep the total value of benefits comparable across all employees. Now to offset the loss of the housing benefit, Commissioner Evans' motion approved a compensating term in Rademaker's employment contract that would provide a monthly payment equal to 75% of the District's health insurance cost (\$1,154.37). Consistent with the prior offset arrangement, Rademaker would remain ineligible for District-provided health insurance while receiving the 75% compensating payment. Commissioner Weber seconded the motion.

**ACTION TAKEN: MOTION PASSED**

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

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

**c. Financial Report**

**i. Balance Sheet by Month**

**ii. Profit and Loss by Month**

**iii. Budget to Actual as of 12/31/25**

**iv. Cash Flow Report Nov 25**

**v. Cash Flow Report Dec 25**

**vi. Status Report Pending Projects**

**vii. MLF & CSS Bill for Approval**

Commissioner Evans moved to approve the payment to CSS and Mitchell Law Firm as submitted, and Commissioner Shepherd seconded the motion.


**ACTION TAKEN: MOTION PASSED**

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

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

**10) MEETING ADJOURNMENT**

**Attested by:**

  
\_\_\_\_\_  
Justin Hanks  
Clerk of the Board