

**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

April 22, 2026  
12:00 p.m.



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

### **MINUTES**

***Regular Session, Wednesday, April 22, 2026, at 12:00 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 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) 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

Commissioner Schmidt moved to approve the consent calendar with the addendum that it be noted that Sean E. McGraw, Scott Lawhon, and Daniel Dahan were not present for the closed session. Commissioner Evans seconded the motion.

ACTION TAKEN: MOTION PASSED

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

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

**4) 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.**

Commissioner Schmidt moved to approve the festival. Commissioner Shepherd seconded the motion.

ACTION TAKEN: MOTION PASSED

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

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

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

Commissioner Evans moved to approve the proposed budget adjustments, and Commissioner Weber seconded the motion.

**ACTION TAKEN: MOTION PASSED**

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

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

**6) 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.**

The public hearing was scheduled for April 28, 2026 at 1PM.

**7) 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**

**8) MEETING ADJOURNMENT**

**Attested by:**

  
Justin Hanks  
Clerk of the Board