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	August 12, 2026 12:00 p.m.

Board of Harbor Commissioners of the Crescent City Harbor District

MINUTES

Regular Session, Wednesday, August 12, 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 REAL PROPERTY NEGOTIATORS*
Government Code section 54956.8.
Property Address: 161 Starfish Way
District negotiators: Mike Rademaker (CEO/Harbormaster), Ryan Plotz (Counsel), Sandy Moreno (Financial Consultant)
Negotiating parties: Ocean Gold Under negotiation: Price and payment terms

b. *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: Daniel Dahan
Under negotiation: Price and payment terms

c. *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: Daniel Dahan
Under negotiation: Price and payment terms

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

Commissioner Shepherd stated that there was nothing to report.

4) Consent Calendar:

a) **Approve minutes of the June 26, 2026 Special Meeting, July 15, 2026 Special Meeting, and July 22, 2026 Regular Meeting**
Commissioner Weber made a motion to approve the meeting minutes for June 26th, July 15th and July 22nd, and Commissioner Shepherd seconded the motion.

<u>ACTION TAKEN:</u> MOTION PASSED
AYES: EVANS, WEBER, SCHMIDT, NEHMER, SHEPHERD **//** **NAYS:** NONE
ABSENT: NONE **//** **ABSTAIN:** NONE

b) Approve CSS PIDP 2022 July Invoice#701261-01
c) Approve CSS PIDP 2024 July Invoice #701262-01

These Items were moved to be discussed and potentially approved on agenda item 5.

5) Receive update report from Mike Bahr, CEO, Community System Solutions, concerning Seawall and Citizens Dock projects.

b) Approve CSS PIDP 2022 July Invoice#701261-01
c) Approve CSS PIDP 2024 July Invoice #701262-01
Commissioner Weber made a motion to approve CSS Invoice #701261-01 and #701262-01, Commissioner Evans seconded the motion.

<u>ACTION TAKEN:</u> MOTION PASSED
AYES: EVANS, WEBER, SCHMIDT, NEHMER, SHEPHERD **//** **NAYS:** NONE
ABSENT: NONE **//** **ABSTAIN:** NONE

6) Consider and approve a professional services agreement with Community System Solutions for grant management services for the Hazard Mitigation Grant.

Commissioner Weber made a motion to approve a professional services agreement with Community System Solutions for grant management services, funded by the Hazard Mitigation Grant Program, and Commissioner Nehmer seconded the motion.

<u>ACTION TAKEN:</u> MOTION PASSED
AYES: EVANS, WEBER, SCHMIDT, NEHMER, SHEPHERD **//** **NAYS:** NONE
ABSENT: NONE **//** **ABSTAIN:** NONE

7) Consider and approve renewal of Software Services Agreement with Dockwa.

This agenda item was continued to a future meeting.

8) Consider preliminary approval of Automotive Burnout Competition to be held on October 3, 2026. The Board expressed non-binding consensus support for the event, subject to further review of a detailed event plan.

9) Consider July 16, 2026, Brown Act Cure-and-Correct Demand and authorize District Counsel to respond.

Commissioner Evans made a motion to approve District Counsel's determination that the July 16, 2026 Brown Act Cure-and Correct Demand was moot due to the Board taking no substantive action on the challenged item at the July 15th meeting, and also because the matter was subsequently placed on July 22nd regular meeting agenda for consideration, during which public comment was accepted, and to make this determination without admitting that any Brown Act Violation occurred, and to authorize District Counsel to provide a written response consistent with that determination. Commissioner Weber seconded the motion.

ACTION TAKEN: MOTION PASSED
AYES: EVANS, WEBER, SHEPHERD **// NAYS:** SCHMIDT, NEHMER
ABSENT: NONE **// ABSTAIN:** NONE

10) Communications, Reports, and Directions to Staff

a. Harbor Commissioner & Committee Reports
b. CEO/Harbormaster Report
c. Financial Report
i. Statement Summary Report as of June 30, 2026
ii. Balance Sheet by Month
iii. Profit and Loss by Month
iv. Profit and Loss by Class
v. Budget to Actual Report
vi. Cash Flow Report for June 2026
vii. Update on Grant Billing
viii. Update on Audit Status
ix. Review TOT Report as of 6/30/26
x. Adopt Final Budget 26/27

Commissioner Evans made a motion to approve the Final Budget for 26/27 and Commissioner Weber seconded the motion.

ACTION TAKEN: MOTION PASSED
AYES: EVANS, WEBER, SHEPHERD **// NAYS:** SCHMIDT, NEHMER
ABSENT: NONE **// ABSTAIN:** NONE

xi. Approve Revised Pay Schedule 26/27

This agenda item was continued to a future meeting.

xii. Approve Revised Insurance Renewal

Commissioner Weber made a motion to approve the Revised Insurance Renewal as presented, and Commissioner Evans seconded the motion.

ACTION TAKEN: MOTION PASSED

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

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

11) MEETING ADJOURNMENT

Attested by: Justin Hanks

Justin Hanks

Clerk of the Board