

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	February 11, 2026 1:00 p.m.



Board of Harbor Commissioners of the Crescent City Harbor District

MINUTES

Regular Session, Wednesday, February 11, 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, Nehmer, Shepherd

[NOTE: Commissioner Weber was absent for the closed session but did arrive at approximately 2:04pm. Then at approximately 3:15pm (before agenda item #8), Commissioner Weber had to leave the meeting due to personal reasons.

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

a. Disclose any reportable action taken during closed session

There was nothing to report from the closed session.

4) Consent Calendar:

a) Approve minutes of the January 28, 2026 Regular Meeting

b) Authorize the Board Chair to sign the MARAD PIDP 2024 grant agreement

Commissioner Shepherd made a motion to approve of the minutes for January 28th, 2026 regular meeting, and to authorize the Board Chair to sign the MARAD PIDP 2024 grant agreement, Commissioner Weber seconded the motion.

ACTION TAKEN: MOTION PASSED

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

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

5. Grants update, including project elements of Cal OES Hazard Mitigation Grant and other awarded grants. No action taken.

6. [2:30 P.M.] 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. Special Counsel Michael Colantuono will be available to answer questions.

Commissioner Shepherd made a motion to adopt Resolution 2026-02 and to approve the corresponding letter to the Del Norte County Board of Supervisors. Commissioner Weber seconded the motion.

ACTION TAKEN: MOTION PASSED

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

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

7. Consider modification of crab pot storage space rental agreement and adjudicate appeal of fees billed to Richard Nehmer (F/V Resolution). No action was taken.

8. Approve fee waiver for Girl Scouts to sell cookies at the entrance to the inner boat basin.

Commissioner Schmidt made a motion to waive the fees. Commissioner Shepherd seconded the motion.

ACTION TAKEN: MOTION PASSED

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

ABSENT: EVANS, WEBER // **ABSTAIN:** NONE

9. 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 2025 audit status

iii. Update on 25/26 budget review

iv. Update on debt restructuring with Cal Muni Advisors


v. Update on USDA loan modification plan

vi. Review merchant services

vii. Update on CPRA requests

10) MEETING ADJOURNMENT

Attested by:



Justin Hanks
Clerk of the Board