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	June 24, 2026 11:00 a.m.

Board of Harbor Commissioners of the Crescent City Harbor District

MINUTES

Regular Session, Wednesday, June 24, 2026, at 11:00 A.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.

NOTE: The following negotiating parties were not present during the closed session: Sean E. McGraw, Scott Lawhon, and Daniel Dahan

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 (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 (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 (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

4) Consent Calendar:

a) Approve minutes of the June 8, 2026 Special Meeting and June 10, 2026 Regular Meeting.
b) Approve Moffatt & Nichol Invoice #810846
c) Approve Kolstad Land Surveyors Invoice #1582
d) Adopt Resolution No. 2026-07 authorizing acceptance and execution of Bill of Sale from the United States Coast Guard for assets located at 100 Anchor Way, Crescent City, California, and authorizing related actions.

Commissioner Evans made a motion to approve items A through D, however he thought it was prudent to discuss item E separately from the others. Commissioner Schmidt seconded the motion.

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

e) Approve Consent to Assignment and Assumption of Lease from Safe Coast Seafoods, LLC to Ocean Gold Seafoods, Inc.

Commissioner Evans made a motion to approve the lease assignment from Safe Coast Seafoods, LLC to Ocean Gold Seafoods Inc., with an admonition that the new lease should be brought before the board when the current assigned lease expires in 30 days for discussion and approval. Commissioner Weber seconded the motion.

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

5) Consider project management proposals and select preferred proposer. Approve Resolution 2026-08 authorizing the negotiation and execution of a professional services agreement with the selected proposer, subject to parameters established by the Board, and approval as to form by District Counsel.

Commissioner Schmidt made a motion to approve Kimley Horn as the selected proposer and adopt resolution 2026-08 to authorize executing an agreement. Commissioner Weber seconded the motion.

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

6) Discuss and review Grant Manager proposals. Interview proposers. Approve Resolution 2026-09 authorizing the negotiation and execution of a professional services agreement with the selected proposer, subject to parameters established by the Board, and approval as to form by District Counsel.

[2:30 PM] Interview Sunstone Cities LLC
[3:00 PM] Interview Macias Gini & O'Connell LLP (MGO)
[3:30 PM] Interview Community System Solutions (CSS)

After interviewing each of the prospective Grant Managers, Commissioner Evans made a motion to select Community System Solutions (CSS) and approve resolution 2026-09 to execute an agreement for the professional services from CSS. Commissioner Shepherd seconded the motion.

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

7) [4:00 PM] Consider and adopt Resolution No. 2026-10 approving a lease with BSD Property Management LLC for the property commonly known as Redwood Harbor Village, authorizing the CEO/Harbormaster to execute the lease subject to final approval by District Counsel, and directing the CEO/Harbormaster to prepare corresponding proposed leases for the areas commonly known as Bayside RV Park and the "Overflow Lot" for future Board consideration and final approval.

Commissioner Evans made a motion to approve Resolution 2026-10 approving a draft lease with BSD Property Management LLC for Redwood Harbor Village, provided that District Counsel add a cross-default provision to the lease. Commissioner Shepherd seconded the motion.

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

8) Consider and approve proposal from Alicia Williams to hold a fundraising event from 07/04/26 to 07/05/26.

Commissioner Evans made a motion to approve Alica William's Fundraiser and a corresponding letter for donations. Commissioner Shepherd seconded the motion.

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

9) Communications, Reports, and Directions to Staff

- **a. Harbor Commissioner & Committee Reports**
- **b. CEO/Harbormaster Report**
- **c. Financial Report**
  - **i. Financial Statement Summary Report as of May 31, 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 May 2026**
  - **vii. Update on Grant Billing**
  - **viii. Update on Audit Status**
  - **ix. Adopt 26/27 Budget**
  - **x. Approve 26/27 Pay Schedule**
  - **xi. Approve 26/27 Organizational Chart**
  - **xii. Approve Insurance Renewal**
  - **xiii. Approve Summit Accounting Services invoice for July 15, 2025 – May 31, 2026.**
  - **xiv. Approve contract extension for Summit Accounting Services thru December 31, 2026.**

Agenda item #9 was continued to the next meeting.

10) MEETING ADJOURNMENT

Attested by: Justin Hanks
Justin Hanks
Clerk of the Board