



# Regular Meeting

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

Chair Rick Shepherd, Vice Chair John Evans

Commissioner Gerhard Weber, Commissioner Dan Schmidt, Commissioner Annie Nehmer

[www.ccharbor.com](http://www.ccharbor.com)

### AGENDA

**Date:** Wednesday, January 14, 2026

**Time:** Closed Session: 1:00 p.m.  
Open Session: 2:00 p.m.  
Public Hearing: 3:00 p.m.

**Place:** 101 Citizens Dock, Crescent City, CA 95531 and via Zoom Webinar

**TO WATCH (via online)** <https://us02web.zoom.us/j/6127377734>

**TO LISTEN (via telephone):** Dial (669) 900-6833, please enter 612-737-7734# when asked for a meeting ID. or, one tap mobile: +16699006833,,6127377734#

**MOMENT OF REFLECTION:** *Any prayer, invocation, or similar moment of reflection that may be offered before the start of a Board Meeting is a voluntary offering by a private resident or invited guest; has not been previously reviewed or approved by the Board of Harbor Commissioners or District staff; should not be considered an endorsement of any particular religion or belief by the Crescent City Harbor District or its officials, as the beliefs, viewpoints, and content are personal to the speaker; and no participation by any person in attendance is required. A list of volunteers is maintained by the Crescent City Harbor District office, and interested persons should contact the Secretary of the Board for further information.*

#### REGULAR SESSION:

##### 1. Preliminary Items

- a. Call to Order
- b. Roll Call
- c. Pledge of Allegiance
- d. General Public Comments

*The general comment period is provided for subjects not included on the agenda but within the subject matter jurisdiction of the District. Each person is limited to a maximum of 3 minutes of speaking time. The Board may not take action on non-agendized matters. In order to preserve meeting decorum and the nature of general public comments, the Board and staff should not respond to statements or questions, but may make themselves available after the meeting.*

**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.**

**4. Consider and approve a consulting contract with GHD Inc. to perform engineering condition assessments of buildings owned by the Crescent City Harbor District, for an amount not to exceed \$66,333, to be paid for with Hazard Mitigation Grant Program funds.**

**5. Consider staff report and provide direction on potential license-free public fishing designation at Anchor Way.**

**6. Approve a lease with FV Resolution LLC for placement of a cold storage container.**

7. **Approve a budget for procuring security cameras to monitor undisclosed high-risk areas, to be chosen by Harbor Patrol Lieutenant.**
8. **Approve minutes of the December 17, 2025 Special Meeting.**
9. **[3:00 PM] Hold a public hearing on the Crescent City Harbor Citizens Dock and Seawall Initial Study Mitigated Negative Declaration and accept oral and written comments on the Initial Study through January 17, 2026.**
10. **Communications, Reports, and Directions to Staff**
  - a. **Harbor Commissioner & Committee Reports**
  - b. **CEO/Harbormaster Report**
  - c. **Dredging Update**
  - d. **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.**
  - e. **Financial Report**
    - i. **Grant reimbursements and gap funding update**
    - ii. **Transition to QuickBooks payroll service provider update**
    - iii. **Transient Occupant Tax (TOT) and Property Tax receivable update**
    - iv. **Status report on USDA Loan Modification Plan**
    - v. **FYE25 Audit and State Controller's Report**
    - vi. **Chamber Mixer scheduled for Feb 12, 2026**
    - vii. **Status report on Ordinance Code Fee Schedule**
    - viii. **ARS Utility Review**
    - ix. **Poundage Fee Audit**
    - x. **Fobs for dock access gates**
    - xi. **Commissioner Bonds update**
    - xii. **MLF & CSS bills for approval**
    - xiii. **California Public Records Act (CPRA) update**

## **11. MEETING ADJOURNMENT**

*Adjournment of the Board of Harbor Commissioners will be until the next meeting scheduled for **Wednesday, January 28, 2025**, at 2 p.m. PDT. The Crescent City Harbor District complies with the Americans with Disabilities Act. Upon request, this agenda will be made available in appropriate alternative formats to person with disabilities, as required by Section 12132 of the Americans with Disabilities Act of 1990 (42 U.S.C. §12132). Any person with a disability who requires modification in order to participate in a meeting should direct such request to (707) 464-6174 at least 48 hours before the meeting, if possible.*

*Pursuant to Government Code Section 54957.5(b)(1), the Crescent City Harbor District has designated its main office, located at 101 Citizens Dock Rd, Crescent City, CA, as the location available for public inspection of agendas and related writings under consideration by the Board of Harbor Commissioners. If the office is locked, please contact the Harbor Patrol at (707) 954-8341 (available 24 hours), and a patrol officer will promptly provide access for you to review the materials.*