

**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

January 14, 2026  
1:00 p.m.



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

### MINUTES

***Regular Session, Wednesday, January 14, 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, Evans, Weber, Nehmer, Shepherd***

***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.***

Chair Shepherd announced that the Board had chosen to reject two proposals from two different investment groups to develop the parcels indicated on the agenda. The proposals were rejected “as currently proposed,” leaving open the possibility of considering modified proposals from the same investment groups.

***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.***

Commissioner Nehmer made a motion to approve the contract with GHD to perform engineering condition assessments on the buildings owned by the Crescent City Harbor District with the addition of including the Main Office, Old Coast Guard, and the Abalone buildings not to exceed \$84,923.00, Schmidt seconded the motion and the motion passed.

**ACTION TAKEN: MOTION PASSED**

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

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

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

Commissioner Schmidt made a motion to support the CDFW reclassification of Anchor way to make it a license-free public fishing area and Commissioner Nehmer seconded the motion, the motion passed.

**ACTION TAKEN: MOTION PASSED**

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

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

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

Due to Commissioner Nehmer having a conflict of interest, she recused herself from this agenda item. Commissioner Schmidt made a motion to approve a month-to-month lease for use of cold storage for FV Resolution and Commissioner Weber seconded the motion, The motion passed.

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

**7) Approve a budget for procuring security cameras to monitor undisclosed high-risk areas, to be chosen by Harbor Patrol Lieutenant.**

No action was taken on this agenda item.

**8) Approve minutes of the December 17, 2025 Special Meeting.**

Commissioner Evans made a motion to approve of the minutes for the special meeting from December 17th, 2025 with the amendment that it state that Commissioner Dan Schmidt recused himself of the majority of the meeting due to failure to provide an address on the agenda for remote participation in the meeting. Commissioner Shepherd seconded the motion.

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

**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.**

No action was taken on this agenda item.

**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*
- No action was taken on this agenda item.
- xiii. California Public Records Act (CPRA) update*

**11) MEETING ADJOURNMENT**

**Attested by:**



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Justin Hanks  
Clerk Of The Board