



Special Meeting

Board of Harbor Commissioners of the Crescent City Harbor District

Chair Gerhard Weber, Vice Chair Annie Nehmer

Commissioner Rick Shepherd, Commissioner Dan Schmidt, Commissioner John Evans

www.ccharbor.com

AGENDA

Date: Tuesday, July 22, 2025

Time: Closed Session 12:00 PM

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. Public Comments

The Special Meeting comment period is limited to subjects on the agenda. Each person is limited to a maximum of 3 minutes of speaking time.

2. Adjourn to Closed Session

a.) CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION

Government Code section 54956.9(d)(1)

Sutter v. CCHD (Case# CV25-1022)

Sutter v. CCHD (Case# CV25-1091)

b.) CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to Government Code paragraph (2) or (3) of subdivision (d) of Section 54956.9: one case.

Facts and circumstances involve allegations by Commissioner Annie Nehmer that the District has not complied with the Ralph M. Brown Act (Gov. Code § 54950 *et seq.*).

c.) 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, and Mike Bahr, Financial Consultant

Negotiating parties: Sean E. McGraw and Scott Lawhon

Under negotiation: Price and payment terms

d.) 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, and Mike Bahr, Financial Consultant

Negotiating parties: Sean E. McGraw and Scott Lawhon

Under negotiation: Price and payment terms

3. Report from Closed Session

4. MEETING ADJOURNMENT

*Adjournment of the Board of Harbor Commissioners will be until the next meeting scheduled for **Wednesday, July 23, 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.