

**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 10, 2026  
12:30 p.m.



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

### MINUTES

***Regular Session, Wednesday, June 10, 2026, at 12:30 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.**

*NOTE: The following parties were not present during the closed session: Cameron Weist, Andrew Flynn, Sean E. McGraw, Scott Lawhon, Daniel Dahan, and Fashion Blacksmith.*

**a. 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

**b. 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

**c. 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

**d. 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**

Commissioner Shepherd stated that there was nothing to report.

**4) Action Items**

*Consent Calendar items are considered routine and will be approved by one motion. The public, staff, or Commissioners may request specific items be removed from the Consent Calendar for separate consideration.*

- a) Approve minutes of the May 27, 2026 Regular Meeting.
- b) Approve Advanced Security Systems Invoice #782501.
- c) Approve Community Systems Solutions Invoice #13115-14.
- d) Approve Moffatt & Nichol Invoice #810178
- e) Approve Wiest Law Firm Invoice #2026-M142
- f) Approve payment to Fashion Blacksmith Inc.

Commissioner Evans made a motion to approve the consent calendar with the exception of item (f), which he wanted to be discussed and voted on separately. Commissioner Weber seconded the motion.

**ACTION TAKEN: MOTION PASSED**

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

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

- f) Approve payment to Fashion Blacksmith Inc.

Commissioner Evans made a motion to approve an amendment to a legal settlement agreement with Fashion Blacksmith, calling for an immediate payment of \$62,500, and an additional \$100,000 within 45 days. Commissioner Shepherd seconded the motion.

**ACTION TAKEN: MOTION PASSED**

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

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

**5) Discuss and review Project Manager proposals. Interview proposers. Give direction to staff.**

**6) Consider and approve marketing proposal from Orchid Marketing Company.**

Commissioner Evans made a motion to approve an agreement with Orchid Marketing Company at \$300/Month. Commissioner Shepherd seconded the motion.

**ACTION TAKEN: MOTION PASSED**

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

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

**7) 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 FY 24/25 Audit**

**iii. Update on USDA Loan Modification Plan**

**iv. Review 1st Draft of FY26/27 Budget**

**v. Status Report on Pending Projects**

**8) MEETING ADJOURNMENT**

**Attested by:**

  
Justin Hanks

Clerk of the Board