



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

AGENDA

Date: Wednesday, May 27, 2026

Time: Closed Session: 11:30 a.m.
Open Session: 2:00 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 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

e. PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Title: CEO/Harbormaster

3. [2:00 P.M.] Reconvene in open session

a. Disclose any reportable action taken during closed session.

b. General public comments

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4. Consent Calendar:

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 April 28, 2026 Special Meeting and May 13, 2026 Regular Meeting.
 - b) Approve Woods Plumbing Invoice# CA-9747
 - c) Approve Moffatt & Nichol Invoice# 808995
 - d) Approve Mitchell Law Firm Invoice# 11103
 - e) Approve Wiest Law Firm Invoice# 2026-M142
5. **Discuss and review Project Manager proposals and selection process. Give direction to staff regarding next steps.**
 6. **Approve Resolution 2026-06 ordering an election, requesting county elections to conduct the election, and requesting consolidation of the election.**
 7. **Consider and approve vehicle refinancing.**
 8. **Consider and approve 1st Annual Lost Coast Rally Ride & Car Show to be held on Saturday, June 27, 2026.**
 9. **Consider and approve a modified 2026 Community Artisan Market.**
 10. **Consider and approve a revised Harbor Facilities Plan.**
 11. **Discussion, consideration, and possible action regarding the City of Crescent City's proposed water and sewer rate adjustments, including possible adoption of an official District position.**
 12. **Communications, Reports, and Directions to Staff**
 - a. **Harbor Commissioner & Committee Reports**
 - b. **CEO/Harbormaster Report**
 - c. **Financial Report**
 - i. **Balance Sheet by month**
 - ii. **Profit and Loss by month**
 - iii. **Budget to Actual as of 04/31/26**
 - iv. **Cash Flow Report for April 2026**
 - v. **Update on grant billing**
 - vi. **Update on 24/25 audit status**
 - vii. **Review 25/26 Q3 budget and approve adjustments**
 - viii. **Update on USDA loan modification plan**
 - ix. **Update on CPRA requests**
 - x. **Status report on other pending projects**

13. MEETING ADJOURNMENT

*Adjournment of the Board of Harbor Commissioners will be until the next meeting scheduled for **Wednesday, June 10, 2026**, 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.