

Board of Harbor Commissioners

Crescent City Harbor District

May 13, 2026

Regular Harbor Commission Meeting



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

AGENDA

- Date:** Wednesday, May 13, 2026
- Time:** Closed Session: 11:00 a.m.
Open Session: 2:00 p.m.
- Place:** 101 Citizens Dock, Crescent City, CA, and via Zoom Webinar,

VIRTUAL MEETING OPTIONS

TO WATCH (via online)

<https://us02web.zoom.us/j/6127377734>

TO LISTEN (via telephone)

Dial (669) 900-6833, please enter 612 737 7734# (meeting ID)
or, one tap mobile: +16699006833,,6127377734#



1. Preliminary Items

- a. Call to Order**
- b. Roll Call**
- c. Pledge of Allegiance**



1. Preliminary Items

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. To maintain meeting decorum, Board members and staff should refrain from responding to statements or questions during this time, but may be available to follow-up with members of the public 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 LEGAL COUNSEL—ANTICIPATED LITIGATION

Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Government Code section 54956.9: 2 potential cases

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 (Counsel), Sandy Moreno (Financial Consultant); Negotiating parties: Sean E. McGraw, Scott Lawhon, and Daniel Dahan; Under negotiation: Price and payment terms



2. (continued)

d. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Government Code section 54956.8; Property Address: 750 US Highway 101, Crescent City, CA 95531

District negotiators: Mike Rademaker (CEO/Harbormaster), Ryan Plotz (Counsel), Sandy Moreno (Financial Consultant); Negotiating parties: Daniel Dahan, Sean E. McGraw, and Scott Lawhon; Under negotiation: Price and payment terms

e. 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: Daniel Dahan, Sean E. McGraw, and Scott Lawhon; Under negotiation: Price and payment terms



2. (continued)

f. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

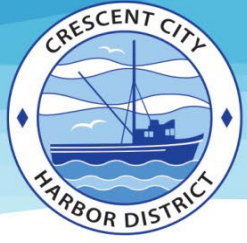
Government Code section 54956.8; Property Address: 150 Marine Way, Crescent City, CA 95531

District negotiators: Mike Rademaker (CEO/Harbormaster), Ryan Plotz (Counsel), Sandy Moreno (Financial Consultant); Negotiating parties: College of the Redwoods, Del Norte Campus; Under negotiation: Price and payment terms

g. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Government Code section 54956.8; Property Address: 170 Marine Way, Crescent City, CA 95531

District negotiators: Mike Rademaker (CEO/Harbormaster), Ryan Plotz (Counsel), Sandy Moreno (Financial Consultant); Negotiating parties: College of the Redwoods, Del Norte Campus; Under negotiation: Price and payment terms



3. [2:00 P.M.] Reconvene in open session and disclose any reportable action taken during closed session.

Public Comment?



3. Preliminary Items

b. 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. To maintain meeting decorum, Board members and staff should refrain from responding to statements or questions during this time, but may be available to follow-up with members of the public after the meeting.



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 22, 2026 Regular Meeting, and April 28, 2026 Special Meeting
- b) Approve invoice #1574 from Kolstad Land Surveyors
- c) Approve invoice #13115-13 from Community System Solutions

Public Comment?

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	April 22, 2026 12:00 p.m.



Board of Harbor Commissioners of the Crescent City Harbor District

MINUTES

Regular Session, Wednesday, April 22, 2026, at 12:00 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 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 LEGAL COUNSEL—ANTICIPATED LITIGATION

Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Government Code section 54956.9: 1 potential case

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 (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: 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

e. 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) 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 8, 2026 Regular Meeting
- b) Approve February 2026 and March 2026 invoices from Kolstad Land Surveyors
- c) Approve March 2026 invoice from the Mitchell Law Firm

Commissioner Schmidt moved to approve the consent calendar with the addendum that it be noted that Sean E. McGraw, Scott Lawhon, and Daniel Dahan were not present for the closed session. Commissioner Evans seconded the motion.

ACTION TAKEN: MOTION PASSED

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

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

4) Consider and approve request by One King Entertainment to hold a music festival at Port O' Pints South Beach on May 30, 2026, from 11 AM to 11 PM.

Commissioner Schmidt moved to approve the festival. Commissioner Shepherd seconded the motion.

ACTION TAKEN: MOTION PASSED

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

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

5) Review 25/26 Q3 Budget-to-Actual and approve budget adjustments/reclassifications.

Commissioner Evans moved to approve the proposed budget adjustments, and Commissioner Weber seconded the motion.

ACTION TAKEN: MOTION PASSED

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

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

6) Schedule public hearing to consider development proposals for 750 U.S. Highway 101 S., 159 Starfish Way, and undeveloped land along Starfish Way, between Citizens Dock Rd and Anchor Way.

The public hearing was scheduled for April 28, 2026 at 1PM.

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 24/25 audit status

iii. Update on USDA loan modification plan

iv. Update on CPRA requests

v. Status report on other pending projects

8) MEETING ADJOURNMENT

Attested by:

Justin Hanks
Clerk of the Board

**Special 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

April 28, 2026
11:30 a.m.



Board of Harbor Commissioners of the Crescent City Harbor District

MINUTES

Special Session, Tuesday, April 28, 2026, at 11:30 A.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), Cameron Weist (Special Counsel), Ryan Plotz (Counsel), Andrew Flynn (Financial Consultant), 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), Cameron Weist (Special Counsel), Ryan Plotz (Counsel), Andrew Flynn (Financial Consultant), 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), Cameron Weist (Special Counsel), Ryan Plotz (Counsel), Andrew Flynn (Financial Consultant), Sandy Moreno (Financial Consultant)
Negotiating parties: Sean E. McGraw, Scott Lawhon, and Daniel Dahan
Under negotiation: Price and payment terms

d. 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

3) Reconvene in open session. Disclose any reportable action taken during closed session.

Chair Shepherd announced that the closed session had been suspended in order to receive public comment on the proposed development of the RV parks, after which time the Board would resume its closed session.

4) Public Hearing, Discussion, and Board Direction Regarding Competing Proposals for the LongTerm Operation, Redevelopment, and Improvement of Redwood Harbor Village, Bayside RV Park, and the “Overflow Lot” (described in “2c” above).

Note from the agenda: “The Board may discuss and provide direction regarding which path appears most likely to advance the District’s long-term financial, operational, legal, reputational, and public-stewardship interests. Issues for discussion may include minimum rent, percentage rent, capital-improvement commitments, operator experience, execution risk, diligence concerns, treatment of existing long-term tenants, public benefit, regulatory dependencies, and the appropriate level of District oversight and lease protections.

Any Board direction at this meeting would be conditional. The Board will not be asked to approve a final lease, transfer property rights, or commit the District to a final transaction at this meeting. Any final lease would return to the Board at a future public meeting in complete form, together with any necessary legal findings, final survey and legal description materials, counsel review, and other required approval documents.”

After receiving public comment, including a brief presentation from Daniel Dahan of BSD Property Management, the Board resumed its closed session.

Upon returning from closed session, the open session resumed, and Board members indicated their preference regarding competing proposals for the long-term operation, redevelopment, and improvement of Redwood Harbor Village, Bayside RV Park, and the adjacent Overflow Lot. The proposals under consideration included three options: 1) the proposal submitted by Crescent City Holdings I, LLC, 2) the proposal submitted by BSD Property Management’s

affiliated proposer, and 3) the alternative of continued District operation of the RV park properties.

After the Chair confirmed that each Commissioner and each member of the public had been given an adequate opportunity to express their views on the matter, the Chair directed each Commissioner to simultaneously record in writing his or her selection among the three options. Each Commissioner then recorded his or her selection on paper and provided it to the Clerk of the Board, who immediately read each selection aloud in open session and identified the vote cast by each respective Commissioner.

ACTION TAKEN: MOTION PASSED

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

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

5) MEETING ADJOURNMENT

Attested by:

Justin Hanks
Clerk of the Board

Kolstad Land Surveyors

Invoice

PO Box 594
Bayside, CA 95524

Invoice #: 1574
Invoice Date: 5/8/2026
Due Date: 5/8/2026

Bill To:

Sandy Moreno
Crescent City Harbor District
101 Citizens Dock Road
Crescent City, CA 95531

KLS Job #

Job Name

2026-010

CC Harbor survey

Description	Hours/Qty	Rate	Date	Amount
Review caltrans monument notes, calc positions	2	130.00	4/16/2026	260.00
2-Man Field Crew with RTK GPS equipment: Locate survey monuments along northeast side of Highway 101; locate highway right of way monuments southeast of Harbor; locate monuments at Anchor Way lease lot	8.5	265.00	4/17/2026	2,252.50
2-Man Travel - round trip from nearest office	0.5	184.00	4/17/2026	92.00
Map & deed calculations - Corner search locations from Harbor District 1996 survey	2	130.00	4/17/2026	260.00
2-Man Field Crew with RTK GPS equipment: Locate harbor district control points along Anchor Way & jetty; locate property corners at Huston / Walton Streets	9.5	265.00	4/30/2026	2,517.50
2-Man Travel - round trip from nearest office	0.5	184.00	4/30/2026	92.00

			Total	\$5,474.00
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			Payments/Credits	\$0.00
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			Balance Due	\$5,474.00
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Phone #
707-822-2718

Credit card payments may be accepted with a 3.5% surcharge added to total



INVOICE 13115-13 – April 2026

To: Crescent City Harbor District

Invoice Time Period: April 1, 2026 – April 30, 2026

For: Professional Services: CalOES/FEMA HMGP grant

Scope of Work Performed: Grant Services – RFP preparation

1. Multiple calls and emails each week with Harbor CEO to review project opportunities and discuss current grant project elements.
2. Prepared materials and presented at Harbor Board meetings.
3. Worked on preparing RFPs.
4. Worked with Moffatt and Nichols on permitting scope of work items and seawall/Citizens' Dock project.
5. Presented RII grant presentation to Go Biz in Sacramento.
6. Worked on PIDP 2026 grant application.
7. Worked on CA Coastal Commission Pre Application for Seawall and Citizens' Dock.
8. Led project tour for Project Manager RFP (April 28).

Charges by categories: Labor

Project Lead: \$75 per hour @ 55 hours = \$4,125

Proposal Writers: \$75 per hour @ 25 hours = \$1,875

Total Due this Invoice: \$6,000

Please Make Check Payable to Community System Solutions

When Check is ready, please call Mika McKenzie at 541-968-9886 to pick up the check.

Thank you! Mike Bahr, CEO, Community System Solutions

Communitysystemsolutions.com
916-827-0016



5. **Receive an update on the “Sea to Market” (aka “Port to Plate”) Project from Sean McDevitt, Project Manager, for the Family Resource Center of the Redwoods.**

Public Comment?



6. Review and vote to approve a resolution adopting the Crescent City Harbor District Hazard Mitigation Plan of 2026.

Complete plan available here:

<https://www.ccharbor.com/files/bea883f9a/CCHD+Hazard+Mitigation+Plan+4.24.26.pdf>

Public Comment?



May 13, 2026

To: Mike Rademaker, Crescent City Harbor District CEO, and the Crescent City Harbor District Board of Commissioners

From: Mike Bahr, CEO, Community System Solutions

Board Agenda Item: Review and vote to approve a resolution of the Board of Harbor Commissioners of the Crescent City Harbor District: Adoption the Crescent City Harbor District Hazard Mitigation Plan 2026.

Background:

An adopted Hazard Mitigation Plan is required by CalOES to allow an agency to expend Cal OES funds. It is also required by FEMA for the expenditure of FEMA funds.

After multiple rounds of reviews and edits, the Crescent City Harbor District Hazard Mitigation Plan 2026 has been reviewed and approved by Cal OES.

The Plan is on the Harbor website at:

<https://www.ccharbor.com/files/bea883f9a/CCHD+Hazard+Mitigation+Plan+4.24.26.pdf>

CalOES has recommended the Harbor District adopt the plan as soon as possible, because the Harbor has been awarded CalOES funds related to the July tsunami and can not expend those funds until this plan is in place.

CalOES has also sent the Plan to FEMA for their review. CalOES has informed the District that it may be some time before FEMA management reviews and signs an approval document, so adoption by FEMA may take a while.

Approval by FEMA is not needed for the plan to be recognized by CalOES. However, if FEMA was to comment on the Plan and make recommendations, they would need to be included in the Plan.

CalOES' recommendation is to have the Board Plan adoption resolution include "flexible language" for revisions to be made to the Plan after adoption without needing to re-adopt the Plan.

Section 2 of the attached resolution includes language recommended by CalOES: "The Crescent City Harbor District hereby adopts the Crescent City Harbor District Hazard Mitigation Plan 2026. While content related to Crescent City Harbor District may require revisions to meet the plan approval requirements, changes occurring after adoption will not require Crescent City Harbor District to re-adopt any further iterations of the plan. Subsequent plan updates following the approval period for this plan will require separate adoption resolutions."

Once adopted, the Plan will be good for 5 years. This plan is an update of the 2019 plan. Work on this plan was started by Community System Solutions and completed by Risk Management Professionals, Inc. All of the work on this plan was grant funded by CalOES and FEMA.

As discussed previously, the reasons the District took it upon itself to complete its own Plan was because the County Plan was set to expire. The County Plan did expire, and an updated County Plan is currently going through the CalOES review process.

I will be attending the Board meeting via Zoom for any questions you may have.

Requested Action:

Approve a resolution of the Board of Harbor Commissioners of the Crescent City Harbor District adoption the Crescent City Harbor District Hazard Mitigation Plan 2026.

Attachments:

Board Resolution

RESOLUTION NO. 2026-05

**A RESOLUTION OF THE CRESCENT CITY HARBOR DISTRICT
ADOPTING A HAZARD MITIGATION PLAN OF 2026**

WHEREAS, the Crescent City Harbor District (“District”) recognizes the threat that natural hazards pose to people and property within the District; and

WHEREAS, the District has prepared a multi-hazard mitigation plan, hereby known as the Crescent City Harbor District Hazard Mitigation Plan of 2026 (“Plan”), in accordance with federal laws, including the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended; the National Flood Insurance Act of 1968, as amended; and the National Dam Safety Program Act, as amended; and

WHEREAS, the Plan identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in the District from the impacts of future hazards and disasters; and

WHEREAS, adoption by the District demonstrates its commitment to hazard mitigation and achieving the goals outlined in the Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF HARBOR COMMISSIONERS OF THE CRESCENT CITY HARBOR DISTRICT THAT:

Section 1. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. The Crescent City Harbor District hereby adopts the Crescent City Harbor District Hazard Mitigation Plan of 2026. The Board acknowledges that minor revisions to the Plan may be required during the regulatory review process to achieve final approval from Cal OES and FEMA. Such revisions, provided they do not materially alter the substance or intent of the Plan, shall not require re-adoption by the District. However, any subsequent updates to the Plan following the expiration of the approval period, or any material amendments that significantly modify the Plan’s scope, priorities, or commitments, shall require separate Board adoption by resolution.

Section 3. The Board of Harbor Commissioners, the CEO/Harbormaster, and/or any of their designees ("Authorized Person"), are hereby authorized and directed to do any and all things necessary to carry out, give effect to, and comply with the terms and intent of this Resolution.

Section 4. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application and, to this end, the provisions of this Resolution are severable. The Board declares that the Board would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

Section 5. This Resolution shall take effect immediately upon its adoption.

APPROVED, ADOPTED AND SIGNED this 13th day of May, 2026, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Rick Shepherd
Chair, Board of Harbor Commissioners
Crescent City Harbor District

ATTEST:

Justin Hanks,
Clerk, Board of Harbor Commissioners
Crescent City Harbor District



7. Receive an update on grants from Mike Bahr, CEO of Community System Solutions.

Public Comment?



May 13, 2026

**To: Mike Rademaker, Crescent City Harbor District CEO, and
the Crescent City Harbor District Board of Commissioners**

From: Mike Bahr, CEO, Community System Solutions

Board Agenda Item: Receive an update grants and grant elements.

Hello Commissioners,

Community System Solutions is pleased to provide the Crescent City Harbor District Board of Commissioners with the following update on recent grant activity. I will be attending the Board meeting via Zoom for any questions you may have.

Grants Awarded:

CA Coastal Conservancy – Citizens’ Dock Planning Grant

CCHD was awarded \$925,000. This grant has three components: Environmental Assessment (EA) 30% Design and permitting for the construction of a new Citizens’ Dock and Seawall.

Moffat and Nichol (M&N) is the lead contractor on this part of the project.

The Environmental Assessment Documents, both NEPA and CEQA are complete and approved. The 30-60% design documents are complete. The permits have been applied for.

This grant is ready to be closed out.

US DOT MARAD PIDP 2022 and 2024 Grants

CCHD was awarded two Port Infrastructure Development Program (PIDP) Grants from U.S. DOT MARAD. A 2022 PIDP grant for \$7,366,566 to construct a new Seawall. A 2024 PIDP Grant for \$8,000,000 to construct a new Citizens’ Dock. These are five-year grants, but they can be extended. We have started the extension process for PIDP 2022.

Both grant agreements have been signed, and funds can start being drawn down to prepare for construction, which will start in 2026.

Three RFPs have been released for this grant, as per the direction from the Board. Each of the RFPs would be paid for by the grants.

Project Management Services RFP. Scope of Services: Perform the main oversight duties of the Project, ensuring the General Contractor and the subcontractors properly perform all construction services for the following in-water and on-land projects: 1) Construction of a new seawall, including demolition of the old seawall; and 2) construction of a new 13,760 sq ft concrete decked dock; and 3) Reconstruction of parking area adjacent to the seawall and dock.

The Project Manager RFP was released on April 2, 2026. Potential respondents toured the project site on April 28. RFP responses are due on Thursday, May 14, 2026.

Accounting Firm Services RFP. Scope of Services: to assist the District in performing all accounting services for the grants and other funds used in the construction of the Project in compliance with all applicable requirements under the grants and project scopes.

The Accounting Firm RFP was released on April 2, 2026. Responses to are due to the Harbor District by Monday, May 11 at 3 p.m.

Grant Manager Services RFP. Scope of Services: The Grant Manager will oversee the full lifecycle of the District's MARAD grant funding, including award setup, financial management, compliance, reporting, stakeholder coordination, contractor and subrecipient oversight, risk management, and grant closeout.

The Grant Manager RFP was released on May 5 and is due on June 2 at 3 p.m.

All RFPs will be brought to the Board for review and action.

The documents to bring on the construction contractor will be prepared with the Project Manager, once they are under contract. The current anticipated process is that this will be in two phases. The first phase will be an RFP for qualified firms. The second phase will be a bid for construction.

An additional element, completion of construction design, is being reviewed as an extension of Moffat and Nichol's current contract. This will be brought to the Board in the near future for review and action.

A project construction update is on your agenda as a separate item.

CalOES /FEMA Hazard Mitigation Grant Program

CCHD was awarded \$1,350,000 in October 2023 to address Tsunami and Sea Level Rise physical and economic hazards in the Harbor District. This is a three-year grant. We are currently working on a grant extension.

Fifteen contracts have been awarded during the grant term and there is still approximately \$400,000 of the grant unallocated.

Status of elements underway:

Structural building review – The review of the buildings by GHD is being scheduled.

Property Survey – The Kolstad survey team has been onsite multiple times. They have identified the old monuments and taken corner readings on all the lots along Starfish and Anchor Way, including all the corners of the RV parks and adjacent parcels. They have started on the design of the base map and comparisons with the recorded maps.

Hazard Mitigation Plan – The plan is complete. Approval of the plan is on your agenda as a separate item.

Vision Design – TCA is waiting for direction from the District before finalizing drawing of entrance ways and Starfish. Suggestion is to schedule a review of the previous work and discuss next steps at future board meeting.

CA Coastal Conservancy – South Beach Restroom grant

CCHD was awarded \$450,000 to construct a restroom along Anchor Way. The District has until March 2028 to install the restroom under the grant agreement. A 5-year extension can be applied for if needed.

A contract was awarded by the Board to Public Restrooms for the purchase of a prefabricated restroom to be assembled on site. Public Restrooms has notified the Harbor that if a restroom was ordered now, it would not be delivered until September 2026.

The site chosen for the location of the restroom is the southeast corner of the Redwood Harbor Village RV park behind the Anchor Beach Inn.

However, this location and the design of the restroom are not to the liking of the chosen lessee of the RV parks. They have asked to work with the District to find a more compatible site and look for a restroom that fits into their design of the parks.

This item will be brought back to the Board once the RV leases are signed and this discussion has progressed.

Grant Applications Submitted:

California Jobs First Regional Investment Initiative (RII) Grant Application, (State of CA Go Biz)

Status: Applications in final review.

The RII is a multi-round grant application process. In the current round, Go Biz required that each grant application included at least three regions of the state. CSS assisted in developing partnerships with 12 ports to meet the grant requirements. We wrote and submitted a \$24 million Blue Economy grant in the pre-application round.

The grant was invited into the application round, but was split up into three \$8 million applications, We ensured that CCHD has projects in each application.

The following are the projects submitted for CCHD.

Harbor Modernization – Port Infrastructure projects: \$1,000,000 applied for Beneficial Dredging Reuse Pilot and new Travel Lift.

Port to Plate Network – Business development opportunities: \$276,800 applied for Fish Filet Expansion Project for Cold Storage and Filet Packaging; and product marketing program for direct sales to schools, markets and restaurants.

California Regional Investment Initiative - Aquaculture Network: \$750,000 for Business plan and permitting for a pilot Aquaculture Facility.

All three applications made it into the final round. CSS presented the applications and each project to GO Biz at the Innovation Summit in early April. Final grant awardees will be announced in July,

We will keep the Board apprised of the status of application.

New Grant Application Being Prepared

US DOT MARAD PIDP 2026 Grant

Status: Application Being Prepared/ Support Letters Requested

Project: Demolition of the current Citizens Dock and construction of the new Pier 2.
Amount being applied for: \$11,200,000.

The application date for grant submittal has moved several times. The new date is June 1. We will have it submitted before that day.

If funded, this project would start after construction of the new seawall and Pier 1 being funded with PIDP 2022 and PIDP 2024.

CA Coastal Conservancy – Citizens’ Dock Construction Grant

Status: Full Application Being Prepared. We submitted a pre-application and the District has been invited to submit a full application.

Project: Construction of the new seawall and Citizens’ Dock Pier 1.

Amount: Though we submitted a pre-application for \$5 million, we have only been invited to submit for \$1 million. As per Coastal Conservancy this is because their “funding is very constrained at the moment due to what we have available from current appropriations and demands for other priority projects.”

Boating and Waterways Planning Grant

Status: Application Being Prepared. Still waiting for this round of funding to open

Project: Planning and permitting of redesign of recreational boat ramp and design and floating docks. Receiving the planning grant is a prerequisite for applying for a Boating and Waterways construction grant. This project could include the habitat mitigation/restoration site needed for the seawall / Citizens’ Dock project.

Amount: We are applying for \$400,000.

ATTACHMENTS:

Grant Chart

CCHD GRANTS AWARDED

Grant Name	Grant Funder	Funded Projects	Project Amount	Grant Amount Awarded to CCHD	Match Requirement	Status
CA Coastal Conservancy Grant Citizen's Dock Planning	CA Coastal Conservancy	1) Design, Environmental Impact Studies and Permitting for construction of a new Citizens' Dock.	\$1,070,000	\$927,000	\$143,000 (met)	Drawing down funds for projects - Permitting stage
CA Coastal Conservancy Grant South Beach Bathroom	CA Coastal Conservancy	Design, Permitting and Construction of Bathrooms and Showers on Anchor Way	\$567,000	\$450,000	\$117,000 (in kind)	Drawing down funds for projects - Project permitted
Port Infrastructure Development Grant (PIDP) 2022	USDOT - MARAD	Construction of a new seawall	\$9,208,207	\$7,366,566	\$1,570,489	RFPs prepared, released
Port Infrastructure Development Grant (PIDP) 2024	USDOT - MARAD	Construction of Citizens Dock	\$10,000,000	\$8,000,000	\$2,000,000	RFPs prepared, released
Harbor Mitigation Grant Program (HMGP)	USDOT - MARAD	1) Identify Highest best use of developable properties; 2) Design, Engineering & Studies	\$1,500,000	\$1,350,000	\$150,000 (\$50,000+ met.)	Drawing down funds for project development items

GRANTS APPLIED FOR						
Grant Name	Grant Funder	Requested Projects	Project Amount	Grant Amount Requested	Match Requirement	Status
California Regional Investment Initiative - Harbor Modernization	CA GO BIZ	Beneficial Dredging Reuse Pilot and new Travel lift	\$1,500,000	\$1,500,000	None	In Final Review
California Regional Investment Initiative - Port to Plate Network	CA GO BIZ	Fish Filet Expansion Project: Cold Storage and Filet Packaging	\$276,800	\$276,800	None	In Final Review
California Regional Investment Initiative - Aquaculture Network	CA GO BIZ	CCHD Aquaculture Facility	\$750,000	\$500,000	None	In Final Review
CA Coastal Conservancy Construction Grant	CA Coastal Conservancy	Construction of Citizens Dock Pier 1	\$6,000,000	\$5,000,000	\$1,000,000.00	Invited for full application: \$1 M
RECENT GRANTS APPLIED FOR - Not Funded						
Community Project Funding - House Appropriation - Rep. Huffman	U.S.Gov	Citizens' Dock 1, seawall, dredging	\$5,000,000	\$5,000,000	None	Not Carried Forward
Community Project Funding - House Appropriation - Sen. Schiff	U.S.Gov	Citizens' Dock 1, seawall, dredging	\$5,000,000	\$5,000,000	None	Not Carried Forward

GRANT APPLICATIONS BEING PREPARED

Grant Name	Grant Funder	Requested Projects	Project Amount	Grant Amount Request	Match Requirement	Status
Port Infrastructure Development Grant (PIDP) 2026	USDOT - MARAD	Construction of Citizens Dock Pier 2	\$14,000,000	\$11,200,000	\$2,800,000	Grant Application being prepared
CA Coastal Conservancy Construction Grant	CA Coastal Conservancy	Construction of Citizens Dock Pier 1	\$6,000,000	\$1,000,000	\$200,000.00	Invited for full application: \$1 M
Boating and Waterways Planning Grant	CA Boating and Waterways	Recreational boat ramp redesign and floating docks design and permitting	\$400,000	\$320,000	\$80,000	Grant Application being prepared



8. Receive an update on the status of the Seawall and Citizens Dock Pier 1 projects.

Public Comment?



May 13, 2026

**To: Mike Rademaker, Crescent City Harbor District CEO, and
the Crescent City Harbor District Board of Commissioners**

From: Mike Bahr, CEO, Community System Solutions

**Board Agenda Item: Receive an update on construction status of the new Seawall and
Citizens' Dock Pier 1**

Current Status:

The in-water work construction permits have been submitted to:

- Coastal Commission – Coastal Development Permit Application
- U.S. Army Corps of Engineers – Standard Permit
- Regional Water Control Board - Section 401 Water Quality Certification

As discussed previously, CCHD staff and consultants have met with the permitting agencies several times to discuss the next steps in their processes. Additional meetings with the agencies will be happening in the near future.

The agencies are looking at ways they may be able to streamline the process since they do understand there are serious safety and environmental risks from potential catastrophic failure of the seawall and Citizens' Dock.

At this time, the agencies are not willing to consider an emergency permit for the “in-water” portion of the project, but there are other on-land aspects of the project that can be expedited, and the CCHD team is moving forward on all of the items needed, anticipating that an emergency may be declared at any time during this process. The agencies consider an emergency as a *“single damaging event within 30 days of the emergency application...which causes a sudden unexpected occurrence demanding immediate action to prevent or mitigate loss or damage to life, health, property or essential public services.”*

Under the approved NEPA and CEQA documents, in-water work is limited to the July–October window. At this time, it may not be feasible to conduct in-water work in 2026. However, other project components can proceed in 2026, including site preparation, staging materials, and potentially the installation of an onshore work platform that would allow certain activities originally planned for in-water execution to be performed from land. For example, a platform anchored to bedrock could enable the use of a land-based crane in lieu of a barge. This approach could minimize the impact from the more restrictive and time-consuming in-water permitting requirements.

According to each agency, the maximum length of time that the permit review, public meetings, and publishing of notices should take is 180 days. However, delays at the agency level due to staff shortages, and/or requests for additional materials, could make the process take longer.

In the meantime, the District is working to identify all of the on-land elements of the project that do not require the in-water permit and that could occur in 2026.

Currently Identified On-Land 2026 Construction Activities:

The following is the on-land work that has been identified that could occur this year. More steps will probably be added once a project management team is hired by the District.

1. Move electrical system for reefers
2. Prep new reefer site
3. Move reefers - in coordination with owners
4. Fence project area
5. Remove old electrical infrastructure from work site
6. Remove current barrier along top of seawall
7. Remove hoist
8. Geotech survey with drilling
9. Lidar mapping (TBD)
10. Installation of new utility runs to future pier site
11. Construct platform area to support a crane for on land/in-water project elements
12. Identify and prepare construction material area
13. Remove asphalt in first project zone
14. Review status of fuel tanks
15. Undertake fill project to protect fuel tanks (if needed)
16. Start back fill project to stabilize construction area
17. Undertake needed parking lot improvements to support in-water construction

Next Steps:

An RFP for a Project Manager has been released and is currently open. Two potential respondents toured the project site on April 28.

RFP responses are due on Thursday, May 14, 2026. They will be reviewed for completeness and brought to the Board at its May 27 meeting for discussion and possible action.

In addition, the final construction design contract will also be brought to the Board at an upcoming meeting.

Both of these items will be paid for from the PIDP grant funds.

I will be attending the Board meeting via Zoom for any questions you may have.



9. 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.

City provided background information, including a formal rate study, available here:

<https://www.crescentcity.org/news/post/22529/>

Public Comment?



10. Consider whether to support the Blue Highway Emergency Partnership proposal from the Seahorse Resiliency Command (www.seahorserc.com)

Overview video:

[Blue Highway Emergency Partnership](#)

Public Comment?



11. Communications, Reports, and Directions to Staff

a. Harbor Commissioner & Committee Reports

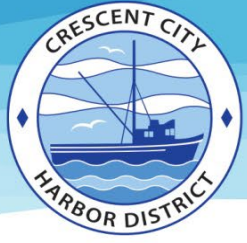
(1) Commissioner Dan Schmidt

(2) Commissioner Annie Nehmer

(3) Commissioner Gerhard Weber

(4) Vice Chair John Evans

(5) Chair Rick Shepherd



11. Communications, Reports, and Directions to Staff

b. CEO/Harbormaster Report



11. Communications, Reports, and Directions to Staff

c. Financial Report

- i. Approve letter to USDA requesting authorization to use debt service reserve funds and a 10-year replenishment schedule.**
- ii. Update on Harbor Facilities Plan**
- iii. Update on 24/25 audit status**
- iv. Update on grant billing**
- v. Update on CPRA requests**
- vi. Status report on other pending projects**



Staff Report

To: Board of Commissioners

From: Sandy Moreno, Contract Fiscal Officer

Date: May 9, 2026

Subject: Request to Use USDA Debt Service Reserve

Background:

For approximately the past six months, CEO/Harbormaster Rademaker and Contract Fiscal Officer Sandy Moreno have been working with USDA staff regarding potential options to address the District's current loan-payment challenges and to support a broader debt restructuring strategy. The District's primary point of contact at USDA has been April Dahlager, Asset Risk Management Specialist.

Through those discussions, USDA representatives have indicated preliminary support for allowing the District to use the Debt Service Reserve Fund to satisfy the currently delinquent amount, with the reserve then replenished over a ten-year period. This is a substantially more favorable framework than the three-year replenishment period that was initially contemplated at the outset of discussions. In addition, USDA staff understands that, if necessary, the District may also qualify for a separate workout arrangement for the FY 2026/2027 annual payment.

Discussion:

Staff is requesting Board approval of the attached letter to USDA seeking formal authorization to use the Debt Service Reserve Fund to bring the loan current. The payment proposed in the attached letter relates to the annual payment that became due on September 1, 2025. Including additional accrued interest in the amount of

\$3,585, the total amount requested to be paid from the Debt Service Reserve Fund is \$263,888.01.

Under the proposed arrangement, the District would replenish the Debt Service Reserve Fund over a ten-year period by setting aside \$26,030 annually. Staff believes this approach provides the District with important near-term financial relief while preserving a workable path toward restoring the reserve over time.

A revised loan amortization schedule is attached to support the calculation of the additional accrued interest and the total payment amount.

Fiscal/Operational Impact:

Approval of this request would help relieve immediate pressure on the District's available operating and restricted funds. As reflected in the attached "*Projection of TOT Funds Available for Harbor Maintenance FY 2026/2027*" worksheet, this approach is estimated to leave approximately **\$129,841** available for harbor maintenance purposes.

In practical terms, use of the Debt Service Reserve Fund in this manner would improve the District's short-term financial flexibility at a time when available resources remain constrained. It would also allow the District to continue working with USDA and its advisors on longer-term restructuring solutions, rather than exhausting funds that may be needed for ongoing maintenance and operational priorities.

Importantly, approval of this request would not foreclose future discussions with USDA regarding additional relief. If conditions warrant, the District may still request a separate workout arrangement for the FY 2026/2027 annual payment.

Conclusion:

Staff believes the proposed request represents a prudent and constructive interim step in the District's broader financial recovery efforts. It would allow the District to bring the loan current, spread reserve replenishment over a manageable ten-year period, and preserve limited funds for necessary harbor maintenance and operations.

Recommendation:

Approve the attached letter to USDA requesting authorization to use the Debt Service Reserve Fund to make the payment necessary to bring the loan current, and to replenish the reserve over a ten-year period through annual set-asides of \$26,030.

Last Revised : 5/9/26

Date	Q1 Jul - Sept	Q2 Oct - Dec	Q3 Jan - Mar	Q4 Apr - Jun	Total TOT\$	TOT Deposit	Tsf In - Interest	Tsf Out	Warrant	Other	DNCO Balance	Note
06/30/19	0.00	0.00	0.00	17,483.59	17,483.59	17,483.59	43.70				17,527.29	5/1/19 1st deposit
06/30/20	47,000.24	84,381.26	23,900.11	42,084.20	197,365.81	197,365.81	1,573.67	(5,000.00)	(163,446.07)		48,020.70	
06/30/21	13,753.75	87,655.04	37,451.09	34,310.09	173,169.97	173,169.97	868.04		(61,774.45)		160,284.26	
06/30/22	77,099.22	111,849.16	46,890.93	38,287.06	274,126.37	274,126.37	1,195.03		(236,304.88)		199,300.78	
06/30/23	76,683.25	119,779.45	41,096.40	28,308.18	265,867.28	265,867.28	7,963.22		0.00		473,131.28	
06/30/24	77,800.92	118,064.34	41,334.83	35,689.91	272,890.00	272,890.00	7,376.47		(520,605.62)		232,792.13	
06/30/25	95,284.79	137,422.66	44,225.09	35,205.30	312,137.84	312,137.84	8,501.73	**<---	(260,302.84)		293,128.86	
06/30/26	100,666.30	143,793.86	63,800.34	1,006.35	309,266.85	309,266.85					602,395.71	Per D Rushing Email 4/6/26

**FY25/26 amounts by quarter include interest. Until more detail reports are provided by the County I am unable to breakout interest vs TOT proceeds.

PROJECTION OF TOT FUNDS AVAILABLE FOR HARBOR MAINTENANCE IN FY26/27

Balance as of 4/6/26	602,396
05/15/26 payment to USDA (use of reserve)	(263,888)
06/30/26 additional TOT proceeds/interest - estimated	34,000
09/01/26 annual payment due	(260,303)
09/01/26 reserve replenishment set aside	(26,030) **
FY26/27 TOT proceeds/interest - estimated	330,000
Estimated Balance as of 6/30/27	416,174
09/01/27 annual payment due	(260,303)
09/01/27 reserve replenishment set aside	(26,030) **
Estimated TOT proceeds available for Maintenance in FY26/27	129,841

**Meets \$50,000 TOT MOU Reserve requirement.



Re: TOT Trust Account for Crescent City Harbor District

From Donna Rushing <d.rushing@co.del-norte.ca.us>

Date Mon 4/6/2026 9:25 AM

To Sandy Moreno <smoreno@ccharbor.com>

Cc Irene McAleenan-Moreno <irene.mcaleenan@co.del-norte.ca.us>; Kristina Hanks <khanks@ccharbor.com>; Clinton Schaad <cschaad@co.del-norte.ca.us>

1 attachment (162 KB)

Harbor TOT June 2025 - April 2026.pdf

Caution: External (d.rushing@co.del-norte.ca.us)

First-Time Sender Details

Safe Spam Phish More... FAQ Protection by INKY

Hello Sandy,

Attached are the Balance Sheet from June 2025 and the total transactions for each month from July 2025 to the April 2026. We will not have other reports available until after our audit is complete.

Thank you,
Donna

--
Donna Rushing
Fiscal Officer
Auditor-Controller's Office
County of Del Norte
981 H Street Suite 140
Crescent City, CA 95531
707-464-7202

On Sat, Apr 4, 2026 at 2:33 PM Sandy Moreno <smoreno@ccharbor.com> wrote:
Hi Donna,

Just following up on this email.
Please provide a GL Transaction Listing for Fund 635.
Looking for Doc Dates of 7/1/25 thru 12/31/25 if available.

Thank you and Happy Monday,

Sandy Moreno
707.954.3161

From: Donna Rushing <d.rushing@co.del-norte.ca.us>
Sent: Wednesday, January 14, 2026 4:01 PM
To: Sandy Moreno <smoreno@ccharbor.com>
Cc: Irene McAleenan-Moreno <irene.mcaleenan@co.del-norte.ca.us>
Subject: Re: TOT Trust Account for Crescent City Harbor District

Hi Sandy,

Please see below for current balances:

June 30, 2025 ending balance= \$293,128.86
Received Since July 1, 2025= \$244,460.16
Total=\$537,589.02

Below is a screenshot of the revenue, in detail, received since 7/1/25

Yr/Mo	Journal	Eff Dt	Post Date	Src	Ref1	Project String	PO/Ref2	Ref3	Ref4	Amount	Check #	Warrant	Vendor
2026/06	1282	12/18/25	12/29/25	CRP						3,190.06			
2026/05	458	11/05/25	11/12/25	CRP						135,781.40			
2026/04	573	10/06/25	10/15/25	CRP						4,821.80			
2026/03	2143	09/04/25	10/13/25	CRP						3,957.61			
2026/02	1524	08/11/25	10/30/25	CRP						96,597.67			
2026/01	1107	07/11/25	10/22/25	CRP						111.02			

--

Donna Rushing
Fiscal Officer
Auditor-Controller's Office
County of Del Norte
981 H Street Suite 140
Crescent City, CA 95531
707-464-7202

On Wed, Jan 14, 2026 at 1:27 PM Donna Rushing <d.rushing@co.del-norte.ca.us> wrote:
Hi Sandy,

It is not yet ready. I do know budgets are being worked on in the new system. I have you on my list, and I will send you a report as soon as I am able. Please feel free to reach out for an update or any other questions.

Thank you for your patience,
Donna

--

Donna Rushing
Fiscal Officer
Auditor-Controller's Office
County of Del Norte
981 H Street Suite 140
Crescent City, CA 95531
707-464-7202

On Wed, Jan 14, 2026 at 11:52 AM Sandy Moreno <smoreno@ccharbor.com> wrote:
Hi Donna,

Can you please September's balance sheet if ready?

Thank you,

Sandy

From: Donna Rushing <d.rushing@co.del-norte.ca.us>
Sent: Wednesday, October 29, 2025 3:27 PM
To: Sandy Moreno <smoreno@ccharbor.com>
Subject: Re: TOT Trust Account for Crescent City Harbor District

Infinite Consulting Services

Warning: Sender d.rushing@co.del-norte.ca.us is not yet trusted by your organization.
Please be careful before replying or clicking/downloading the attachment.

[[Report Phishing](#)] [[Mark as Safe](#)]

powered by Graphus®

Hi Sandy,

Here is June's Balance Sheet. September's Balance Sheets are not yet ready.

See you soon.

Thanks,
Donna

--

Donna Rushing
Fiscal Officer
Auditor-Controller's Office
County of Del Norte
981 H Street Suite 140
Crescent City, CA 95531
707-464-7202

On Tue, Oct 28, 2025 at 11:22 AM Sandy Moreno <smoreno@ccharbor.com> wrote:
Hi Donna,

Can you please provide a copy of the Trust Account Balance Sheet for the Crescent City Harbor District for both periods June 30, 2025 and Sept 30, 2025. Our auditors are here this week and I'll need to record our balances.

Thank you for your assistance in this regard.

See you on Saturday.

Sandy Moreno,
Contract Fiscal Officer

Crescent City Harbor District Trust
Balance Sheet
June 30, 2025

Unaudited

ASSETS

635 010 00000	Cash CC Harbor District	293,128.86
	Total Assets	<u>293,128.86</u>

LIABILITIES AND FUND EQUITY

635 010 07100	Fund Balance Available	293,128.86
	Revenue	0.00
	Expenditure	0.00
	Total Liabilities and Fund Equity	<u>293,128.86</u>

Period	CY Actual
JUL	-111.02
AUG	-96,597.67
SEP	-3,957.61
OCT	-4,821.80
NOV	-135,781.40
DEC	-3,190.66
JAN	-543.93
FEB	-50,000.07
MAR	-13,256.34
APR	-1,006.35
	-309,266.85

RICK SHEPHERD
Chair

JOHN EVANS
Vice Chair

GERHARD WEBER
Secretary

DAN SCHMIDT
Commissioner

ANNIE NEHMER
Commissioner

Crescent City Harbor District

Phone (707) 464-6174 Fax (707) 465-3535
101 Citizen's Dock Road
Crescent City, California 95531
www.ccharbor.com



MIKE RADEMAKER
CEO/Harbormaster

May 13, 2026

U.S. Department of Agriculture
Rural Housing Service
1400 Independence Avenue, SW
Washington, DC 20250

Attention: April Dahlager, Asset Risk Management Specialist
Community Facilities

Re: USDA Loan No. 718669850 – Request for Authorization to Use Debt Service Reserve Funds

Dear Ms. Dahlager:

As you are aware, the Crescent City Harbor District has been experiencing significant financial challenges arising from an arbitration award and settlement in FY 2023–2024 in the amount of \$5,227,677. To meet its annual financial obligations, the District has drawn upon available reserves, which will be nearly exhausted by the end of the current fiscal year. In addition, the District remains under a State of Emergency as a result of the July 30, 2025 tsunami. In light of these circumstances, the District has been developing a debt restructuring plan. To assist in that effort, the District has engaged CalMuni Advisors and The Weist Law Firm.

Consistent with discussions held between the USDA, the District, and its advisors, the District hereby respectfully requests authorization to use funds from the USDA debt service reserve account to bring the above-referenced loan current. Specifically, the District proposes to make a payment of \$263,888.01 on May 15, 2026, and to replenish the reserve account over a ten-year period through annual payments of \$26,030.

The District greatly appreciates the assistance and guidance that you and your staff have provided over the past several months. Approval of this request will allow the District to move forward with its broader debt restructuring efforts and continue working toward long-term financial stability.

Thank you for your consideration of this request. Please do not hesitate to contact us if you have any questions or if additional documentation would be helpful.

Sincerely,

Rick Shepherd
Chair, Board of Harbor Commissioners

12. MEETING ADJOURNMENT

*Adjournment of the Board of Harbor Commissioners will be until the next meeting scheduled for **Wednesday, May 27, 2026**, at 2 p.m. 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.*

