

**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

February 25, 2026
1:00 p.m.



Board of Harbor Commissioners of the Crescent City Harbor District

MINUTES

Regular Session, Wednesday, February 25, 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), Cameron Weist (Special 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), 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), Andrew Flynn (Financial Consultant), 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

a. Disclose any reportable action taken during closed session.

Commissioner Shepherd stated that there was nothing to report at this time.

4) Consent Calendar:

- a. Approve minutes of the February 11, 2026 Regular Meeting
- b. Approve CSS Invoice# 13115-10 (January 26, 2026)
- c. Approve CSS Invoice# 13115-08 (November 30, 2025)

Commissioner Evans made a motion to approve of the February 11, 2026 Regular Meeting Minutes and to table CSS Invoice# 13115-10 (January 26, 2026) and CSS Invoice# 13115-08 (November 30, 2025) due to both not being included in the agenda packet, Commissioner Nehmer seconded the motion.

ACTION TAKEN: MOTION PASSED

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

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

5) Review and vote to approve Resolution 2026-03 of the Board of Harbor Commissioners of the Crescent City Harbor District confirming District authority and committing matching funds for the 2026 Port Infrastructure Development Program grant application

Commissioner Evans made a motion to approve the resolution for matching funds for the 2026 MARAD PIDP grant, with the modification to the resolution's language that removed a commitment to use tax funds, and removed any affirmation that the funds were already available. Commissioner Weber seconded the motion.

ACTION TAKEN: MOTION PASSED

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

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

6) Receive update and schedule Board workshop to review, discuss, and make decisions regarding seawall and Citizens Dock construction projects.

7) Discuss and prioritize potential projects to expend unallocated CalOES/FEMA Hazard Mitigation Grant Program funds.

8) Approve revised Ordinance Code Fee Schedule and authorize publication prior to final adoption at an upcoming meeting.

Commissioner Evans made a motion to approve the changes made to the ordinance code fee schedule and authorize publishing it for its final adoption, Commissioner Weber seconded the motion.

ACTION TAKEN: MOTION FAILED

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

ABSENT: NONE // ABSTAIN: NONE

9) Consider the Trump Administration’s “Maritime Action Plan” and its implications for CCHD, and approve an advocacy letter to the federal Congressional delegation.

Commissioner Schmidt made a motion to approve sending the advocacy letter. Commissioner Evans seconded the motion.

ACTION TAKEN: MOTION PASSED

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

ABSENT: NONE // ABSTAIN: NONE

10) 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 01/31/26

iv. Cash Flow Report for January 2026

v. Update on grant billing

vi. Update on 24/25 audit status

vii. Update on 25/26 budget review

viii. Appoint ad-hoc committee to review 24/25 audit & 25/26 budget

Commissioner Evans and Commissioner Weber volunteered to be part of the 24/25 audit & 25/26 budget ad-hoc committee, however due to conflicts with the by-laws this item was tabled until a meeting where the board can dissolve all currently standing committees.

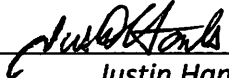
ix. Update on USDA loan modification plan

x. Update on CPRA requests

xi. Status report on other pending projects

11) MEETING ADJOURNMENT

Attested by:



Justin Hanks
Clerk of the Board