



Special 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, December 17, 2025

Time: Closed Session: 1:00 p.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 -- ANTICIPATED LITIGATION

Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9: three potential cases.

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 (General Counsel), Mike Bahr (Financial Consultant), Sandy Moreno (Financial Consultant)

Negotiating parties: Daniel Dahan, Sean E. McGraw, and Scott Lawhon

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 (General Counsel), Mike Bahr (Financial Consultant), Sandy Moreno (Financial Consultant)

Negotiating parties: Daniel Dahan, Sean E. McGraw, and Scott Lawhon

Under negotiation: Price and payment terms

3. Reconvene in open session and disclose any reportable action taken during closed session.

4. Consider and adopt Resolution No. 2025-13, authorizing the execution of Grant Agreement C25S0612 with the California Department of Boating and Waterways under the Surrendered and Abandoned Vessel Exchange (SAVE) Grant Program.

5. Update on planning for potential Lighted Boat Holiday Festival, Chamber Mixer, and Crab Feed Festival.

6. Preliminary review of Ordinance Code Fee Schedule and comparative market data. This item is for informational purposes only. The Board will not take final action.

7. Financial Report

- i. Approve November financial reports: Balance Sheet, Profit and Loss, and Budget to Actual**
- ii. Approve Cash Flow Report for November 2025**
- iii. Review and approve proposed accounts receivable entry for current year**
- iv. Review and approve new payroll service provider to be effective 01/01/2026**
- v. Review status of abandoned vessels**
- vi. Review status of grant reimbursements**
- vii. Review Fashion Blacksmith Inc. arbitration award and payment schedule.**
- viii. Review and approve California Special Districts Association annual membership renewal for \$7,098.00**
- ix. California Public Records Act (CPRA) update.**
- x. Faithful performance bond update.**

8. **Discussion and consideration of next steps for the Harbor Facilities Plan, including the possible appointment of an ad hoc committee, and provide direction to staff as appropriate.**

9. **MEETING ADJOURNMENT**

*Adjournment of the Board of Harbor Commissioners will be until the next meeting scheduled for **Wednesday, January 14, 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.*

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.