

**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

May 27, 2026  
11:30 a.m.



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

### **MINUTES**

***Regular Session, Wednesday, May 27, 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 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*

**\*\* NOTE: The following negotiating parties were not present during the closed session: Cameron Weist, Andrew Flynn, Sean E. McGraw, Scott Lawhon, Daniel Dahan, and College of the Redwoods \*\***

**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**

Commissioner Shepherd reported that the harbormaster and staff would not be receiving any wage increases.

**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

Commissioner Shepherd made a motion to approve the consent calendar, provided that the May 13<sup>th</sup>, 2026 regular meeting minutes be amended to note that an ad-hoc committee was established to address potential water and sewer rate increases, and the Weist Law Firm Invoice was continued to a future meeting. Commissioner Evans 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 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.**

Commissioner Evans made a motion to approve Resolution 2026-06 and Commissioner Nehmer seconded the motion.

**ACTION TAKEN: MOTION PASSED**

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

**7) Consider and approve vehicle refinancing.**

Commissioner Evans made a motion to approve refinancing leased vehicles for two years, and Commissioner Shepherd seconded the motion.

**ACTION TAKEN: MOTION PASSED**

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

**8) Consider and approve 1st Annual Lost Coast Rally Ride & Car Show to be held on Saturday, June 27, 2026.**

Commissioner Nehmer made a motion to approve the Rally and Car Show. Commissioner Shepherd seconded the motion.

**ACTION TAKEN: MOTION PASSED**

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

**9) Consider and approve a modified 2026 Community Artisan Market.**

Commissioner Shepherd made a motion to approve the harbor hosting the 2026 Community Artisan Market. Commissioner Evans seconded the motion.

**ACTION TAKEN: MOTION PASSED**

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

**10) Consider and approve a revised Harbor Facilities Plan.**

Commissioner Evans made a motion to approve the Revised Harbor Facilities Plan and Commissioner Weber seconded the motion.

**ACTION TAKEN: MOTION PASSED**

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

**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.**

Commissioner Schmidt made a motion to oppose the Water and Sewer rate increases and Commissioner Nehmer seconded the motion.

**ACTION TAKEN: MOTION FAILED**

**AYES: SCHMIDT, NEHMER // NAYS: NONE**

**ABSENT: NONE // ABSTAIN: EVANS, WEBER, SHEPHERD**

**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. Profit and Loss by month 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**

**Attested by:**



**Justin Hanks  
Clerk of the Board**