November 14, 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 grants and grant project elements and give direction with regard to unallocated HMGP funds.

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 in person for any questions you may have.

Update on Awarded Grants Activity:

<u>US DOT MARAD PIDP 2022 and 2024 Grants</u>

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 and a 2024 PIDP grant for $8,000,000 to construct a new Citizens' Dock.

The first reimbursement requests submitted under both grants have been paid by MARAD. This is great news, as it shows the grant funding process is working on each of these grants. The second reimbursement requests for both grants were submitted in October. Both requests are currently undergoing reimbursement review.

Three contracts have been awarded under these grants so far:

- Project Management Services RFP – Awarded to Kimley-Horn
- Construction Design Services – Awarded to Kimley-Horn
- Grant Manager Services RFP – Awarded to CSS

On a separate agenda item today is the next step in awarding a new Accounting Services contract, elements of which can be paid for from the PIDP grants.

A seawall and Citizens' Dock Pier 1 project construction update is also on your agenda as a separate item.

<u>CA Coastal Conservancy – Citizens' Dock Planning Grant</u>

CCHD was awarded $925,000. This grant has three components: Environmental Assessment (EA), 60% design, and permitting for the construction of a new Citizens' Dock and Seawall.

The Environmental Assessment documents, both NEPA and CEQA, are complete and approved. The 30% design documents are complete, and applications for the required federal and state permits have been submitted.

$130,000 of the grant is allocated to the completion of the 60% design of Citizens' Dock.

$60,000 of the funds are allocated for the geotechnical studies conducted for the project. Reimbursement of those costs is currently being requested.

$90,000 of the grant will be used for HMGP match. We are working on requesting reimbursement from the state for those funds in December.

Those are all of the funds remaining on that grant. We expect to close out this grant in March or April.

CalOES/FEMA Hazard Mitigation Grant Program

In October 2023, CCHD was awarded $1,350,000 to address physical and economic hazards associated with tsunamis and sea-level rise and to improve the Harbor District's resilience to these hazards.

This grant ends on February 28, 2027. The District can incur costs up to that day.

Almost 20 contracts have been awarded during the grant term for studies, plans and design of projects throughout the Harbor District.

Several items related to ongoing work under this grant are on today's agenda for Board consideration.

- Kimley-Horn Permit Design Work
- TCA – Vision Plan final project closeout
- SHN Engineering – Survey of seawall project area

Unallocated Funds: Once these items are allocated there will be approximately $100,000 of the grant funds unallocated.

There is still time to fund additional items with these grant funds. We have identified several potential projects for which RFPs could be issued, contracts awarded, and work completed by the end of February 2027.

CCHD Strategic Plan: The current Plan expires in 2028 and has not been updated since 2018.

It would benefit the District to have an updated Strategic Plan with all the plans, ideas, and documents the harbor staff and board have amassed over the past decade.

Documents developed since that time include:

- Coastal Land Use Plan (certified 2023)
- AB 691 Sea-Level Rise Assessment (adopted June 2019)
- Opportunities and Constraints study (2023)
- Hazard Mitigation Plan (2024)
- South Beach Climate Adaptation Planning Grant findings (2023)
- Strategic Development Plan (2024 draft)
- Vision Plan (2025 draft)
- Building Structural Review (2026)
- Harbor Survey of Starfish Way area (2026)

Having a Strategic Plan in place that includes the major construction projects the District is undertaking in the next few years is good policy. There are also a lot of other good reasons to update the plan:

- It makes grant applications more competitive.
- It creates accountability and performance measurement.
- It provides continuity through Board and staff turnover.
- It builds public trust.
- It helps attract partners and tenants.
- The Board can tie the District budget to the District's current priorities.

In addition, the 2018 plan did not define how progress would be measured or reported, and it set no review cycle. A new plan would document past progress and set future plan review cycles.

Although the available grant funds would not cover the entire Strategic Plan adoption process, they could support preparation of a complete draft for public review and hearings, which could subsequently be finalized and presented to the Board for adoption.

Elements of this plan could also fill the project need for the ongoing Comprehensive Economic Development Strategy (CEDS) process which is currently being undertaken by the County of Del Norte, City of Crescent City, and Harbor District, along with many stakeholders from private and public organizations.

Boat Yard Development Plan: Such a plan would define all the steps needed to bring a new tenant into the Harbor.

Such a plan could include the following items:

- Upland site plan and current issues
- Haul-out system options
- Dredging and navigation access
- Environmental compliance issues

- Recruitment strategy
- Funding strategy and options

Harbor Entrance Renderings: The proposed conceptual renderings would represent an initial planning stage of a beautification project at the Harbor entrances.

This item would include conceptual site entry sketches for the primary gateway entry to Crescent City Harbor at Redwood Highway (U.S. Highway 101) and Citizens Dock Road, extending along Citizens Dock Road to Starfish Way.

The concept sketches could provide a plan-level study of the entrances and would include alternatives, potential entry monumentation locations, pedestrian circulation alternatives, landscape areas, and precedent imagery illustrating potential gateway and landscape treatments.

Design of a boat pump out station and/or a boat wash station: A design is needed before either of these projects could move forward.

CSS proposes using available grant funds only for planning and design of a boat pump-out station and/or a boat wash station.

The grant cannot fund construction or purchase of a pump out station.

Board ideas: The Board could use time at this meeting to discuss other potential projects for funding consideration.

Timing: The goal would be to release RFPs next week and bring back contract options by December 9, 2026.

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.

The Board recently selected a new proposed location for the restroom on Starfish Way. A formal request has been submitted to the Coastal Conservancy to use the grant funds for that location. That request is still under review. Following a decision by the Coastal Conservancy, the matter will return to the Board for consideration of an RFP for site permitting.

Status of 2026 Grant Applications and Proposals

Applications and Pre-Applications Under Review or Preparation

CA Coastal Conservancy – Citizens' Dock Construction Grant

Additional construction elements for Citizens' Dock Pier 1. Amount being applied for: $1 million.

Status: Pre-application still in review. We have submitted several updates and are expecting a response soon.

Boating Infrastructure Grant (BIG)

Project: Repair of H-Dock. Amount being applied for: $225,000.

Status: Pre-application still in review. We have submitted several updates and are expecting a response soon.

Statewide Park Program Grant

Project: Fund recreation activities available to the public along Starfish Way Amount being applied for: $3 million.

Status: The grant application is still being prepared. A resolution authorizing submission of the application must be adopted by the Board of Harbor Commissioners.

This grant is before the Board under another agenda item.

Grant Applications not funded

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

Harbor Modernization – Port Infrastructure projects: $1,000,000 applied for Beneficial Dredging Reuse Pilot and new Travel Lift. – Not Funded

Port to Plate Network – Business development opportunities: $276,800 applied for Fish Fillet Expansion Project for Cold Storage and Filet Packaging; and product marketing program for direct sales to schools, markets and restaurants. – Not Funded

California Regional Investment Initiative - Aquaculture Network: $750,000 for Business plan and permitting for a pilot Aquaculture Facility. – Not Funded

Though all three applications made it into the final round, none were funded. The State did not fund any projects submitted by rural counties and no projects related to commercial fisheries.

US DOT MARAD PIDP 2026 Grant

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

The grant application was not funded. The federal government only funded one port project in California and it was for a dock leased by Chevron to increase capacity of gasoline exports.

ATTACHMENTS:

CCHD Grant Chart

CCHD SEAWALL AND CITIZENS DOCK GRANTS AWARDED					
Grant Name	**Grant Funder**	**Funded Projects**	**Project Amount**	**Awarded to CCHD**	**Match Requirement**
CA Coastal Conservancy Grant Citizens Dock Planning	CA Coastal Conservancy	60% Design, Environmental Impact Studies and Permitting for construction of a new Citizens Dock.	$1,070,000	$927,000	$143,000 (met)
Hazard Mitigation Grant Program (HMGP)	CalOES/FEMA	60% Design, Engineering & Studies for priority projects (seawall and Citizens Dock)	$1,500,000	$1,350,000	$150,000 ($100,000+ met)
Port Infrastructure Development Grant (PIDP) 2022	USDOT - MARAD	Construction of a new seawall	$9,208,207	$7,366,566	$1,570,489 ($275,000 met)
Port Infrastructure Development Grant (PIDP) 2024	USDOT - MARAD	Construction of Citizens Dock, Pier 1.	$10,000,000	$8,000,000	$2,000,000
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)

GRANTS APPLIED FOR					
Grant Name	**Grant Funder**	**Requested Projects**	**Project Amount**	**Grant Amount Requested**	**Match Requirement**
CA Coastal Conservancy Construction Grant	CA Coastal Conservancy	Construction of Citizens Dock Pier 1	$19,208,207	$1,000,000	$200,000 (PIDP counts)
Boating Infrastructure Grant (BIG)	CA DBW	Repair of H-Dock	$350,000	$225,000	$125,000
Statewide Park Program Grant	CA Department of Parks	Recreational activities on Starfish Way; ADA walkway to South Beach	$3,000,000	$3,000,000	None

RECENT GRANTS APPLIED FOR - Not Funded					
California Regional Investment Initiative - Harbor Modernization	CA GO-Biz	Beneficial Dredging Reuse Pilot and new Travel-Lift	$1,500,000	$1,500,000	None
California Regional Investment Initiative - Port to Plate Network	CA GO-Biz	Fish Fillet Expansion Project: Cold Storage and Fillet Packaging	$276,800	$276,800	None
California Regional Investment Initiative - Aquaculture Network	CA GO-Biz	CCHD Aquaculture Facility	$750,000	$500,000	None
Port Infrastructure Development Grant (PIDP) 2026	USDOT - MARAD	Construction of Citizens Dock Pier 2	$14,000,000	$11,200,000	$2,800,000