

**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 8, 2026
1:00 p.m.



Board of Harbor Commissioners of the Crescent City Harbor District

MINUTES

Regular Session, Wednesday, April 8, 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, Nehmer, Shepherd

2) Adjourn to closed session.

NOTE: Cameron Weist (Special Counsel), Andrew Flynn (Financial Consultant), Sean E. McGraw, Scott Lawhon, and Daniel Dahan did not attend the 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), 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 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

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), 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

3) [2:00 P.M.] Reconvene in open session

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.

Commissioner Evans made a motion to approve the consent calendar, on the condition that all invoice payments would be subject to the terms of the individual contracts, including the timing of payments under the respective contracts, Commissioner Shepherd seconded the motion.

ACTION TAKEN: MOTION FAILED

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

ABSENT: WEBER // ABSTAIN: NONE

Subsequently, Commissioner Shepherd made a motion during agenda item #8 (Communications, Reports, and Directions to Staff) to temporarily suspend the rules, and return to this agenda item, Commissioner Evans seconded the motion.

ACTION TAKEN: MOTION PASSED

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

ABSENT: WEBER // ABSTAIN: NONE

With the Board having voted to reconsider the consent calendar, Commissioner Nehmer then made a motion to have each of the consent calendar items considered individually, and Commissioner Schmidt seconded the motion.

ACTION TAKEN: MOTION PASSED

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

- a) *Approve minutes of the March 24, 2026 Special Meeting and March 25, 2026 Regular Meeting*

Commissioner Shepherd made a motion to approve the minutes. Commissioner Evans seconded the motion.

ACTION TAKEN: MOTION PASSED

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

- b) *Approve CSS Invoice# 13115-12*

Commissioner Shepherd made a motion to approve the invoice and Commissioner Nehmer seconded the motion.

ACTION TAKEN: MOTION PASSED

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

- c) *Approve Kolstad Land Surveyors Invoice# 1561 & 1562*

Commissioner Shepherd made a motion to approve the invoice and Commissioner Evans seconded the motion.

ACTION TAKEN: MOTION FAILED

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

- d) *Approve CalMuni Advisors Invoice# 2026-CM134*

Commissioner Nehmer made a motion to approve the invoice and Commissioner Evans seconded the motion.

ACTION TAKEN: MOTION PASSED

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

e) *Approve Weist Law Firm invoice# 2026-M137*

Commissioner Shepherd made a motion to approve the invoice and Commissioner Nehmer seconded the motion.

ACTION TAKEN: MOTION PASSED

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

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

f) *Approve Summit Accounting Services Invoice# 22320*

Commissioner Shepherd made a motion to approve the invoice and Commissioner Evans seconded the motion.

ACTION TAKEN: MOTION PASSED

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

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

5) Discuss and approve request by Community System Solutions to hold a fundraising music and beer festival on Whaler Island on July 4, 2026, from 6 PM to 9 PM.

Commissioner Schmidt made a motion to approve the festival and Commissioner Nehmer seconded the motion.

ACTION TAKEN: MOTION PASSED

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

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

6) Annual marketing report from the Crescent City-Del Norte County Visitor Bureau.

7) Public update on the status of RV Park development negotiations.

8) 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 03/31/26

iv. Cash Flow Report for March 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

9) MEETING ADJOURNMENT

Attested by:



Justin Hanks
Clerk of the Board