

*DUE DECEMBER 31 Pursuant to Public Resources Code § 6306*

**Fiscal/Calendar Year:** FY 2023/2024

Grantee Name: Crescent City Harbor District

Contact Person: Mike Rademaker

Mailing Address: 101 Citizens Dock Road, Crescent City, CA 95531

## 1. Funds

a. Is a separate fund maintained for trust assets, liabilities, revenues and expenditures?

YES  NO

If “Yes”, please list the name(s) of the fund(s).

N/A

If “No”, under what fund are they accounted for?

General Fund

b. Are separate financial statements prepared for the trust?

YES  NO

If “Yes,” describe the organization of the separate financial statement.

N/A

If “No,” in which financial statements are they included? (Name of the document(s) and the applicable page number(s)).

Crescent City Harbor District

## 2. Revenue

a. What was the gross revenue received or generated from trust land or trust assets during the past fiscal year?

\$2,986,896

b. Please list all sources of revenue and the amount of revenue generated from each source (e.g., permits, rentals, percentage of lease, etc.).

Operating: \$1,054,133 Non-operating: \$1,932,763

See attached report for details

**GRANTED PUBLIC TRUST LANDS STANDARDIZED REPORTING FORM**

SLC 150 (formerly Form 12.26)

**3. Expenses**

- a. What was the total expenditure of funds received or generated from trust land or assets during the past fiscal year?

\$5,799,300

- b. What expenses were allocated or charged directly to the trust? Please list the source of the expenditure and the amount expended.

Operating: \$3,261,985 Non-operating: \$2,537,315

See attached report for details

- c. Have there been any capital improvements over \$250,000 within the current fiscal year? Are any capital improvements over \$250,000 expected in the next fiscal year?

No

- d. Describe any other disposition of trust funds or assets or any other disposition of the trust lands or trust assets themselves. Include any internal funds that were transferred to other grantees, to the management of entity or under the management of another political subdivision of the grantee under an agreement, settlement, or memorandum of understanding.

None

**4. Beginning and Ending Balance**

Please list the beginning and ending balances for the tidelands trust fund(s) for this past fiscal year.

N/A



Crescent City Harbor District  
Report to the California State Lands Commission  
For the Fiscal Year Ended June 30, 2024

The Crescent City Harbor District is located on the northern coast of California in Del Norte County. The Crescent City Harbor District was formed as a public entity in 1931 and organized as an Independent Special District under Section 6000 of the California Harbors and Navigation Code. In 1963, the Crescent City Harbor District was granted sovereign tide and submerged lands in trust for the establishment, improvement, and conduct of a harbor, for the construction, maintenance, and operation of wharves, docks, piers, slips, quays, and other utilities, structures, facilities, and appliances necessary or convenient for commerce, navigation and fisheries, and for public recreation purposes.

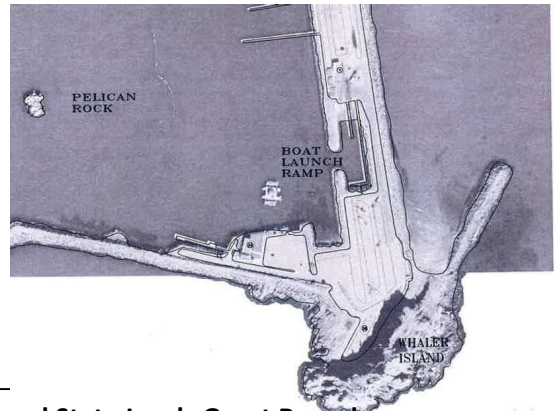
The Crescent City Harbor District is governed by a five-member Board of Commissioners. The Commissioners are elected by residents of Del Norte County and serve staggered four-year terms. The Commissioners appoint the Harbormaster who oversees the day-to-day operations and staff. The Crescent City Harbor District is organized as an enterprise district and as such it must earn most of its revenue from business activities created and fostered on the lands it controls. Revenue generated from these business activities are used to maintain and improve the lands and structures for the benefit of the public.

The Crescent City Harbor District controls two types of land: fee simple land owned by the District and granted State Lands as amended in 1963. Table 1 depicts the Del Norte County Assessor parcel numbers and approximate acreage of each parcel of the Crescent City Harbor District.

<b>Table 1. Crescent City Harbor District Property</b>	
<b>Parcel Number</b>	<b>Acreage</b>
117-20-16	Unknown, undivided State Lands
118-020-29	9.51
117-170-11	18.58
117-180-11	4.3
117-180-21	3.04
<b>Total</b>	<b>35.43 +</b>

Figure 1 illustrates the boundaries of the District (Blue Line) and the approximate location of the high tide line (Red Line) that marks the division of the Crescent City Harbor District into state lands (seaward of the high tide line) and property owned fee simple (landward of the high tide line). The Crescent City Harbor District currently consists of approximately 4,052 acres of land and water area.

**Blue Line = District Boundary**  
**Red Line = State Lands Boundary**



**Figure 1. Crescent City Harbor District Boundary and State Lands Grant Boundary**

The Crescent City Harbor District earns revenue through a variety of sources including slip rentals, leases, concessions, travel lift, launch fees, county taxes, and interest income. The Crescent City Harbor District has several retail and commercial establishments conducting business on its property serving local residents and tourists. Table 2 depicts the business activities located on State Lands and Fee Simple property.

<b>Table 2. Crescent City Harbor District Business Activities on State Lands and Fee Simple Property</b>	
<b>State Lands</b>	
Alber Seafood C Renner Petroleum Caito Fisheries CC Azul/Fisherman’s Catch Chart Room Restaurant Chart Room Store Coast Redwood Art Crescent City Crab Shack Crescent City Seafood Englund Marine Fashion Blacksmith Global Quality Seafoods Hoist Kim’s Hair Studio LCZ Unloaders MM Diving, Inc.	Nor-Cal Seafood Northcoast Ocean Sports & Grill Orca, Inc. Pacific Choice Hoist Pacific Choice Ice Plant Pacific Choice Seafood Safe Coast Seafoods Schmidt’s House of Jambalaya South Beach RV Resort South Bend Products U.S. Coast Guard Wonder Stump Inner Boat Basin (Portion) Outer Boat Basin (Nonoperational)
<b>Fee Simple Property</b>	
Bayside RV Park Del Norte County Sheriff Ocean World Outfront/CBS Outdoor	Port O’ Pints RHS Artisans Market Trees of Mystery Inner Boat Basin (Portion)

The Crescent City Harbor District realized total revenues of \$5,130,527 including \$2,986,896 that were earned on State Lands for the fiscal year ended June 30, 2024. The Crescent City Harbor District incurred total expenses of \$11,530,052 including \$5,799,300 that were incurred on State Lands in fiscal year 2024. Table 3 presents the delineation of revenues earned and expenses incurred on State Lands by dollar amount and percentage of total.

<b>Table 3. Crescent City Harbor District Revenues and Expenses for the Year Ended June 30, 2024</b>					
	<b>FY2024</b>	<b>State</b>	<b>State</b>	<b>Fee Simple</b>	<b>Fee Simple</b>
	<b>(\$)</b>	<b>(\$)</b>	<b>(%)</b>	<b>(\$)</b>	<b>(%)</b>
<b>Revenues</b>					
Marina/Administration	205,213	117,265	57%	87,948	43%
Harbor Services	26,574	20,146	76%	6,428	24%
Marina - Inner Boat Basin	622,588	311,294	50%	311,294	50%
Marina - Outer Boat Basin	-	-	0%	-	0%
Launching, Poundage, Workdock	15,977	15,485	97%	492	3%
Commercial Leases	606,771	589,943	97%	16,828	3%
RV Parks	71,392	-	0%	71,392	100%
Del Norte County Taxes	1,340,494	670,247	50%	670,247	50%
Interest LAIF	50,900	25,450	50%	25,450	50%
Legal Settlement Revenue	1,507,607	753,803	50%	753,803	50%
Grant Revenue	683,011	483,263	71%	199,748	29%
<b>Total Revenues</b>	<b>5,130,527</b>	<b>2,986,896</b>	<b>58%</b>	<b>2,143,631</b>	<b>42%</b>
<b>Expenses</b>					
Office/Marina	293,118	145,568	50%	147,550	50%
Fuel	18,193	9,072	50%	9,121	50%
Payroll Expenses	1,169,063	600,032	51%	569,032	49%
Commissioners/Retirees	55,646	27,823	50%	27,823	50%
Professional Fees	737,301	363,863	49%	373,438	51%
Repair and Maintenance	73,390	35,961	49%	37,429	51%
Operating Supplies	26,262	12,406	47%	13,856	53%
Capital Expenditure	-	-	0%	-	0%
Utilities	360,978	84,092	23%	276,886	77%
Consulting	117,589	54,559	46%	63,030	54%
Travel - Training, Meeting & Local	25,312	12,656	50%	12,656	50%
Depreciation	3,827,907	1,913,953	50%	1,913,953	50%
Election Cost	-	-	0%	-	0%
Interest Expense	196,897	98,448	50%	98,448	50%
Legal Settlement Expense	3,983,384	1,991,692	50%	1,991,692	50%
Grant Expense	645,012	447,175	69%	197,837	31%
<b>Total Expenses</b>	<b>11,530,052</b>	<b>5,799,300</b>	<b>50%</b>	<b>5,730,752</b>	<b>50%</b>
<b>Change in Net Position</b>	<b>(6,399,525)</b>	<b>(2,812,404)</b>	<b>43.9%</b>	<b>(3,587,121)</b>	<b>56.1%</b>

**CRESCENT CITY HARBOR DISTRICT REVENUES AND EXPENSES FOR THE YEAR ENDED JUNE 30, 2024**

	FY2024 (\$)	State (\$)	State (%)	District (\$)	District (%)
<b>Revenues</b>					
Marina/Administration	205,213	117,265	57%	87,948	43%
Harbor Services	26,574	20,146	76%	6,428	24%
Marina - Inner Boat Basin	622,588	311,294	50%	311,294	50%
Marina - Outer Boat Basin	-	-	0%	-	0%
Launching, Poundage, Workdock	15,977	15,485	97%	492	3%
Commercial Leases	606,771	589,943	97%	16,828	3%
RV Parks	71,392	-	0%	71,392	100%
Del Norte County Taxes	1,340,494	670,247	50%	670,247	50%
Interest LAIF	50,900	25,450	50%	25,450	50%
Legal Settlement Revenue	1,507,607	753,803	50%	753,803	50%
Grant Revenue	683,011	483,263	71%	199,748	29%
<b>Total Revenues</b>	<b>5,130,527</b>	<b>2,986,896</b>	<b>58%</b>	<b>2,143,631</b>	<b>42%</b>
<b>Expenses</b>					
Office/Marina	293,118	145,568	50%	147,550	50%
Fuel	18,193	9,072	50%	9,121	50%
Payroll Expenses	1,169,063	600,032	51%	569,032	49%
Commissioners/Retirees	55,646	27,823	50%	27,823	50%
Professional Fees	737,301	363,863	49%	373,438	51%
Repair and Maintenance	73,390	35,961	49%	37,429	51%
Operating Supplies	26,262	12,406	47%	13,856	53%
Capital Expenditure	-	-	0%	-	0%
Utilities	360,978	84,092	23%	276,886	77%
Consulting	117,589	56,559	48%	61,030	52%
Travel - Training, Meeting & Local	25,312	12,656	50%	12,656	50%
Depreciation	3,827,907	1,913,953	50%	1,913,953	50%
Election Cost	-	-	0%	-	0%
Interest Expense	196,897	98,448	50%	98,448	50%
Legal Settlement Expense	3,983,384	1,991,692	50%	1,991,692	50%
Grant Expense	645,012	447,175	69%	197,837	31%
<b>Total Expenses</b>	<b>11,530,052</b>	<b>5,799,300</b>	<b>50%</b>	<b>5,730,752</b>	<b>50%</b>
<b>Change in Net Position</b>	<b>(6,399,525)</b>	<b>(2,812,404)</b>	<b>43.9%</b>	<b>(3,587,121)</b>	<b>56.1%</b>

**CRESCENT CITY HARBOR DISTRICT  
STATEMENT OF REVENUES, EXPENSES, AND CHANGE IN NET POSITION  
For the Year Ended June 30, 2024**

**OPERATING REVENUES:**

Slip rentals	\$ 622,588
Commercial lease	606,771
RV park	71,393
Marina services and fees	245,812
Other operating income	<u>1,951</u>
<b>Total Operating Revenues</b>	<b>1,548,515</b>

**OPERATING EXPENSES:**

Advertising	8,758
Audit	19,000
Auto expenses	17,829
Bank service fees	37,408
Consulting	117,589
Depreciation and amortization	3,827,907
Insurance	239,044
Legal	406,811
Office and admin	122,377
Operating expenses	32,717
Outside services	197,102
Payroll expenses	1,224,710
Repairs and maintenance	67,215
Travel	25,313
Utilities	360,979
<b>Total Operating Expenses</b>	<b><u>6,704,759</u></b>
<b>Operating Income (Loss)</b>	<b><u>(5,156,244)</u></b>

**NONOPERATING REVENUES (EXPENSES)**

Property taxes and assessments income, net of admin fees	1,340,494
Grant revenue	683,011
Grant expenses	(645,012)
Legal settlement expense	(3,983,384)
Legal settlement revenue	1,507,607
Interest Income	50,900
Interest Expense	<u>(196,897)</u>
<b>Total Nonoperating Revenues (Expenses)</b>	<b><u>(1,243,281)</u></b>
<b>Change in Net Position (Loss)</b>	<b>(6,399,525)</b>

**NET POSITION:**

Net position, beginning of year	<u>19,169,838</u>
Net position, end of year	<u><u>\$ 12,770,313</u></u>

The accompanying notes are an integral part of these financial statements