

Dana Point Harbor Oversight Advisory Committee

Wednesday August 7, 2024 | 5:35 p.m. – 7:00 p.m.

MINUTES

Bob Langan, DPHOAC Chair, called the meeting to order at 5:35 p.m. Committee members not in attendance; Dennis Parks, Wendy Leavell (Jim Cobb sat in for Mrs. Leavell), and Shala O'Keefe.

PRESENTATIONS/UPDATES:

-Orange County CEO Real Estate Update:

- Christian Gagne, the Dana Point Harbor Oversight Representative for the County of Orange, provided an update on the market study/appraisal effort. An initial list of qualified appraisers has been compiled with input from the County appraiser. At the request of the Fifth District, appraisers who have recently worked for the City of Newport Beach or have had prior involvement with DPHP or the DPH project will be excluded. CEO Real Estate will contact the remaining appraisers to gauge availability, relevant experience, and pricing, and will select an appraiser in coordination with Supervisor Foley. CEO Real Estate will define the scope of work for the appraisal and the contract will be made publicly available to solicit input.
- Christian also stated that CEO Real Estate is nearly finished addressing boater concerns from Dana Point Boaters Association (DPBA) regarding slip construction compliance and other topics. A few questions require clarification from the Marina at Dana Point and OC Development Services. Once finalized and reviewed by the Fifth District, CEO Real Estate will publish the questions and answers on the DPHOAC Updates page of the Fifth District website. The committee will then have a chance to discuss these responses to the boater concerns, and the DPBA may submit follow-up questions if they elect to do so. Additionally, committee members were invited to propose any topics they would like to include in future DPHOAC meeting agendas.
- Christian presented additional updates to the Fifth District website. The updates include a new navigation section on the DPHOAC Updates page (<https://d5.ocgov.com/dana-point-harbor-updates>) which offers simplified access to resources and presentations from past DPHOAC meetings. The website now features a section for construction progress photos and videos, which will be continuously updated. Users can find these by selecting "Construction Progress Photos & Videos." Form the main navigation menu at the top of the page.
- The conversation shifted to final outstanding items, including the Marina at Dana Point's waitlist and deposit interest. Mat Miller (Chief Real Estate Officer for the County) mentioned that the waitlist had just been supplied to County staff before the DPHOAC meeting and would be reviewed and presented to the DPHOAC at the next session. CEO Real Estate also indicated that the number of people on the waitlist will not be a factor in the upcoming market study to be completed. For future discussions of the wait list, DPHOAC should identify a specific purpose and goal for those discussions. The Marina at Dana Point stated that they do not have the deposits in an interest-bearing account, and currently use it as a method to negotiate reduced banking expenses. Supervisor Foley would like to revisit this issue and explore the possibility of placing the deposits in an interest-bearing account and using the funds for something positive within the Harbor.

-O.C. Parks Update:

- Scott Fegley, Division Manager for O.C. Parks stood in for Deputy Director Michael Wilson.
- Scott provided an update on the OC Sailing and Events Center (OCSEC) space planning effort and requested that prompt submission of two outstanding user group surveys to the space planning consultant (IDS Group).
- He reported that all Zoom meetings with OCSEC user groups have been scheduled for August 21st, 22nd, and 23rd. A draft report on the space study is expected to be available in Fall or Early Winter 2024.
- OC Parks and IDS are also working actively with DPHP to develop a solution for Dana Outrigger. Recommendations and solutions would be identified and implemented prior to the OCSEC report being finalized.
- He also provided an update on the OCSEC West dock repair project: The permit application has been submitted to the CA Department of Fish & Wildlife, an award announcement anticipated in late summer or early fall. Construction to begin after summer camps conclude and an OC Parks project manager has been assigned. User groups will be communicated with prior to construction.

-Orange County Supervisor Foley Update:

- Supervisor Foley updated the committee on her recent visit to the Surf and Turf Therapy program, which offers therapy services using non-traditional approaches including surfing, horseback riding and other community-based activities at Dana Point Harbor. She then went on to present her idea of hosting an Olympic Parade, following the same route as the Festival of Whales, to celebrate local Olympians and promote the 2028 LA Olympics. The parade would utilize electric vehicles to promote clean energy use. District 5 will take the lead on planning the logistics for the event, which is tentatively scheduled for September/October, depending on availability of the Olympians.

-Comments/Questions from Committee Members:

- Colin Harris discussed working with event promoters to bring additional events to the Harbor. He highlighted current parking limitations as a significant challenge. He is exploring potential events for Summer 2025.
- Mike Frost expressed interest in the upcoming presentation of the boater concern Q&A by CEO Real Estate.
- Bob Langan brought up the open action item for CEO Real Estate to report on city/county-controlled Tidelands marinas in Newport Beach. Mat Miller clarified that some Tidelands are owned by the Irvine Company dating back from the transition from the former Rancheros. He mentioned that the County has Tidelands maps and Tidelands Grants that identify the city/county-controlled areas that may be shared. Supervisor Foley requested that CEO Real Estate add Tidelands maps to the D5 website. Mat also mentioned that the existing inventory of public marinas can be incorporated into the market appraisal.

Bob Langan adjourned the meeting at 7:00 p.m. after a motion, second and committee vote for adjournment passed. Next meeting scheduled for 9/4/24.

ACTION ITEMS:

1. CEO Real Estate to finalize boater concern Q&A and present to committee at next meeting.
2. OAC to review waitlist and D5 to identify potential solutions for utilizing interest from interest-bearing deposit account.
3. CEO Real Estate to continue preparation to engage an outside consultant to conduct a market study/appraisal.
4. CEO Real Estate team to add Tidelands maps to D5 website.
5. OC Parks / CEO Real Estate to review Dana Outrigger relocation options material, expediate, and review with D5.