

Dana Point Harbor Oversight Advisory Committee

Wednesday December 6, 2023 | 5:40 p.m. – 6:40 p.m.

MINUTES

Bob Langan, Committee Chair, called the meeting to order at 5:40 p.m.

PRESENTATIONS/UPDATES:

- Orange County Supervisor Foley Update: Supervisor Foley was unable to attend the meeting so her update was presented by Alyssa Napuri, Supervisor Foley's Deputy Chief of Staff. She advised the committee that the County was continuing to work closely with the Dana Point Harbor Partners and the Coastal Commission and making progress on the permits necessary for the proposed hotels which are the last major piece in the harbor revitalization plan needing the commission's approval. In addition, Ms. Napuri reported and emphasized that the scheduled ground breaking for the new parking structure is going to happen on January 22nd. The parking structure will be Phase 1 and signal the start of the commercial core revitalization. She also confirmed that the Orange County IT staff is in the process of creating an inclusive on-line repository for all of the contracts, documents, construction/phasing schedules, phase schematics, etc. that will be available for public review.
- O.C. Parks: Reimagining the Sailing and Events Center: Diane Wenzel committee member and Executive Director of Westwinds Sailing, was prepared to present her report on the "needs" to upgrade and "reimagine" the Orange County Sailing and Event Center. However, due to the absence of Supervisor Foley, it was decided that her report should be pushed to the January meeting.
- Mission Statement: Colin Harris and Darcie Harris presented three new drafts to be considered by the committee for adoption as the DPHOAC's "mission statement". The drafts were rewritten based on the committee suggestions from the November meeting. After some discussion, it was decided that the vote to accept one of the versions would be pushed to the January meeting due to the absence of the Supervisor and several committee members.
- Dana Point Harbor Partners Update: Susan Lieb representing the DPHP confirmed the January 22nd start date for the new parking structure. She also presented to the committee a series of new graphic boards that greatly simplify understanding the construction phasing. They included schematics showing each phase within the revitalization plan. In addition, she displayed a revamped organization chart that clearly showed the DPHP areas of responsibility and how they interact with the County organization structure. All of the boards will be available for view in the DPHP office, Supervisor Foley's harbor office as well as in the new information repository of "revitalization" related documents. Ms. Lieb also reported that there are 72 boats in this year's Dana Point Harbor Holiday Boat Parade kicking off December 8th. The committee was also advised that the holiday themed lights in the harbor area would go dark this year on January 7th in preparation for the start of the parking structure construction.
- O.C. Parks Update: The committee was brought up to speed on the many maintenance and repair projects that the county is currently engaged in within the county's areas of responsibility within the harbor.
- Orange County Department of Real Estate Update: Zoila Verdaguer, O.C. Department of Real Estate, advised the committee that an Estoppel Agreement will be presented at the next Orange County Board of Supervisors meeting for their approval. The agreement is a document for the DPHP construction loan lender certifying that the DPHP will continue leasing the Dana Point Harbor property from the County and that the County is not taking any action to change the terms of the contract in place between the two parties. The proposed \$60M construction loan will fund the new parking structure, as well as phases 5-7 in the marina remodel.

Bob Langan adjourned the meeting at 6:40 p.m.

OPEN ACTION ITEMS:

1. Presentation on the O.C. Sailing and Event Center "needs"
2. Adoption of the DPHOAC "Mission Statement"
3. Centralized project oversight manager within the O.C. Department of Real Estate.

NEW ACTION ITEMS:

1. DPHP to send out digital versions of the new organization, construction and phasing graphics to the Supervisor's office and the committee.

JANUARY AGENDA ITEMS: (meeting scheduled for January 10th)

1. See Action Items.
2. Update on the Parking Structure construction start.