



# DANA POINT HARBOR ADVISORY BOARD

The Voice of Our Community

**Meeting Minutes:** January 27, 2020, 5:00 – 7:00 p.m.

**Location:** Dana Point Harbor Sailing and Events Center, Pilothouse Conference Room

**In Attendance:** James Lenthall (Chair), Jim Miller (Vice-chair), Greg McDowell, Donna Kalez, John Yamasaki, Robert Hartung, Marla Balmuth, Tim Martin, Anne Eubanks (Secretary)

**Absent:** Byron Kurt; **Ex-Officio:** Mark Denny (City of Dana Point); Stacy Blackwood (OC Parks)

**Invited Guests Attending:** James Campbell (OC Real Estate), Susan Lieb (DPHP) Ralph Grippo (DPHP); Kelly Rinderknecht (The Marina at Dana Point)

Minutes of the October 2019 meeting were reviewed and approved without changes.

## Summary of January 20, 2020 Special Session

Candidates were interviewed and Tim Martin was selected to fill the vacant seat representing education and community service organizations. Marla Balmuth was re-elected for a three-year term representing landside merchants, and John Yamasaki was re-elected for a three-year term representing clubs and social organizations. Regarding the Holiday Parade of Lights, the board applauded DPHP on how well it went. Members of DPHAB received concerns about the dates for the 2020 parade from merchants and boaters. DPBA also received concerns and joined DPHAB in co-sponsoring a letter to DPHP addressing the concerns. DPHP sent letters to boaters and determined two consecutive weekends in December were the most desirable dates for the parade. The final dates will be announced soon. The board applauded the collaboration between DPHP and the community.

## Election of DPHAB Officers

Chair: Motion and second to appoint James Lenthall as Chair. Motion passed.

Vice-Chair: Motion and second to appoint Jim Miller as Vice-Chair. Motion passed.

Secretary: Motion and second to appoint Anne Eubanks as Secretary. Motion passed.

## Harbor Revitalization Project Update and 2020 Forecast – Commercial Core

Susan Lieb (DPHP) gave the update on the commercial core. May is the kickoff for the parking structure. They are working on parking plans for employees, merchants, and customers during construction. Retail sales were off the charts in 2019. During the Christmas holidays there was a record number of visitors to the harbor. The lights were on one week earlier and stayed on one week later. They will do that again in 2020. In about a year, they will start moving dirt. Traffic will be re-routed for customers and employees. There will be additional transportation and shuttles for the harbor. The flow of in and out traffic to the dry storage area will not be affected. Traffic and directional signage will be posted. It was asked if DPHAB could get a full set of site plans. DPHP will take that under consideration. The plans are not currently posted online and are under review by the county. Susan Lieb does not know if a traffic study has been completed yet.

Ralph Grippo (DPHP) gave an update on the marina. They have not heard anything back from California Coastal Commission. It will probably be another year. Public hearings have not yet been scheduled. They are in good shape with the Army Corp of Engineers and Water Quality Board.

## Roundtable Update

Kelly Rinderknecht (The Marina at DP) – Work will be done on boaters lots in February. Four of five gates are down now and not operational.

Ralph Grippo (DPHP) – Shared with caution they are looking into WIFI for the marina. It is difficult to get good reception in a harbor because of fiberglass and the overall infrastructure. They could implement it sooner than later, but it would only work 50% of the time. They hope to have good WIFI by December.

Jim Miller, on behalf of the merchants, expressed kudos on the boat parade and awards banquet. It was the best boat parade in the history of the harbor. The lights were magnificent, and the boaters did a great job. It was nice to have an open bar at the awards banquet. Ralph Grippo thanked the sponsors and advised the 2020 boat parade would be two weekends in December. The boaters want it that way, and we can't thank the boaters enough for their participation. Ralph asked if the parade should be the first two weekends in December? Should we avoid the third weekend? Discussion followed stating we used to have a hospitality night on the first Friday in December followed by two weekends of the parade. Reservations are booked at restaurants a year in advance so that should be taken into consideration. The small merchants would like to keep the parade on the first two weekends freeing up the last weekend for shoppers. The merchants loved that lights were installed in October and there were more of them, even on the island. The white lights on the buildings defined the harbor.

Greg McDowell – Keys are no longer necessary to get out of the gangway gates. This safety issued has been resolved. Also, the gates are closing more quietly.

Marla Balmuth – The holiday lights were great; it was very festive in the harbor.

Tim Martin – He is getting up to speed since he is new to the board.

### **DPHAB 2020 Objectives**

Chair James Lenthall queried the board asking what other items within the mission of the DPHAB, other than the revitalization project, should we give attention to in 2020.

A guest at the meeting brought up that leases with merchants are not being re-negotiated and most are now month to month. The guest felt leases should be extended for six months to a year. Susan Lieb responded DPHP is working with each tenant individually; those with concerns have come to her office to discuss. There are no extensions on leases right now because they don't have a solid phasing plan in place yet. Investing in stores might be a disservice to the tenant. Jim Miller commented the harbor is a global community. DPHAB is a sounding board to get information out. Construction and phasing plans need to be presented to the public. He encourages the community to attend the DPHAB meetings to stay informed. Susan Lieb commented DPHP likes to have direct relationships with the city, county, and the community. Updated picture boards of the vision for the harbor will be posted along with parking policies. DPHP has an open-door policy and wants to spread the word. The website will be updated with phasing and states of construction and other items of importance. If the community has any ideas or suggestions DPHAB encourages submitting them through the DPHAB website.

### **DPHAB 2020 Meeting Schedule**

Chair James Lenthall - DPHAB was formed in 2018. Since its formation, a lot has happened including master lease negotiations, awarding a development partner, and addressing harbor patrol expenses. In 2019 things slowed down and meetings were cancelled because of no content to address. In 2020, do we want to meet monthly, bi-monthly, or quarterly? Since things can happen quickly, the consensus of the board is to calendar monthly meetings. The board will meet in odd numbered months but will have placeholder dates scheduled in even numbered months in case it is necessary to meet. All meetings will be on the fourth Monday of the month at 5:00 p.m. with one exception. Since May 25<sup>th</sup> is Memorial Day, the board will meet on May 18<sup>th</sup>.

### **Adjourn**

There being no further business, the meeting was adjourned.