



Meeting Minutes: February 26, 2018, 5:00pm -7:00pm

Location: Dana Point Harbor Sailing and Events Center

In attendance: James Lenthall – boater, Jim Miller – restaurateur, Greg McDowell – boater, William Kindel – boater/dry storage, Diana Poulos – retailer, Donna Kalez – waterside merchant, John Yamasaki – clubs/social organizations, Daniel Pingaro – education/community service organizations, Robert Hartung – member at large

Ex-officio: Stacy Blackwood of OC Parks and Mark Denny of City of Dana Point

James Lenthall opened the meeting and suggested potential board members introduce themselves and offer a summary of their involvement in the Harbor and interest in the board. All eleven attendees then gave a brief summary.

BACKGROUND ON DPHAB

Lenthall said the committee was conceived after the County announced a change to a public/private partnership to revitalize the Harbor. Boaters and others interested parties decided to pursue a commission as other harbors do. The boaters got the merchants involved and began drafting by-laws with the intent of working under OC Parks. Eventually County counsel raised legal concerns and nixed the idea of an OC Parks sponsored committee. Eventually the decision was made to proceed privately.

DPHAB Membership

Members from the boating community, harbor businesses and the community at large would be selected to create the board. A selection group accepted applications and determined the initial makeup of the board. A decision was made to create staggered terms to ensure continuity on the board.

Diana Poulos moved to approve the membership of the board and the staggered terms. Jim Miller seconded the motion which passed by a voice vote.

DPHAB Bylaws

The bylaws were discussed and accepted in a voice vote.

DPHAB Officers

Donna Kalez nominated James Lenthall as board chairman with a second by Jim Miller. James Lenthall nominated Jim Miller as vice chair seconded by Donna Kalez. Donna then nominated Diana Poulos as secretary with a second by Jim Miller. All three nominations passed by voice vote.

DPHAB Meeting Schedule

Decision made to conduct meetings on the fourth Monday of each month from 5-7 p.m. Alternative dates will be selected for holidays. The May meeting will be conducted May 29, 2018. Meeting dates and agendas will be posted on the bulletin board at the Sailing and Events Center and on a DPHAB website being constructed.

Chairman Lenthall asked each board member to email him a picture and short bio to be included on the website. A logo will be created for the group. Board members should consider conflict-free ways to raise funds.

HISTORY/STATUS OF DPH PUBLIC/PRIVATE PARTNERSHIP

Stacy Blackwood of OC Parks gave a brief background of Dana Point Harbor. Originally harbor district was not part of OC government. Harbor was developed privately then the individual districts were dissolved and Orange County Harbor, Beaches and Parks was formed. Approximately 11 or 12 years ago, the County developed Dana Point Harbor Department as a separate entity and pulled it of OCHBP. Its' focus was the revitalization. The County, Cit of Dana Point and California Coastal Commission eventually approved first developmental permit for the commercial core. The County intended to handle the development itself.

In the last 18-24 months, an evaluation of financial issues was done by Orange County Board of Supervisors. It was determined that a P3 – Public/Private Partnership would be in the best interests of the Harbor. Eventually a RFQ – request for qualifications was issued in 2017. Four teams proposed developing the Harbor and were pre-qualified. Next an RFP – request for proposals was called for. Two teams submitted proposals and two teams dropped out. In October of 2017 the Board selected Dana Point Harbor Partners for the development. DPHP and the County are now working on the financial terms. County is cautiously optimistic an agreement can be reached in the next few weeks. That will be followed by specifics of how project will be managed with a lease agreement with terms between the County and DPHP.

The lease footprint is in the RFP. Some items not included in the RFP are the sailing and events center and dock, baby beach, ocean institute, portions of the island and park areas. It is thought that Nordhaven Yachts, the yacht clubs, and shipyard will most probably be assigned to DPHP.

Master leases expire in 2019 and 2021 for Vintage Marina Partners and the East Basin. West Basin is on month to month.

DPHP consists of three entities – Burnham-Ward Properties for retail and restaurants, Bellwether Financial Group for the marinas, and R.D. Olson Development for the hotels.

Board members discussed some of the Tidelands Fund specifics and noted that funds raised in the harbor must be spent in the harbor.

POSSIBLE FUTURE DPHAB TOPICS

Chairman Lenthall suggested the board craft a vision for what it wants the future harbor to be like. He suggested the board refine and reaffirm the 12 Guiding Principles that were part of the original vision for the revitalization. He asked board members to send possible agenda topics to him.

Jim Miller suggested OC Parks and/or City of Dana Point present a tutorial on the various documents that will govern the revitalization. Those include the RFP, LCP, and LCPA to name a few. The Dana Point Harbor page on OC Parks website has links to those documents. James said he would email links to the documents as well.

Robert Hartung suggested when action starts happening maybe we should consider public outreach giving updates to the yacht clubs, community organizations and other entities on progress.

Donna Kalez moved to adjourn the meeting with a second by Jim Miller.