

Dana Point Harbor Oversight Advisory Committee

Wednesday, December 4, 2024

MINUTES

Robert Langan, DPHOAC Chair, called the meeting to order at 5:41 p.m. Committee members not in attendance; Mike Frost, Wendy Leavell, Colin Harris, Shala O'Keefe

PRESENTATIONS/UPDATES:

-County of Orange CEO Real Estate Update: Christian Gagne, the Dana Point Harbor Oversight Manager for the County of Orange advised the committee that the County intends to enter into a contract with R. P. Laurain & Associates to conduct an appraisal study to estimate the fair market rental value of boat slips within Dana Point Harbor. Mr. Gagne indicated that R. P. Laurain & Associates is a known entity as they have conducted similar appraisal studies for the County in the past and in fact are on retainer. Mr. Gagne then reviewed the Scope of Work (SOW) for the committee in addition to providing them with a copy of R. P. Laurain & Associates proposal to the County. A central task for R. P. Laurain & Associates, as expressed in the SOW, is to identify which southern California marinas should be included in the slip rate study based on; boater marina amenities (docks and land-side), location, size, ocean access, age, etc. The information gathered will then be used to provide the County (and DPHOAC) an analysis of market rates and their conclusions as to what the fair market estimate of Dana Point Harbor slip rates should be. R. P. Laurain & Associates estimated that they would be able to deliver the study within 90 to 100 days from the execution of the contract.

The committee then discussed Mr. Gagne's presentation. The committee was in general agreement with the SOW but felt that additional emphasis needed to be placed on the demographics (income, real estate market, etc.) in the geographic vicinity of each marina to be used in the study and the subsequent findings and recommendations as to market rate. The opinion voiced by the committee is that the Oceanside, Long Beach and Dana Point community demographics, for instance, are significantly different than Newport Beach which was the focus of the DPHP interpretation of the marina slip market. The committee asked if there was an example of a previous appraisal (of a marina property) that had been conducted by R. P. Laurain & Associates that could be provided to the committee for review. Mat Miller indicated CEO Real Estate would try to locate a similar study or an example of an appraisal conducted by Laurain. However, it was emphasized to the committee by Supervisor Foley, that time is of the essence in having the appraisal completed so that it can be used in discussions with the DPHP prior to their next proposed slip rate increase in the spring of 2025. Because of the tight timeline, the committee was asked to provide any comments or suggestions regarding the SOW to Mr. Gagne's office by 12/6/24 so that any additional input could be considered, and if appropriate, be incorporated into the contract SOW. This would allow CEO Real Estate to finalize the request through the County Procurement Office and work to get an executed contract signed the following week. The R.P. Lauren & Associates' Scope of Work, as well as the executed contract, will be posted in the DPHOAC Updates section on Supervisor Foley's home page (<https://d5.ocgov.com/dana-point-harbor-updates>).

-Orange County Supervisor Foley Update: Supervisor Foley advised the committee that in light of the upcoming change in the Federal political environment that her office (and all departments within the County) are working to obligate any earmarked federal funds before the change in administrations. As an example, this would include money for the Dana Point Harbor channel dredging and breakwater repair scheduled for next year, and pre-purchase of any building materials (i.e. steel). In addition, her office has been working with DPHP and the regional Carpenters' labor council to try and mitigate any potential disputes regarding prevailing wage that would affect the construction timeline of the proposed marina hotels.

-O.C. Parks Update: Michael Wilson reported to the Committee that the OCSEC space planning project is making good progress with all of the stakeholders having been interviewed in addition to providing their business plans and space requirements to the consultant. The initial feedback is that the demand exceeds the available space so the next phase of the study will be to prioritize each stakeholders needs and allocate space accordingly. The goal is to have this done without changing the facility footprint/shell structure necessitating additional permitting from building departments and regulatory agencies that would delay short-term facility improvements. In addition, Mr. Wilson advised the committee that the design and rebuild of the OCSEC docks face an end date to when the grant funds must be used of November, 2026. This is a tight timeline that requires the formal design and construction of the docks conform as closely as possible to the plans submitted to in the grant application. Any significant deviation could bring in the possibility of additional regulatory requirements and thus delaying the project beyond the grant's required completion window that could impact the \$3.2 million grant award. Mr. Wilson also reported that the balcony has been removed from the OCSEC lighthouse structure and that the drain on the crib-wall along Cove Road is undergoing upcoming maintenance.

-Committee Member Updates: The Supervisor was asked about the future status of the Dana Point Yacht Club and the adjacent docks used by the DPYC that are outside the scope of the DPHP revitalization contract. The Supervisor's team had no new information on the subject as the conversation with the DPYC is being managed by the DPHP. The topic was to be added to the Bi-Weekly calls between the Fifth District, CEO Real Estate, and DPHP. Dennis Parks advised the committee that there is a Commodore's "fireside" chat scheduled for 12/12/24 and that he would, as a club member, attend and report back to the committee regarding any information provided about the latest discussions between the club and the DPHP.

Bob Langan adjourned the meeting at 6:30 p.m. after a motion, second and committee vote for adjournment passed. Next meeting is scheduled for 1/8/24.

ACTION ITEMS:

1. OPEN - Resolution of storage needs for the Outrigger Club in advance of pending DPHP construction in their current storage area.
2. NEW - CEO Real Estate to obtain and provide a copy of a past R. P. Laurain & Associates marina appraisal report to the DPHOAC, if available.
3. NEW - Dennis Parks to attend DPYC Commodore's fireside chat and report regarding status going forward.