



County Executive Office

Memorandum

August 24, 2026

To: Robin Stieler, Clerk of the Board

From: KC Roestenberg, Interim County Executive Officer

Subject: Request for Additional Closed Session on August 25, 2026

With respect to the leasing of County-owned property at Dana Point Harbor, matters have come to light involving the terms of the existing leases, the obligation of lessee Dana Point Harbor Partners, LLC to build two new hotel facilities, the schedule of that hotel construction, and the applicable legal requirements to bifurcate the existing leases, as requested by the lessee. These matters came to light after the publication of the Board's meeting agenda and, in light of the 2028 Olympics, and the lessee's need to obtain financing for hotel construction, require that the Board give immediate direction to its real property negotiator.

Accordingly, pursuant to Government Code section 54954.2 (b)(2), I am requesting that the Board add to the August 25, 2026, Board meeting agenda, an additional closed session to permit the Board to conduct a conference with its real property negotiator by finding, on a two-thirds vote of the members present, that (1) there is a need to take immediate action, and (2) the need for action came to the attention of the local agency subsequent to the agenda being posted.

Should the Board make these findings, the added item will read:

CONFERENCE WITH REAL PROPERTY NEGOTIATOR – County Executive Office requests a Closed Session pursuant to Government Code Section 54956.8, to confer with its real property negotiator.

Property Location: County Owned Property at Dana Point Harbor,
Dana Point, CA

County Negotiator: Thomas A. Miller, Chief Real Estate Officer

Negotiating Party: Dana Point Harbor Partners, LLC
DPHP Hotels, LLC

Under Negotiation: Terms and Value of Revised Leases

Recommended Action: Conduct Closed Session

cc: Members, Board of Supervisors
Chief Executives
Leon Page, County Counsel