

Mission Bay Parks Open Space

April 2022



Mission Bay Parks Open Space

1. Background
2. OCII, RPD and Port Plan
3. Revised Schedule
4. Proposed Next Steps

Background

- Mission Bay open space (41 acres) is developed under the Redevelopment Plan and Owner Participation Agreement (“OPA”), which are scheduled to expire in 2028
- Community Facilities District (“CFD”) #5 was created to fund maintenance and operations of the Mission Bay open space until 2044
- City and Port own Mission Bay open space parcels which are then ground leased to OCII
- Ground Lease and other land use agreements, created at the inception of the Project Area, anticipated Parks would transition back to the City/Port
- State Mandated Dissolution of the Redevelopment Agency requires OCII to terminate its ground lease with the City and Port

OCII, Port, RPD Plan

1. OCII enters into a 1-year contract with Parklabs Open Space Management (“POSM”) to manage the Mission Bay Open Space.
2. RPD and the Port work closely with OCII to manage contract with POSM and learn the Mission Bay Open Space system (July 2022 – June 2023). RPD, in collaboration with the Port, may assume the OCII contract with POSM.
3. OCII exits Ground Lease (July 2023)
4. RPD and Port self manage Mission Bay Open Space system in with OCII administering CFD funds

Revised Schedule

May 17, 2022: POSM contract and FY 22-23 budget presented to the OCII Commission

July 1, 2022: POSM starts management of Mission Bay Open Space

July 2022 - December 2022: Port, RPD OCII determine logistics of overall asset transfer, to be codified in a Memorandum of Understanding document (“MOU”) between the three parties that, amongst other things, outlines the CFD administration agreement

December 2022 – January 2023: MOU presented to Mission Bay CAC, Southern Waterfront Advisory Committee (“SAC”) and relevant Commissions

January – June 2023: RPD, Port and OCII work on any documents / approval process for the termination of the Ground Lease (includes all open space in Mission Bay) between OCII and the City

April 2023: Ground Lease Termination presented to Mission Bay CAC, SAC

July 1, 2023: Ground Lease Terminates

July 2023 – June 2044: OCII remains administrator of CFD, with oversight over how funds are spent in Mission Bay parks

Proposed Next Steps

- RPD, Port and OCII continue to work with CAC sub-Committee to identify and resolve issues of concern
- Report back to full CAC and Port Rec Park CAC's
- Take POSM Contract to OCII Commission. (Includes FY 22-23 operating budget.)
- City/OCII work towards MOU
- Prepare for July 2023 Transition

Questions / Comments