

Mission Bay Parks Open Space

April 2023



Mission Bay Parks Open Space

1. Background
2. OCII, RPD and Port Plan
3. Memorandum of Agreement
4. Revised Schedule
5. 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 Memorandum of Agreement (MOA) with RPD and Port to manage the Mission Bay Open Space for 6 months starting July 2023.
2. OCII, RPD and the Port finalize Memorandum of Understanding (MOU) and Ground Lease termination for transitioning the Open Space to RPD and the Port by the end of December 2023.
3. OCII exits Ground Lease (January 2024)
4. RPD and Port self manage Mission Bay Open Space system with OCII administering CFD funds

Memorandum of Agreement

1. 6 months starting July 1, 2023.
2. RPD will manage NP1-NP5; P1, P2 Parking Lot Landscaping, P3, P5, P6, P10, P11/11A, P16, P17 & P26
3. Port will manage P18, P21, P23, & P24 (plus P22 when it opens)
4. Operating costs will be reimbursed by OCII with CFD #5 funds.

Current Schedule

May 4, 2023: MOA presented to the RPD Operations Committee

May 9, 2023: MOA presented to the Port Commission

May 16, 2023: MOA presented to OCII Commission as an Action

May 18, 2023: MOA presented to the RPD Commission as an Action

June 13, 2023: MOA Port Commission as an Action

July 1, 2023: RPD and Port begin management of Mission Bay Open Space

May– December 2023: RPD, Port and OCII work on documents / approval process for the termination of the Ground Lease between OCII and the City

October 2023 – November 2023: MOU and Ground Lease Termination presented to Mission Bay CAC, Southern Waterfront Advisory Committee (“SAC”) and relevant Commissions

December 2023: Board of Supervisor Approval for Ground Lease Termination

January 1, 2024: Ground Lease Terminates

January 2024 – June 2044: OCII remains administrator of CFD, with oversight over how funds are spent in Mission Bay parks

Next Steps

- Take MOA to Port, RPD and OCII Commissions.
- RPD, Port and OCII continue to work on MOU
- Prepare for July 2023 Management
- Prepare for January 2024 Transition

Community Discussions

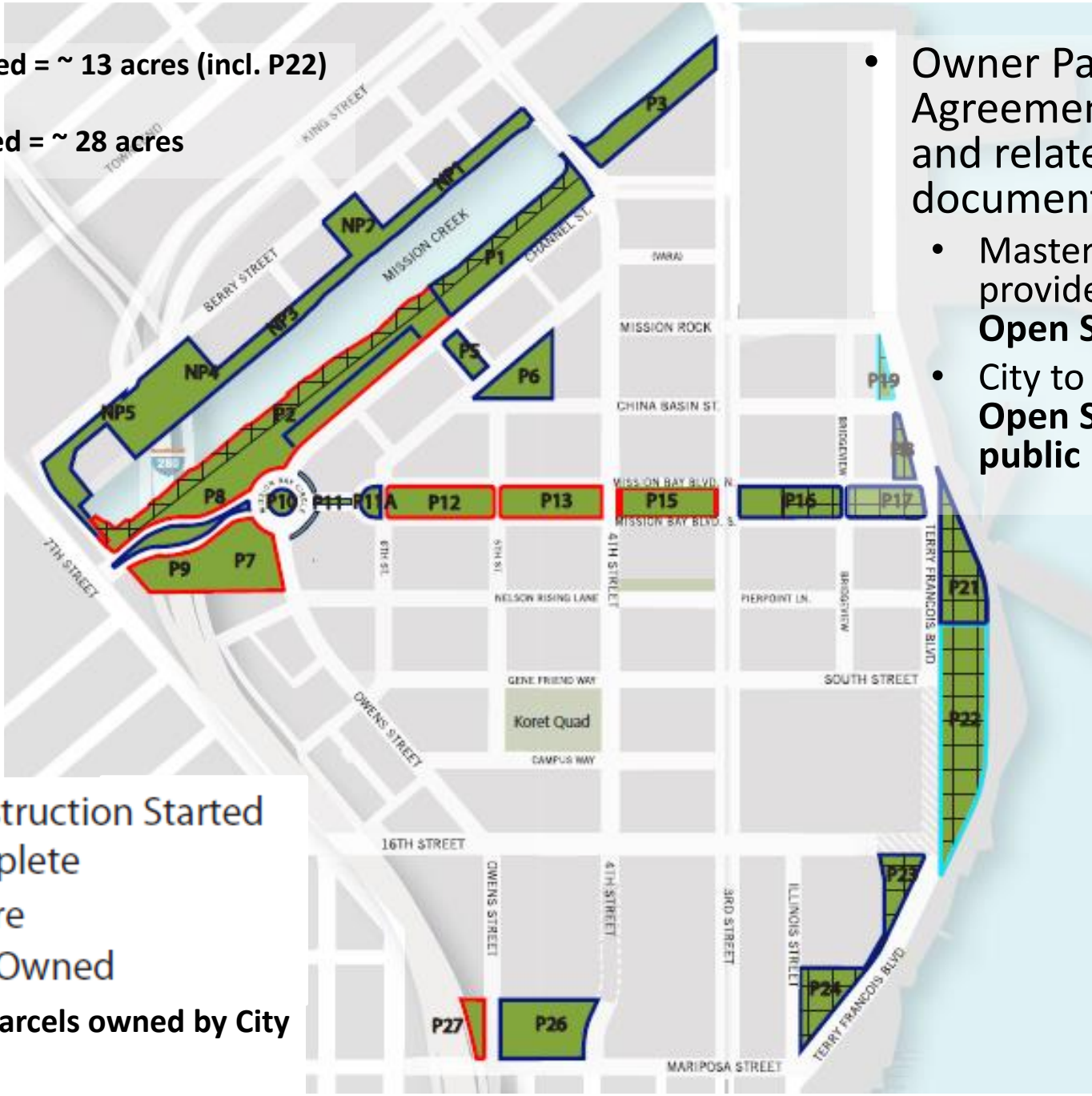
1. CAC meeting 1/13/22: Announcement of retirement of MJM (POSM predecessor) and the need to work on transfer; CAC forms subcommittee
 1. CAC Subcommittee Meeting 1/25/22: OCII Meeting with subcommittee members
 2. CAC Subcommittee Meeting 2/7/22: OCII Meeting with subcommittee members
2. CAC Meeting 2/10/22: Mission Bay CAC meeting overview of necessity of transfer
 1. CAC Subcommittee Meeting 3/7/22: OCII-RPD-Port Meeting with subcommittee members
3. CAC Meeting 4/14/2022: Revised transfer schedule + update

Community Discussions

5. CAC Meeting 2/09/2023: Update on division of parks system between RPD and Port and MOU content
6. CAC Meeting 3/9/2023: Detail on RPD and Port management plan for MB parks
7. CAC Meeting 4/13/2023: Park hours and MOA overview

Questions / Comments

- Port owned = ~ 13 acres (incl. P22)
- City owned = ~ 28 acres



- Owner Participation Agreement (“OPA”) and related Plan documents obligate:
 - Master Developer to provide **41 acres of Open Space**
 - City to **accept the Open Space as public parks**

*All other Parcels owned by City