



THE CITY OF SAN DIEGO

Report to the Mission Bay Park Improvement Fund Oversight Committee

DATE ISSUED: December 5, 2023

TO: Mission Bay Park Improvement Fund Oversight Committee

FROM: Parks and Recreation Department

SUBJECT: Fiscal Year 2024 Mission Bay Park Improvement Funds – Reallocation of Funds to Mission Bay Construction Projects

SUMMARY

Should the Mission Bay Park Improvement Fund Oversight Committee approve the recommendation to reallocate \$1,200,000.00 of Mission Bay Park Improvement Funds in audited revenues received to the following projects:

- El Carmel Comfort Station Improvements, CIP# B18226 – \$700,000.00
- Mission Bay Athletic Comfort Station Modifications, CIP# B17179 – \$500,000.00

Funding will come from Bonita Cove East Playground, CIP# B19178. This project was on hold, waiting to be restarted. It will remain on hold.

Director's Recommendation – Approve the recommendation listed in this report.

Fiscal Impact – The \$1,200,000.00 of MBPIF will allow for the identified projects to begin construction.

Water and Energy Conservation Status – Not applicable.

Environmental – The allocation of funds will not result in any direct or reasonably foreseeable indirect physical changes in the environment and is therefore not subject to CEQA pursuant to State CEQA Guidelines Section 15060(c)(2).

BACKGROUND

The Mission Bay Park Improvement Fund (MBPIF) is one of two capital improvement project funds to receive revenues from leaseholds in Mission Bay Park. The other fund is the San Diego Regional Park Improvement Fund (RPIF).

The two funds were established by voter approval of revisions to the City Charter, Article V, Section 55.2 (Charter Section 55.2). The initial Charter 55.2 became effective on July 1, 2009 under Proposition C, and a subsequent amendment to Charter 55.2 became effective after voters approved Measure J on November 8, 2016, with those amendments going into effect on December 19, 2016.

Mission Bay lease revenues are allocated by a formula based on Charter Section 55.2 as follows:

- Initial \$20 million of Mission Bay lease revenues goes into the City’s General Fund and may be used for any municipal purpose
- Next \$3.5 million goes to RPIF (total lease revenue is \$23.5 million)
- Next \$6.5 million goes to MBPIF (total lease revenue is \$30 million)
- Revenue received thereafter is split at a ratio of 35% to RPIF and 65% to MBPIF

The purpose of the MBPIF is to support capital improvement projects within the City’s Capital Improvement Program (CIP) for Mission Bay, as identified in the City Charter or by City Council Ordinance.

RECOMMENDED BUDGET ALLOCATIONS

Department staff recommends \$1,200,000.00 of MBPIF revenues should be allocated to the below projects. Funding will come from Bonita Cove East Playground, CIP# B19178. This project was on hold, waiting to be restarted. It will remain on hold as the adjacent playground at Bonita Cove East has been completed and is in operation. Bonita Cove East will be considered for future funding as resources become available.

The recommended allocation will be added to the City’s CIP through a council action.

- *El Carmel Comfort Station Improvements, CIP # B18226 - \$700,000.00*

Scope: This project provides design and construction for the replacement of the El Carmel comfort station in Mission Bay Park.

Financial: To date, \$ 3,009,243.00 has been allocated to this project, all of it MBPIF.

Status: This project is currently in bid and award. It is anticipated to start construction in April 2024 and be complete in October 2024. These funds would fully fund construction.

- *Mission Bay Athletic Comfort Station Modifications, CIP# B17179 - \$500,000.00*

Scope: This project provides for the removal and replacement of the existing comfort station/concession stand at the Mission Bay Athletic Area. It will also provide an accessible path of travel from Grand Avenue to the comfort station and the center of the ball field complex.

Financial: To date, \$3,342,000 has been allocated to this project, \$3,269,596 of it MBPIF.

Status: This project is currently under construction. It is anticipated to be completed in June 2024. These funds will fully fund construction.

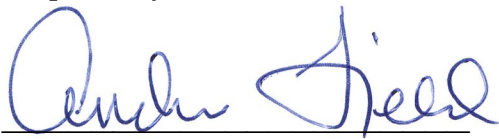
RECOMMENDATIONS

The Department recommends approval of the recommended allocation of Mission Bay Park Improvement Fund to the projects listed in this report.

ALTERNATIVES

1. Approve the recommendations listed in this report.
2. Do not approve the recommendations listed in this report.
3. Recommend alternative allocations to specific eligible capital projects.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Andy Field", is written over a horizontal line.

Approved by:
Andy Field
Director
Parks and Recreation Department

Prepared by:
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Supervising Management Analyst
Parks and Recreation Department