

**MINUTES**

**City of San Diego Boards and Commissions  
San Diego Parks and Recreation Department  
MISSION BAY PARK IMPROVEMENT FUND OVERSIGHT COMMITTEE**

**February 3, 2026**

**Meeting Location:**

Santa Clara Recreation Center  
1008 Santa Clara Place  
San Diego, CA 92109

**Mailing Address:**

Balboa Park  
Administration Building  
2125 Park Boulevard  
San Diego, CA 92101

**ATTENDANCE:**

**Members Present**

Cindy Adams  
Chuck Dunning  
Giovanni Ingolia  
Jeff Johnson  
Ryan Karlsgodt  
Steve Pinard

**Members Absent**

Cathie Jolley  
Judith Munoz  
Bernadette Butkiewicz  
Jim Gross

**Guests**

Kevin Waldick  
Jillian Quint  
Savannah Stallings  
Nicki Zimmerman  
Mikey Beats  
Christina Santa Maria

**City Staff Present**

Mike Rodrigues  
Patrick Hadley  
Andy Field  
Cambria Head  
Manny Reyes  
Parita Ammerlahn  
Rania Amen  
Caryn McGriff

**CALL TO ORDER** – Chairperson, Jeff Johnson called the meeting to order at 6:56 p.m.

**APPROVAL OF THE MINUTES** – N/A

**REQUEST FOR CONTINUANCE** - none

**NON-AGENDA PUBLIC COMMENT / COMMUNICATIONS**

K. Zirk commented on the Mission Bay PEIR that it had been drafted over a 10-year period and changes have occurred to the Bay that may not be reflected in the PEIR.

S. Stallings encouraged the City to seek grants for De Anza Natural and other environmental projects that meet the intent of City Charter Section 55.2. She also commented on the Mission Bay Park Improvement Fund Bylaws and the annual report of expenditures and revenues referenced in them.

**CHAIRPERSONS REPORT** – none

**CITY STAFF REPORT** – none

**ACTION ITEMS:**

**Consent** (These items are adopted without discussion; they can be moved to adoption by any committee member)

101. none

**Adoption** (Each adoption item requires individual action; they can be moved to consent by action of the committee)

201. none

**INFORMATION ITEMS**

301. Mission Bay Lease Revenue Report – Ryan Barbrick, Program Manager, Parks & Recreation

R. Barbrick presented the Mission Bay Lease Revenue Report to the Committee for review and feedback. He commented that it was provided by the Economic Development Department (EDD) and that he would coordinate responses to any questions.

C. Dunning asked how long the expired leases stay in holdover status and what the City is doing about it. P. Hadley responded that EDD is working holistically to get holdover agreements current.

R. Karlsgodt asked about the \$3M in credits and how does Campland write them off.

C. Adams asked which lease was terminated.

R. Karlsgodt asked what the terms invoice vs invoiced meant. C. Dunning responded that invoiced may have been prior year. R. Karlsgodt also asked why the SeaWorld settlement was only footnoted at \$800k.

J. Johnson asked for a better understanding of the SeaWorld settlement and how much they paid as part of their lease and how much was paid in penalties. He also wanted confirmation of where the settlement funds were allocated.

302. Mission Bay Park Improvement Fund Performance Audit – Matthew Helm, Assistant City Auditor

M. Helm started the presentation providing an overview of the Office of the City Auditor and the scope of this specific audit defined by City Charter Section 55.2.

There were 4 findings as part of the audit. (1) City management directed moratorium on revenue audits impacted the auditors ability to formally close out audits; (2) Economic Development Department did not impose lease penalty fees; (3) 11 rental agreements are in holdover status; (4) City staff provided high level project status reports to the committee, but the committee stated the information was insufficient to execute their responsibilities.

C. Dunning asked why the team was not able to verify the full amount. M. Helm responded that the audit moratorium prevented them from validating completely.

C. Dunning asked what was billed and what was actually collected. M. Helm responded that Treasurer handles the billing and this isn't public. He also commented that the way the invoices are developed makes it difficult to tie to a specific lease payment.

J. Johnson commented that it was similar to a special event where you pay for Police, traffic, and other fees, but you can't tell what your specifically paying for. There is no transaction type, fee type, or description included.

R. Karlsgodt commented on City Charter Section 55.2 asked about the City Council requirement to make findings that the completion of higher priority project will not be unreasonable delayed, prolonged, or precluded by expending funds on a lower priority project before approving said expenditure. M. Helm commented that he would provide an answer.

G. Ingolia asked how the Audit Committee is selected. M. Helm answered that members are selected in general by a screening committee which are then approved by the City Council.

S. Stallings commented that the Mission Bay Improvement Fund generally increases year over year. She asked for an explanation of the \$2.5M decrease from 2023 to 2024. M. Helm answered that he would look into it and provide a response.

### **WORKSHOP ITEMS**

401. City Response to Letter Regarding Mission Bay Improvement Fund- Jeff Johnson

R. Karlsgodt commented on the \$30M lifeguard tower financial need that would impact available funds within the Mission Bay Improvement Fund.

J. Johnson commented that he was not surprised by the response and it was business as usual for the City. Jeff commented that he understood the need for deferred maintenance projects moving forward when safety is in question as a result of condition.

R. Karlsgodt asked if the City was looking into grant funds for projects. P. Hadley responded that the City is looking into grant opportunities for the environmental projects included in the Mission Bay PEIR.

J. Johnson also commented that spending is controversial asking if there were protections for grant applications.

C. Adams asked why the Mission Bay Park Improvement Fund was on the hook for the lifeguard station. R. Karlsgodt answered that the lifeguard tower is considered part of the park and eligible for the funding. Ryan also asked if other funding sources were considered.

C. Dunning asked that the City find someone to look into grant opportunities. He commented that the Committee seems to be trying to address the same issue frequently and should be diligent to send projects back.

J. Johnson referenced an example of a \$3M restroom, with \$700k dedicated for the construction and the remaining \$2.3M to get the pre-fabricated restroom off the truck. It's a waste and a failure in efficiency.

C. Dunning, referencing the lifeguard tower, asked why the Committee was on the hook for the City not doing its job in maintaining the facility.

S. Pinard commented that infrastructure was past its useful life and may have exceeded its life by 10 years.

C. Dunning commented that there was no oversight.

**ADJOURNMENT** – Chairperson Johnson adjourned the meeting at 7:49 p.m.  
Next regular meeting is scheduled for March 3, 2026 @ Santa Clara Recreation Center

Respectfully Submitted,

Patrick Hadley  
Deputy Director, Mission Bay & Shoreline