



DATE: May 28, 2019
TO: Mayor and Members of the City Council
FROM: Greg Nyhoff, City Manager
SUBJECT: MARE ISLAND REGIONAL PARK OPERATIONS AND MANAGEMENT RFQ

RECOMMENDATION

Authorize the City Manager to issue a Request for Qualifications (RFQ) to solicit organizations to provide the long-term operations, maintenance and management of the City-owned Mare Island Regional Park Lands.

REASONS FOR RECOMMENDATION

The City currently owns approximately 124 acres of open-space on the south end of Mare Island, and anticipates an additional ~200 adjacent acres to be transferred to the City from the Navy over the next four years (Mare Island Regional Park Lands). The Regional Park Area envisioned in the Mare Island Specific Plan totals approximately 330+ acres and encompasses 50+ buildings totaling 220,000+ square feet. The area has been designated for public recreational use.

The large area provides tremendous potential for the City and the public, but requires a significant amount of resources, investment, and organizational capacity to effectively manage and maintain. Most of the buildings and bunkers currently held in the 124 City-owned acreage have significant capital investment required to upgrade and meet current building safety codes.

The City requires a qualified organization to restore, operate, maintain and manage the current area of 124 acres, as well as strategically plan to integrate future, anticipated transfers of 200+ additional acres, and to ensure building upgrades for 50+ buildings comply with public safety standards, while creating a sustainable fundraising strategy that avoids General Fund subsidies.

Most of the area is currently operated by a non-profit organization that has no formal contract, association or oversight with the City. The long-term operations and maintenance of the Mare Island Regional Park was identified by City Council in March 2019 under its Tier 1 Priority: Complete Development Agreements for FY 2019/20.

The City envisions a regional park that provides:

- Protection of the park’s natural resources
- Maximum recreational and educational opportunities to the public
- Operating hours that keep the park open to the public seven days a week
- Strategic plan for fund development and growth
- Security and safety of visitors
- Safety upgrades and security of 50+ buildings

- Coordination with the community and volunteers

Staff recommends issuing an RFQ for the long-term operations, maintenance and Management of the Mare Island Regional Park, and if so directed, would return to City Council with qualified organizations for consideration before entering into negotiations.

BACKGROUND AND DISCUSSION

The Mare Island Specific Plan designated approximately 200 acres on the south end of Mare Island as a future Regional Park (Reuse Area 12). The area is bounded by the Mare Island Golf Course (Reuse Area 11) to the north, the Army Reserve Center (Reuse Area 10A), the South Island Business Park (Reuse Area 10B), and the former historic Navy Ammunition Depot (Reuse Area 10) to the east, the Carquinez Strait to the south, and the San Pablo Bay and wetlands to the west.

City Owned Land

In 2001, the Navy made a Finding of Suitability for Transfer (FOST) for Parcel VII-A, a portion of the area designated for the future Regional Park per the Mare Island Specific Plan. In 2001 and 2003 the Navy conveyed Parcel VII-A, totaling approximately 112 acres, to the City via two separate quitclaim deeds. This parcel includes ten structures, six which are actively used by the Preserve (three 5,000+ square foot bunkers, two 1,300 square foot bunkers, and one 500 square foot bunker). In 2011 and 2014, the Navy also transferred three small parcels to the City via quitclaim deed, Parcel X-B(1), X-B(2) and X-B(3), totaling approximately 12 acres. These sites, which are also anticipated to be part of the larger Regional Park area are located directly west of the golf course.

Future Navy Transfers

The remaining approximately 100 acres anticipated to be part of the Mare Island Regional Park per the Specific Plan is still owned by the Navy and requires further environmental remediation. This includes:

- Historic Housing Area. This approximately 14-acre site is located above the Production Manufacturing Area (PMA), and includes six historic homes. This site is anticipated to be available for transfer from the Navy by the end of 2019.
- Parcel VII-B (South Shore Area). This approximately 88-acre parcel includes seven buildings, in addition to Pier 35, all totaling over 40,000 square feet. The parcel is anticipated to be ready for transfer from the Navy by the end of 2023.

Although not part of the original Specific Plan Regional Park Area, the Western Magazine Area site was included in the 2007 Regional Park Task Force Report Regional Park map. This site is approximately 110 acres and is anticipated to be ready for transfer from the Navy by year end.

It is important to note that all Navy anticipated transfers dates are subject to change and that all transfers will need Council approval.

In April 2003, the City formed the Mare Island Regional Park Task Force (Task Force) draft recommendations for managing and utilizing the Mare Island Regional Park area. In 2007, the Task Force issued a Draft Mare Island Park Task Force Report that was to serve as the foundation for a Master Plan for the creation of the

future Regional Park. In March 2008, City Council approved the appointment of an 18-member Advisory Board and tasked them to develop recommendations for the Preserve's long-term management, including a plan for financing the formation and initial expenses of the organization.

MIHT The Mare Island Heritage Trust (MIHT), a 501(c)3 entity, was established in 2009 as a non profit California public benefit corporation. The organization assumed management of the Mare Island Preserve in 2010, although there has never been any formal appointment of MIHT by the Advisory Board, Task Force, or City Council, nor has there been any executed agreement between the City and MIHT.

FISCAL IMPACT

Issuing an RFQ will have no net fiscal impact on the General Fund. Any future negotiations with a proposer for the long-term operations, maintenance and management of the preserve will identify the potential financial requirements from the City.

ENVIRONMENTAL REVIEW

This action is exempt from the California Environmental Quality Act (CEQA) because it is not a project which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, pursuant to CEQA Guideline section 15378.

ATTACHMENTS

None

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