



**EAST BAY REGIONAL PARK DISTRICT
OPERATIONS COMMITTEE
AGENDA STAFF REPORT**

DATE	June 17, 2024
TITLE	Recommendation to Approve Special Use Agreement with Tri-Cities Horsemen
DIVISION	Operations
FROM	Tiffany Margulici, Business Services Manager Lisa Goorjian, Assistant General Manager of Operations
APPROVED	Sabrina Landreth, General Manager

RECOMMENDATION

Staff recommends the Board Operations Committee recommend to the full Board approval of a five-year Special Use Agreement with Tri-Cities Horsemen's Association for continued use of the designated area in the Ted and Kathy Radke-Martinez Regional Shoreline for a public equestrian arena along with continued maintenance of the area and structures. The Park District can expect revenue of \$670 to increase 3% each year.

BACKGROUND

There has been a public equestrian arena in the Ted and Kathy Radke-Martinez Regional Shoreline since 1978. A public arena was constructed by the Martinez Horsemen's Association ("MHA") and was managed by MHA under an East Bay Regional Park District (Park District) Special Use Agreement until MHA disbanded in 2017. All MHA property was removed from the park, save for the arena rail posts and the announcers booth/snack stand – which were purchased by the Tri-Cities Horsemen's Association ("Tri-Cities"), a frequent user of the arena.

Tri-Cities is a non-profit horse club founded in 1942, with approximately 50 members throughout the Bay Area focused on horsemanship and sportsmanship. Tri-Cities is a family-oriented club with a very active Junior sub-organization; they hold monthly meetings and host a variety of activities including gymkhanas, play days, trail rides, horse camping, parades, etc. They are a member of the California State Horseman's Association (CSHA) and active with the local region. Tri-Cities gives back to the community by donating to local causes and providing opportunities for the general public to learn about and enjoy horses.

After the termination of the MHA Special Use Agreement, Tri-Cities approached the Park District with a proposal to operate and maintain a public equestrian arena for a two-year pilot from January 2018 through December 2019. The Board of Directors passed a resolution (Resolution 2017-12-337) to allow Tri-Cities to install new panels to the existing arena rail posts and construct the new public arena. Furthermore, Tri Cities agreed to operate and maintain the arena and vicinity for equestrian use. Tri-Cities successfully completed the initial two-year pilot, and a second use agreement was entered into from January 2020 through December 2024 (Resolution 2019-11-264). Tri-Cities has been responsible for all utilities except water, any and all damages, vandalism, and repairs in the use area. Tri-Cities has been allowed to keep and maintain the announcers booth/snack stand, bleachers, as well as three shipping containers at the site. The Park District does some mowing and tree service in the area and limited service for the nearby chemical toilet.

ANALYSIS

Tri-Cities Horsemen's Association have adhered to the requirements of the current Special Use Agreement. The roles and responsibilities of Tri-Cities and the Park District would remain the same under the new proposed agreement, with Tri-Cities operating and maintaining the equestrian use facilities and the Park District providing some mowing, tree service and limited serve for the nearby chemical toilet. Staff recently met onsite with Tri-Cities Horsemen's Association for a review of their current site identified in the agreement and they requested a modest addition to the space near the arena to set up an obstacle course to be included in the new agreement. The obstacle course would be open for all equestrian users as a practice area to improve riding skills. Staff support this request, and the expanded area is included in the new Special Use Agreement.

FISCAL IMPACT

Tri-Cities Horsemen's Association has paid an annual fee of \$500 over the last 6 years. The new annual fee will begin at \$670, which includes an increase of \$50 for the additional area (obstacle course) plus a Consumer Price Index based increase over the past 6 years. The fee will increase 3% annually over the term of the agreement.

ATTACHMENTS

None.