



**EAST BAY REGIONAL PARK DISTRICT  
BOARD EXECUTIVE COMMITTEE MEETING  
AGENDA STAFF REPORT**

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<b>DATE</b>	January 17, 2024
<b>TITLE</b>	Approval of the Minutes for the Board Executive Committee October 4, 2023
<b>DIVISION</b>	General Manager's Office
<b>FROM</b>	Monica Hernandez-Juarez, Recording Clerk

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**RECOMMENDATION**

Recommend approval of the minutes for the Board Executive Committee October 4, 2023.

**COMMITTEE MIINUTES**

The October 4, 2023, Board Executive Committee (Committee) meeting was held pursuant to the Brown Act. Committee members and staff participated in the meeting in the Board Room at 2950 Peralta Oaks Court, Oakland, California.

The October 4<sup>th</sup> Board Executive Committee was video recorded and may be viewed by copying the following link: [October 4, 2023 Executive Committee Meeting Recording](#)

Committee Chair Waespi called the meeting to order at 11:14 a.m.

**1. Roll Call**

Recording Clerk Debra Fuller conducted a roll call. Present were the following Directors and staff:

Committee: President Waespi, Director Colin Coffey, and Director Elizabeth Echols.

Staff Coordinator(s): Deputy General Manager, Dr. Ana M. Alvarez

Staff and Presenters: Ren Bates, Susan Shiu, Mike Reeves

**2. Approval of Minutes**

None.

### **3. Public Comments on Items Not on the Agenda**

Kelly A, member of the public, brought forth concerns regarding the Mission Peak pole and the recent vandalism.

### **4. Informational Items**

#### **a. Review of 2024 Board Master Calendar**

Deputy General Manager, Dr. Ana M. Alvarez, provided the Board Executive Committee a draft of the 2024 Board Master Calendar for both staff and the Board Members. The calendar was made in response to Board of Directors previous feedback. The calendar adheres with Board Operating guidelines and maintains preferred scheduling practices while also introducing new practices. There will be 21 Board Meetings in 2024 with a full break set for the month of August. Board Committees meeting will be held with greater flexibility by scheduling them mainly on Wednesdays during the month and starting them all at 10:30am. By composing this calendar, this provides additional space for our Park District's Government and Legislative Affairs team to be able to host more site visits from our State and Federal delegation on our public lands that we steward. The calendar includes all Board Study Sessions, Site Visits, and upcoming conferences that our elected officials usually attend. Director Echols had a question regarding the green conference date notes on the calendar and Dr. Alvarez let her know that it represents that it conflicts with a meeting date and conference date-Director Coffey also had the same question. Director Coffey openly disagrees with the General Manager about the priority setting sessions. Director Coffey favors having these sessions early on in February or March but believes he should concede it. President Waespi thanked Dr. Alvarez for her work on this calendar and emphasize that Board Members have alternates because not everyone can attend every meeting. President Waespi asked what the next steps would be for this calendar and Dr. Alvarez let the committee know that it will be presented at the November Board Meeting to get feedback and wants to publish way in advance to let members plan accordingly. President Waespi was wondering if we should do a third meeting in July to cover August. President Waespi and Director Coffey both love the calendar. President Coffey asked if Master Planning will be worked into the Master Calendar and Dr. Alvarez let the committee know that they will add once we get more understanding of what that workshop would look like as well as adding 90<sup>th</sup> anniversary events to the calendar.

#### **i. Review of 2024 Board Master Calendar Public Comment:**

Kelly A mentioned the importance of having the calendar tie into the labor budget and how the Board of Directors get compensated.

#### **b. Keller Beach Project Update**

Chief of Design & Construction, Ren Bates, provided the committee an update for the ongoing Keller Beach project in Richmond, CA. The team is currently in the middle phase of the project since starting in 2019. The facility has been incorporated into our Park District's history since 1967 and has yet been renovated. In 2019, the District endeavored to do a Land Use Plan Amendment which was adopted by the Board to upgrade the site. One major factor is that the site is no accessible path to travel to the amenities and beach. With the Land Use Amendment, the team has been able to do multiple technical surveys and assessments for the site along with

Tribal outreach. Landscape Architect, Eva Rose Leavitt took charge of the preliminary concept plan which will follow into construction documents for permitting. There will be an open house on site for the public to come and have questions answered by staff in an informational manner and truly engage. Conceptual renderings were highlighted to showcase different ramps and access points for the public and match user-needs. There is a current engineers estimate of \$4.7 mm for the completed project and half of the funding comes from Land and Water Conservation Fund grant and will continue to seek grants. The team is hoping by 2025 to bid and construct this project. The upcoming open house is scheduled for Saturday, October 14 from 10am-1pm. Director Coffey asked General Counsel Lynne Bourgault about the status of the BNSF lawsuit which she mentioned that it was settled, and Bates confirmed. Director Echols expressed her thanks and plans on attending the open house. President Waespi asked if the water gets tested and Bates confirmed that the water gets regularly tested. President Waespi also asked if the team was looking for public input on the project and Bates said that they are more focused on having the open house be informative and AGM Lisa Goorjian reached the podium to confirm that they have received previous input and that the open house was going to address some of the outcomes. President Waespi and Director Echols both brought up the concern of having ramps throughout the space, but Bates reassured the committee that the design was made for users in mind.

**c. East Bay Regional Park District's 90<sup>th</sup> Anniversary Plan**

Assistant General Manager, Public Affairs, Susan Shiu, brought forth the upcoming plan in celebration of the Park District's 90<sup>th</sup> anniversary. Shiu wanted to emphasize the notion of being welcoming to all Park visitors and engage diverse audiences. To achieve the District's goals, they want to create plenty of opportunities for community outreach, staff engagement and participation, lots of different events, stakeholder engagement and fundraising. Shiu could only provide a teaser about the upcoming logo for the 90<sup>th</sup> anniversary but mentioned that there is no tagline to go along with it because it allows individuals to derive their own interpretations. The 90<sup>th</sup> anniversary celebrations will flow through numerous communication avenues like the 2024 calendar, website, Compass magazine, RIN features and print/digital forefronts. Some branded giveaways will include water bottles, mugs, pens/pencils, t-shirts, and bandanas. Public Affairs is looking to use both paid and free promotional opportunities to get the word out. Main anniversary events include a 90<sup>th</sup> birthday party in the Spring along with dedications and signature events, fundraising events including a large Regional Parks Foundation fundraiser in the Fall. They hope to bring back concerts in the park and want to highlight the trails challenge as well. "Public Affairs wants to make every event a 90<sup>th</sup> anniversary celebration and ensure that the celebrations cover both counties geographically and make it accessible for more people. Shiu presented Board Member participation in special events like speaking at the Mayor's Conference and ambassador-managed community fairs and festivals. They hope to have members speak before City Councils, non-profits, business organizations and community groups. Director Echols is very excited to celebrate and all the outreach that will come with these events. Director Echols had a comment about swag and how she really enjoyed the reusable utensils she received at past District events and hope to see that come back for the 90<sup>th</sup> anniversary. The Committee all wondered if we would have a big celebration in November when the District was officially elected on the ballot on 1934. Director Coffey wanted to advocate for regional events throughout the counties and celebrate with local officials.

#### **d. Land Acquisition Criteria in Application: Case Studies**

Chief of Land Acquisition, Mike Reeves, provided insight in acquisition criteria in 4 different case studies and results from the April 25, 2023 Board Study Session. Reeves explained how his team goes through a Land Acquisition Project Continuum which starts by identifying opportunities, negotiation, evaluations, authorization from the Board, funding, closing of escrow and the handing off to Operations to complete. Reeves continues on to expand on acquisition project criteria which follows 9 different principles such as providing geographic or community equity, protecting natural and cultural resources, expanding public access and operational sustainability. These criteria help make sure that acquisition is in alignment with the Park District's vision and delivery of its mission. Another consideration of acquisition is the strategic importance in terms of availability, timing, funding, partnership opportunities, and/or threat of loss. The anticipated operational needs and costs that would be associated with the acquisition, including an identification of any operational constraints plays a huge role in the consideration process. Reeves used the Finley Road Ranch Acquisition as an example of a closed escrow project as well as the Harvey Ranch Acquisition, a transfer to the John Muir Land Trust. The Christie Road Ranch Acquisition was recently just approved by the Board and is ready to close by the end of the month. President Waespi asked how these criteria have changed over the years to which Reeves replies that open space conservation has allowed for more criteria to be implemented and a way of doing business. Director Echols asked how criteria is prioritized and Reeves said that with even just one compelling reason is valuable enough to begin the process to acquire and opportunity driven. Reeves concluded his case studies with the proposed acquisition of Coelho-Machado Property which was an opportunity that initially appeared to be a desirable acquisition target but after a two-year further evaluation, it was determined to not offer sufficient benefit to the Park District's mission to justify the cost and anticipated operational costs. This in turn cause the project to be abandoned. Director Coffey asked if we could juxtapose our current land acquisition policy to the old policy which Reeves nodded in agreement. Director Coffey also wanted to add that land acquisition is the most important thing we do in the District and how we celebrate the District. Director Coffey suggests possibly having more Ward Directors consulted for more input during Closed Session and feels the need for that type of opportunity in the new Master Planning.

#### **i. Land Acquisition Criteria in Application: Case Studies Public Comment:**

Kelly A commented on the Coelho-Machado Property and the toolbox used in the presentation. He also mentioned the suburban sprawl that will come from some of these new projects along Livermore and Sunol.

#### **5. Action Items**

None.

#### **6. Announcements**

None.

## **7. Adjournment**

There being no further business, Chair President Waespi declared the meeting adjourned at 1:41 p.m.

Respectfully submitted,

Monica Hernandez-Juarez, Acting Executive Assistant