

3. Authorization to Enter into an Equestrian Arena Special Use Agreement with TricCities Horsemen Association



**EAST BAY REGIONAL PARK DISTRICT
BOARD OF DIRECTORS MEETING
AGENDA STAFF REPORT**

DATE	July 30, 2024
TITLE	Authorization to Enter Into an Equestrian Arena Special Use Agreement with Tri-Cities Horsemen Association
DIVISION	Operations
FROM	Tiffany Margulici, Business Services Manager Lisa Goorjian, Assistant General Manager of Operations
APPROVED	Sabrina Landreth, General Manager 

RECOMMENDATION

The General Manager recommends that the Board of Directors authorize a Special Use Agreement with Tri-Cities Horsemen Association, with a five-year term beginning January 1, 2024 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 with an annual use fee of \$670, increasing 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.

On June 17, 2024, the Board Operations Committee reviewed and voted unanimously to recommend favorable consideration by the Board of Directors to approve a new Special Use Agreement with Tri-Cities.

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 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.



**EAST BAY REGIONAL PARK DISTRICT
RESOLUTION NO. 2024 – 07 -
JULY 30, 2024**

**AUTHORIZATION TO ENTER INTO AN EQUESTRIAN ARENA SPECIAL USE
AGREEMENT WITH TRI-CITIES HORSEMEN ASSOCIATION**

WHEREAS, the public arena was constructed in 1978 and managed by the Martinez Horsemen’s Association under an East Bay Regional Park District (Park District) Special Use Agreement until 2017; and

WHEREAS, the Martinez Horsemen’s Association disbanded in 2017 and their Special Use Agreement with the District was terminated on December 5, 2017; and

WHEREAS, after the departure of the Martinez Horsemen’s Association, the Board authorized a Special Use Agreement with Tri-Cities Horsemen’s Association to operate and maintain the space in the park as a public arena for an initial two-year agreement that ended in December 2019 (Resolution 2017-12-337);

WHEREAS, in 2019, the District entered into a second Special Use Agreement with Tri-Cities Horsemen’s that will end on December 31, 2024 (Resolution 2019-11-264); and

WHEREAS, the Tri-Cities Horsemen’s Association has adhered to all terms of their current license and expressed their interest in continuing the agreement with some increased use to include an obstacle course alongside of the arena; and

WHEREAS, on June 17, 2024, the Board Operations Committee reviewed and unanimously recommended authorizing entering into a new Special Use Agreement with Tri-Cities Horsemen’s Association;

NOW, THEREFORE BE IT RESOLVED, that the Board of Directors of the East Bay Regional Park District hereby authorizes a Special Use Agreement with Tri-Cities Horsemen’s Association for a five-year term beginning January 1, 2025 for use of approximately 3.8 acres of land in Ted and Kathy Radke-Martinez Regional Shoreline with an annual use fee of \$670 increasing 3% each year as presented to the Board on July 30, 2024; and

BE IT FURTHER RESOLVED, that the General Manager is hereby authorized and directed, on behalf of the Park District and in its name, to execute and deliver such documents and to do such acts as may be deemed necessary or appropriate to accomplish the intentions of this resolution.

Moved by Director _____, and seconded by Director _____, and adopted July 30, 2024, by the following vote:

FOR:

AGAINST:

ABSTAIN:

ABSENT: