

AGENDA  
REGULAR MEETING  
BOARD OF DIRECTORS

EAST BAY REGIONAL PARK DISTRICT

Tuesday, April 6, 2021

E. BUSINESS BEFORE THE BOARD

6. BOARD COMMITTEE REPORTS

b. Operations (Thursday, February 18, 2021) (Corbett)

Present

Board: Directors Ellen Corbett (Chair), Ayn Wieskamp, Elizabeth Echols

Staff: Jim O'Connor, Ruby Tumber, Steve Castile, Anne Kassebaum, Tiffany Margulici, Dan Sykes, Matt Moore, Jeff Bennett, Sarah Motley, Denise Valentine

Absent: None

Guests: Vijoa Lucas, Anthony Ricardo, Juliene Bartley

**Agenda Item 2: Approval of Recommendation for Anthony Chabot Equestrian Center Concession Request for Proposal (RFP) and New: Anthony Chabot Regional Park**

Business Services Manager Tiffany Margulici presented the recommendation for the new concession for Anthony Chabot Equestrian Center (ACEC). Items reviewed included: ACEC RFP review, time and process, location, background, Kheystone Management Co., strategic partners, projected revenue, and staff recommendations.

Kheystone Management President Vijoa Lucas Ricardo and Co-Founder and Managing Director Anthony Ricardo provided an overview of the company, experience and knowledge in the field, and goals set for the operation as a concessionaire.

Public Comments on Agenda Item 2

Karen Spies commented on her experience as a rider and boarder at Anthony Chabot for 15 years, improvements made over the years to the facility, and the positive personal interactions with the Ricardo's as being respectable, honest, and knowledgeable of horses.

Email submitted by Frank Harbin and Michelle Burrill

To Whom It May Concern:

We are life-long Oakland residents and homeowners. We have been competing and showing in nationally ranked equestrian competitions for over 25 years. We are active members of Oaklands' proud Metropolitan Horsemen's Association. We are so grateful to be 'boarders' (always more

than one horse), at Anthony Chabot Equestrian Center .. for over twenty-two years! ..and counting....

We had served one summer as EBRP Ambassadors giving very popular 'barn tours' to the public at Anthony Chabot Equestrian Center (ACEC) every-other Sunday.

There is not another equestrian facility in the Oakland Hills (and for *MANY miles* beyond) that is physically able to accommodate visits from the public.

We optimistically look forward, to ACEC once again, being a welcoming public facility; where our diverse public will be genuinely welcomed when they visit. One of our favorite responses from the non-equestrian public is 'we *NEVER KNEW* this wonderful facility is right here!'

For our diverse equestrian community, and in honor of our rich East Bay Equestrian History, ACEC is unique as it represents 'home' 'to all disciplines of ridership, whether it be western, pleasure/trail riding, dressage or hunter jumper.

Kheystone Management Company (Vijoa Lucas and her husband Anthony) know ACEC, value the legacy, and will do their best to continue this tradition, and they represent their passion too, in exposing new generations to the joy of engaging with equines.

Also, we look forward to a more active interaction with EBRP staff in assisting with our goal for enhancing the public's, and our equine communities' shared appreciation for our parks and trails and our diverse public community. It is a great location for a park visitor to occasionally meet an EBRP employee and gain a deeper appreciation for our exceptional EBRPs.

Thanks for considering our comments.

Email submitted by Joyce Smith

Dear EBRPD Board of Directors:

My name is Joyce Smith. By way of background, I am a partner at Baker & McKenzie, LLP focusing on international tech transactions but perhaps more importantly and relevant leading our Firm's local and global D&I initiatives. I am also a long-time Oakland resident who loves and appreciates our public parks and spaces.

I am delighted to write this letter of enthusiastic and unequivocal support for Kheystone Management Company in connection with your decision to award the ACEC concession. I have had the pleasure of being a client of Kheystone Training, based at ACEC, for over 12 years. My experience over this period of time has been fun, insightful and rewarding in terms of my growth as a rider and as a human being owing to the effective, insightful and caring instruction of Kheystone Training. As an equestrian and racial equity advocate, I am excited and thrilled to see that the Board is considering awarding the ACEC concession to Kheystone Management Company. In my view, the ACEC concession couldn't be in more exceptional hands than with Kheystone Management Company who possess the perfect combination of experience/expertise, business acumen, and care and concern for the community.

Let's keep the momentum going in ensuring that all of the wonderful assets EBRPD has to offer continues to reach a wide array of constituents and users, particularly under-served communities. This pandemic and fiscal recession only shows how important and worthwhile our beautiful facilities and open spaces are for families and users who need it the most.

Thank you for your time and consideration.  
Kind regards,

End of Public Comments on Agenda Item 2

Director Wieskamp acknowledged the positive comments submitted on behalf of Kheystone by members of the public, sound business acumen, and knowledge of the operation.

Director Echols echoed Wieskamp's comments, recognizing and commending the comment "as a team that can do it all," and the focus on under-served communities.

Director Corbett concurred with both committee members comments and commented on the impressive work in sensitivity training.

AGM O'Connor recalled his initial apprehension with only one submitted application for operation, but is looking forward to working with Kheystone and commended Kheystone on work being performed surrounding equestrian / mt bike sensitivity training.

Echols moved to approve and recommend to the full Board the Park District staff recommendation for the selection of Kheystone Management Company as concessionaire of Anthony Chabot Equestrian Center for an initial term of three years beginning April 1, 2021 with a mutual option to extend the term of the Agreement for one five-year period. The Park District can expect up to \$52,600 annually, representing 10% of total gross monthly receipts, (5% in concession fees and 5% to a site-specific Concession Maintenance Fund ("CMF")). There will be no cost to the Park District for this action except for any unknown cost of maintenance or repairs to the property not covered by the concessionaire or the CMF. Wieskamp seconded. The motion passed unanimously.

### **Agenda Item 3: Review Las Trampas Stables RFP: Las Trampas Regional Wilderness**

Business Services Manager Tiffany Margulici presented an overview of the RFP for the Las Trampas Stables. Items reviewed included: location, background, RFP timeline and process, projected revenue, and staff recommendation.

Juliene Bartley of Juliene Bartley, LLC expressed gratitude to meet with the Committee and potentially assume the responsibilities at the Las Trampas Stables. Bartley recalled she has been serving the stables for almost two years and has developed relationships with the boarders and horses.

Park Supervisor Matt Moore shared the pleasure of communicating with Bartley coming on as the new park supervisor, the asset of having her onsite and the good relationship she has with park staff.

Echols moved to approve and recommend to the full Board the Park District staff recommendation for the selection of Juliene Bartley, Limited Liability Company as concessionaire of Las Trampas Stables for an initial term of three years beginning April 1, 2021 with a mutual option to extend the term of the Agreement for one five-year period. The Park District can expect up to \$28,800 annually, representing 10% of total gross monthly receipts, (5% in concession fees and 5% to a site-specific Concession Maintenance Fund (“CMF”). There will be no cost to the Park District for this action except for any unknown cost of maintenance or repairs to the property not covered by the concessionaire or the CMF. Wieskamp seconded. The motion passed unanimously.

#### **Agenda Item 4: Interpretive Parklands Unit Update: Greenhouse at Dry Creek Garden**

Interpretive Parklands Gardener Jeff Bennett presented an update of the Greenhouse at Dry Creek Garden. Items reviewed included: delivery of greenhouse kit, ground preparation, structure frame, dual pane glass installation, automatic venting system, move in, final product, items needed, and 2020 in review.

Corbett inquired if there were protocol that would allow volunteers to assist with pruning the apple trees. Bennett replied there is a liability issue that prevents staff from recruiting volunteers for the purpose of pruning.

Wieskamp inquired if funds are set aside for the items still required for the garden. Bennett replied staff is currently submitting a grant request to cover costs for the battery and installation. Additional funding will be requested by staff in 2021 for the remaining items.

#### **Agenda Item 5: Public Comments**

There were no public comments.

#### **Agenda Item 6: Board Comments**

Wieskamp requested a Board Site Tour of the garden, when permissible.

#### **Agenda Item 6: AGM Comments**

- Alameda County has accepted Park District staff as essential workers and vaccinations will begin to roll out to staff who have selected to receive vaccinations.

Meeting adjourned at 1:53 p.m.

Respectfully submitted:  
/s/ Denise Valentine  
Executive Secretary