

2026 Open Space Fund COPs

August 3, 2026



Background – Open Space Fund

- On March 7, 2000, voters approved Proposition C, establishing the Park, Recreation and Open Space Fund (the “Open Space Fund”), under City Charter Section 16.107. The Open Space Fund serves as a dedicated ongoing funding source for RecPark, whereby the City is required to set aside an amount equivalent to two and one-half cents (\$0.025) for each \$100 of assessed valuation from its annual property tax levy.
 - Revenues are deposited into the Open Space Fund and may be expended solely to provide park and recreational services and facilities.
 - Charter Section 16.107 also authorizes the issuance of revenue bonds or other evidences of indebtedness secured by the Open Space Fund.
 - The Open Space Fund sunsets in fiscal year 2045-46.

Background – 2026 Open Space Fund COPs

- On July 16, 2026, the Recreation and Park Commission adopted Resolution No. 2607-004 recommending that the Board adopt an ordinance authorizing the execution and delivery of COPs for project funding not to exceed \$26.0 million.
- The proposed COP Authorizing Ordinance would authorize the issuance of not-to-exceed \$43.0 million to finance \$26.0 million in RecPark capital projects and refund the currently outstanding Series 2018A Lease Revenue Bonds
 - The Series 2018A Lease Revenue Bonds are currently callable with \$8.6 million in principal outstanding
 - The 2018A Lease Revenue Bonds will only be refunded as part of the plan of finance if it generates net debt service savings to the City

The Projects

- \$26.0 million in COP proceeds to be allocated across five capital projects with combined budgets of \$244.8 million
- Proceeds fill project deltas driven by federal uncertainty, construction escalation, and reduced impact fees
- Active fundraising and grant applications continue on each project — proceeds freed by a successful award would be reallocated to other RPD capital projects

Project	Estimated COP Allocation	Total Project Budget	Other Sources
Jackson Playground	10,000,000	48,000,000	38,000,000
India Basin Waterfront Park	6,000,000	105,500,000	98,500,000
Crocker Amazon	5,500,000	50,000,000	45,000,000
Embarcadero Plaza	3,000,000	40,000,000	37,000,000
McLaren Park	1,500,000	1,300,000	300,000
Total	26,000,000	244,800,000	218,800,000

Jackson Playground

Potrero Hill · Construction begins late CY2027 · Reopening late CY2029

COP ALLOCATION (NTE)

\$10.0M

TOTAL PROJECT BUDGET

\$48.0M

- Reorients existing sports fields to improve safety, access and viewing, and to allow simultaneous games
- New playground, ball court, stage, dog play area and gardens
- Historic clubhouse renovated and relocated, with expanded kitchen, restrooms and a ~1,850 sq ft addition
- Construction scheduled to begin in late 2027, with reopening expected in late 2029
- Project budget includes development impact fees, many of which have not yet been received
- Current project deficit is \$6.0M. Additional grant applications are in progress.



OTHER FUNDING SOURCES

2020 Health & Recovery Bond \$10.0M · Philanthropy & Partnerships \$12.0M · Local Sources, incl. development fees \$10.0M

India Basin Waterfront Park

Bayview—Hunters Point • Phase 3 of 3 in construction • Complete early 2028

COP ALLOCATION (NTE)

\$6.0M

TOTAL PROJECT BUDGET

\$105.5M

- Transformative 10-acre waterfront park in Bayview—Hunters Point, delivered in three phases
- Phase 1 completed August 2022; Phase 2 at 900 Innes Avenue opened to the public October 2024
- Phase 3, renovation of India Basin Shoreline Park, is in construction and scheduled to complete in early 2028
- Boathouse, food pavilion, restrooms, basketball courts, playground, picnic areas and native landscaping
- Renovates the Shipwright's Cottage city landmark and closes the gap in the Bay Trail



OTHER FUNDING SOURCES

2020 Health & Recovery Bond \$13.8M • Philanthropy & Partnerships \$34.7M • Grants \$51.0M

Crocker Amazon

Baseball and softball fields renovation · One of the City's most important athletic complexes

COP ALLOCATION (NTE)

\$5.5M

TOTAL PROJECT BUDGET

\$50.0M

- Renovation of the baseball and softball fields at a heavily used citywide athletic complex
- New safety surfacing and accessible walkways
- New seating, planting with irrigation, and a drinking fountain
- New site lighting across the complex
- Creates a dynamic, inclusive play environment for the surrounding community
- Note: \$14.5M of funding identified below is also reflected in the Health & Recovery Bond Issuance, separately presented to CPC on August 3, 2026.



OTHER FUNDING SOURCES

2020 Health & Recovery Bond \$16.5M · Philanthropy & Partnerships \$28.0M

Embarcadero Plaza

Embarcadero Plaza and Sue Bierman Park · Five acres at the heart of downtown

COP ALLOCATION (NTE)

\$3.0M

TOTAL PROJECT BUDGET

\$40.0M

- Revitalizes Embarcadero Plaza and Sue Bierman Park into a vibrant five-acre park
- Multi-purpose space for large gatherings, with pathways, planting and stormwater gardens
- Enhances accessibility and connectivity with new seating, picnic areas and shaded spaces
- Developed through a public-private partnership and extensive community engagement
- Supports both neighborhood needs and downtown's economic recovery



OTHER FUNDING SOURCES

2024 Healthy, Safe & Vibrant Bond \$13.9M · Philanthropy & Partnerships \$22.0M · Local Sources \$1.1M

McLaren Park

Next iteration of the 2018 McLaren Park Vision Plan

COP ALLOCATION (NTE)

\$1.5M

TOTAL PROJECT BUDGET

\$1.5M

- Implements the next set of projects under the 2018 McLaren Park Vision Plan
- Renews infrastructure, improves accessibility and enhances trail connectivity
- Upgrades the Louis Sutter playground and the Jerry Garcia Amphitheater facilities
- Restores water quality at McNab Lake and improves pedestrian and bicycle safety along Visitacion Avenue
- Initiates planning for a replacement restroom at the Mansell East Gateway, lost to arson in 2023



Open Space Fund COPs

CURRENT PLAN OF FINANCE

- Not to exceed par amount of \$43.0M
- Final maturity of October 1, 2045
- True interest cost of 4.59%
- Average annual debt service of \$2.6 million for new money component
- Refunding of 2018A LRBs will only be issued if determined to generate net debt service savings to the City

LEASE-LEASE BACK STRUCTURE

- COPs are structured as lease-lease back agreement, in which the City leases City-owned property to a Trustee and Trustee leases the property back to the City.

Sources:

New Money COP Proceeds:	\$33,000,000
Refunding COP Proceeds	10,000,000
Total Sources	\$43,000,000

Uses:

Refunding Escrow	\$9,000,000
Project Funds	26,000,000
CSA Audit Fee (0.2% of Project Funds)	52,000
Capitalized Interest	2,100,000
Debt Service Reserve Fund	2,700,000
<u>Delivery Date Expenses</u>	
Cost of Issuance*	1,400,000
Underwriter's Discount	400,000
Reserve for Market Uncertainty	1,348,000
Total Uses	\$43,000,000

**Includes an appropriation for Property/Business Interruption Insurance of \$400,000*

Potential Leased Assets

- Minnie & Lovie Ward Recreation Center* - 650 Capital Avenue
- Betty Ong Recreation Center* - 1199 Mason Street
- Sunset Recreation Center* - 2201 Lawton Street
- Palega Recreation Center* - 500 Felton Street
- Herz Recreation Center - 160 Mrs. Jackson Way
- Garfield Pool - 1271 Treat Avenue
- Glen Park Recreation Center - 70 Elk Street
- Fire Station #5 - 1301 Turk Street
- Fire Station #16 - 2251 Greenwich Street
- Fire Station #4 - 449 Mission Rock Street

**Serves as current leased asset under 2018A Lease Revenue Bonds*

Timeline

Anticipated Financing Schedule

Dates

- | | |
|--|--------------------|
| • Introduction of COP Ordinance at Board of Supervisors | July 28, 2026 |
| • Capital Planning Committee Reviews COP Ordinance | August 3, 2026 |
| • Budget and Finance Committee Considers Ordinance | September 2, 2026 |
| • Board of Supervisors Considers Ordinance (1 st Hearing) | September 15, 2026 |
| • Board of Supervisors Considers Ordinance (2 nd Hearing) | September 22, 2026 |
| • Sale and Closing of COPs | Fall 2026 |