



San Jose Parks Advocates

March 21, 2019

RE: Item 5.2 March 26
Proceeds Sale of Youth Soccer Complex

Honorable Mayor Liccardo and City Councilmembers:

San Jose Parks Advocates urges the Council to reaffirm the September 2018 direction to the Administration to direct all \$20M unrestricted proceeds from the sale of the Public Soccer Complex land at 1123 Coleman to PRNS capital projects, selecting from the \$320M infrastructure backlog as well as rehabilitation of sports fields throughout the City.

We agree with the Administration's stated intention to bring forward a spending plan for the remaining Measure P and Citywide C&C Tax funding of \$18.4 million to construct a smaller soccer facility located elsewhere and/or rehabilitate and improve existing soccer fields throughout the City. We urge the council to support this intention.

San Jose Parks Advocates is an all-volunteer organization of neighborhood leaders and community members concerned about San Jose parks. Our **mission** is to bring parks into the public political consciousness, to make parks an issue in all discussions of civic priorities, neighborhood services, and community interactions with the City of San Jose. We **envision** a City where quality parks and trails for all of its residents is universally supported as a core City service. Civic leaders will develop, enhance, and maintain these spaces as a source of civic pride and essential to the health and quality of life of the residents, workers, and visitors.

San Jose's soccer players and voters have waited far too long for the realization of promises made in 2000 for more soccer fields. A 2008 Sports field study showed a deficit of 57 fields but by 2012 Update only 8 to 10 additional fields were forecasted by 2023, primarily through joint use agreements. Meanwhile, soccer playing popularity increased and turf fields throughout the city fell into disrepair due to the drought and squirrel infestations. By 2012 the Coleman soccer complex was recommended for the acreage no longer wanted by BART/VTA and destined for "mini-storage" according to the staff memo. Asbestos contamination delayed construction. Just as construction was about to begin, a complex was suggested in Guadalupe Gardens—within the airport approach safety zone. Park money was expended to chase this dream. Not surprisingly, agencies responsible for airport safety rejected the plan. Millions of park dollars were expended in these failed attempts at Coleman and Guadalupe Gardens, itemized on the next page.

Specifically,

\$2.339 M in “mitigation” in 2012

\$3.25M to terminate bid and design the next bid

\$unknown\$ for design documents, consultant at Guadalupe Gardens site

About \$6 Million Dollars! And there are still no fields.

We find it disingenuous to include reference to \$15M in debt service as a one liner in a paragraph about how administration plans to take note of the capital needs of the parks department. The financing of “Airport West” should play no role in the allocation of the proceeds to the Parks Department. “Airport West” land was acquired for the airport uses that did not fully materialize. The City has successfully sold “Airport West” for the Highline and Avaya stadium. The financing was part of the necessary costs to meet the needs of the airport and subsequently the economic development of the City’s employment profile, i.e. the Highline and Avaya Stadium. For what reason is the City staff attempting to assign the full cost of this debt on this land to PRNS—even though PRNS was not involved with the property until 2012, a full 7 years after acquisition? The original OED staff memo recommending this site for a soccer complex highlighted the economic benefit of a soccer complex over the alternative use as a mini-storage but made no mention of debt service at that time. Why is it mentioned now? We wonder, did VTA/BART pay their share of debt service when they had the land “on hold” for their maintenance facility? Further, we disagree with the staff computation about \$15M in debt service as a proportionate share. The computation should be based on the lease revenue bonds and the number of years that PRNS was involved. An earlier city memo states that annual interest costs were about \$3.2M on the 51 acres of land financed by lease revenue bonds, and the soccer complex represents less than 20%, or about \$600,000 annually. From 2012 to 2018, that would amount to \$3.6 M, not \$15M. We do not think it is appropriate to consider the HUD loan which did not involve this property.

We believe that best strategy to meet the community’s needs for soccer fields is to rehabilitate and upgrade existing fields, place new ones where possible, and enter into additional joint use agreements. Unrestricted city-wide funds are necessary for this work especially in districts with limited C&C and Park Trust Fund dollars. There is insufficient park bond money to address the soccer field deficit. Despite some joint use agreements and new fields constructed through donations and park trust fund money, the soccer field deficit remains over 45 fields.

In addition, San Jose’s parks are woefully underfunded with a large infrastructure backlog. By way of example, 161 out of 283 playgrounds (57%) are more than 15 years old—making them out of warranty and at the end of their life span and often without parts available for repair. As they break, they must be removed. There’s no money available from Measure T and some districts have little C&C or Park Trust Fund money. The playgrounds and fields need this money.

We urge you to reaffirm the September 2018 council direction to the Administration to direct all \$20M unrestricted proceeds from the sale of the Coleman Soccer Complex to PRNS capital projects.

Please support Administration's stated intention to bring forward a spending plan for the remaining Measure P and Citywide C&C Tax funding of \$18.4 million to construct a smaller soccer facility located elsewhere and/or rehabilitate and improve existing soccer fields throughout the City.

We ask that you not inappropriately allocate financing costs and instead focus resources on providing the soccer fields promised the voters in 2000 and identified as needed in the 2008 and 2012 Sports Field studies.

Appended is a timeline of key actions. References to staff memos are available.

Sincerely,

/s/

Jean Dresden
Coordinator
San Jose Parks Advocates

cc.
Board, San Jose Parks Advocates
City Clerk
City Manager Dave Sykes
Deputy City Manager Angel Rios
PRNS Director Jon Cicirelli

Timeline

2000 Park Bond Measure promised new soccer fields. Ads promised soccer complex.

2005 City acquired 75 acres of FMC property "Airport West" for airport expansion using HUD and lease revenue bonds

2008 Community Sports Field study showed a deficit of 57 rectangular (soccer) fields. By 2012 Sports Field Update showed an increase of only 8 to 10 joint use fields expected by 2023, while the population and soccer play increased.

2008-2009. Airport West is sold to the ownership group for the Earthquakes and Highline developments, with the exception of land "on hold" for BART/VTA.

2009 BART/VTA released its “hold” on the land that would be called Coleman soccer complex. (We wonder whether BART/VTA paid for this “hold.”)
The Earthquakes built a 2.6 acre practice field on the site.

2012 Coleman Soccer Complex proposed. Parks contributes \$2.339M to “mitigate” and “offset” the value of the land. PRNS pursues Design Build Contract for Coleman facility using Park Bond. “Mitigation” details
\$900K in C&C, (\$100K from each district C&C, except D3)
\$100K from D3 Park Trust Fund.
\$1.339M from Citywide C&C

Debt service is \$3.2M annually on the 51 acres financed through lease revenue bonds.

2014 Coleman Soccer Complex asbestos contamination discovered. Costs to date in memo:
\$2.7M to terminate construction contract and rebid with asbestos management.

2014 O’Malley soccer fields open. \$4 M paid by a private donor.

2014 Agnews field count in SEIR shrinks from four to two fields.

2015 Avaya Stadium opened.

2016 Council puts soccer construction bid on hold after the new one is awarded to look at Guadalupe Gardens as a potential site for a soccer complex.
\$3.25M spent on Coleman project to date per staff memo Mar 2016.

2017 Move to Guadalupe Gardens fails due to airport safety rules. Design costs, staff costs, consultant costs, paid from Measure P Park Bond. The Quakes were supposed to reimburse hard and soft costs. At our last inquiry in 2018, staff stated this was in negotiation. Unknown amount repaid. Unknown impact to Park Bond Fund.

2017-2018 Using Park Trust Funds Del Monte and Vista Montana soccer fields open. Soccer field deficits remains over 45 fields.

2018Sep Council votes to sell Coleman Soccer Complex to owners of the Highline in exchange for Quakes Parking and good words to the owners of an option in the Diridon Station Area. Council states the intention that proceeds will go to parks.

2019Mar Staff report indicates “There remains no financially viable path forward for a large soccer complex with the remaining [Park Bond] Measure P funding.”

2019Mar “Though it [\$20M] is unrestricted, the Administration acknowledges that the capital rehabilitation needs of parks and trails throughout the City exceed available Construction and Conveyance (C&C) Tax revenues.”

From: Sean Cusiter < >

Sent: Saturday, March 23, 2019 11:07 AM

To: The Office of Mayor Sam Liccardo; City Clerk

Subject: Soccer Complex Land Deal

As a soccer parent, I can honestly say that the way we treat our kids in this city is disgraceful. Our fields are crap compared to our bay area neighbors. But hey, more dollars for the city to waste is better than building character in our kids, right? The most important asset that this city has is its children. You're showing them that money from developers is more important than they are.

The soccer complex needs to be built. We need to invest in our kids instead of selling out to more businesses.

Sean Cusiter
San Jose, CA.

From: Doris Livezey < >

Sent: Monday, March 25, 2019 1:11 PM

To: The Office of Mayor Sam Liccardo; Jones, Chappie; Jimenez, Sergio; Peralez, Raul; Diep, Lan; Carrasco, Magdalena; Davis, Dev; Esparza, Maya; Arenas, Sylvia; Foley, Pam; Khamis, Johnny; City Clerk; Sykes, Dave; jon.cicerlli@sanjoseca.gov

Subject: Coleman Soccer Complex sale -Agenda Item 5.2 (3/26 Council meeting)

Here I am again, hoping to save park money for parks!

Tomorrow the council will hear a plan to take the proceeds of the Coleman Soccer Complex sale (item 5.2) and move it into an unrestricted fund--up for grabs at the budget hearings.

Since the soccer complex will probably never be built and Parks has an enormous infrastructure background (\$320M), the money should be allocated to parks infrastructure backlog and all existing fields should be rehabbed, rather than making the money unrestricted.

Please decide to allocate the money to Parks infrastructure backlog and have the existing fields rehabbed.

Thank you,

Doris Livezey
Murdock Neighborhood Association

From: Brian Gurney < >

Sent: Tuesday, March 26, 2019 10:48 AM

To: The Office of Mayor Sam Liccardo; Jones, Chappie; Jimenez, Sergio; Peralez, Raul; Diep, Lan; Carrasco, Magdalena; Davis, Dev; Esparza, Maya; Arenas, Sylvia; Foley, Pam; Khamis, Johnny; City Clerk; Sykes, Dave; jon.cicerlli@sanjoseca.gov

Subject: Use of funds from Coleman Property sale

Dear Mayor Liccardo, Council Members, and City Staff,

I am writing to urge you to dedicate, in binding language, the roughly \$25 million portion of the proceeds from the sale of the Coleman Avenue property for use on parks needs and soccer fields that were promised since passage of Measure P in 2000. This money was specifically approved by the voters to be used for these purposes, and any other use of the money represents a betrayal to the voters and helps feed the cynicism that many have of government.

I know there are many urgent items in the City that need funding, but I want you to know that soccer fields are one of those needs. As someone who has been involved with youth soccer for several years now, I have seen the field conditions steadily worsen while at the same time the demand for fields has steadily increased. Add to that the fact that many of the school districts in our area (the main source of the fields we use) are increasing their rental rates while also decreasing the amount of maintenance they perform on those fields, especially the grass fields. It seems that we have more problems with grass that is growing longer between cuts, faulty sprinkler systems, and gopher holes. In the warmer months when the seasonal weeds that have taken over large areas of the field die back, we are left to play on dirt dotted with islands of grass. Many of the fields (both school and park) have become so bad that I am very worried that a child is going to get hurt. We must do better!

It is my personal belief that the best use of this money is to invest in improvements to existing soccer fields throughout the City, rather than creating a centralized soccer complex that inconveniences everybody who will have to travel to it and would become a budget burden to the City to operate it. The best approach would be to partner with schools to help them restore and maintain their grass fields, and fund strategic conversions of park or school fields around the City to all-weather artificial turf fields. I would like to suggest that the field at Ramac Park is a great candidate for such a conversion, as the grass has been such a problem that it has been replaced several times already in the short time that the park has been open. The facility already has fencing and lighting, it just needs a surface that can allow it to stay open year-round.

Let me conclude by saying that no matter what approach you decide to take

in spending this money, it must be used for parks and soccer fields. The need is there and the mandate from the voters has been there since 2000.

Thank you for your consideration!

Sincerely,

Brian Gurney
Vice President
South San Jose Youth Soccer League (SSJYSL)

Disclaimer: The views expressed above are my own. No official position has been adopted by the Board of SSJYSL.

From: Jerry Mungai < >

Sent: Tuesday, March 26, 2019 10:17 AM

To: District1; District 6; District9; District 10; District4; District5; The Office of Mayor Sam Liccardo; District3; District2; District7; District8

Cc: City Clerk

Subject: Proceeds from Sale of Youth Soccer Complex MUST be returned to the Parks capital projects; Item 5.2 3/26/19 Council Meeting Agenda

It is imperative that the \$20M proceeds from the sale of the Public Soccer Complex land be returned to the PRNS capital projects budget; AND specifically for use of parks capital budget needs."

Let's not forget that *parks are a core city function*; and the quantity and quality of our parks are an embarrassment for a city that claims to be the "Capital of Silicon Valley". And let's also not forget that great parks improve overall real estate property values which in turn means increased revenue for San Jose.

Jerry Mungai
San Jose

From: Linda Wilson <>

Sent: Tuesday, March 26, 2019 12:16 PM

To: The Office of Mayor Sam Liccardo; Jones, Chappie; Jimenez, Sergio; Peralez, Raul; Diep, Lan; Carrasco, Magdalena; Davis, Dev; Esparza, Maya; Arenas, Sylvia; Foley, Pam; Khamis, Johnny; City Clerk; Sykes, Dave; jon.cicerlli@sanjoseca.gov

Cc: Wilson Linda; Bowring Rosy; Opp Linda; Carpenter Rod; Wagstaff Pat; Braunstein Robert; Judd Michelle; Vukkadala Gaya

Subject: Moving Park Bond funds to General Funds

Dear Mayor, Councilmembers , City Clerk and Jon Cicerilli,

I read with dismay the suggested move of most of the 2000 Bond Monies to the General Fund. In 2000 we voted for a bond issue to build more soccer fields and a sports complex. With the sale of the Coleman property we lost the opportunity to expand Soccer fields. All of us who voted for that Bond Issue were voting for PARKS funding, not more money in the general fund. Our oldest playgrounds are falling apart, no longer under warranty, and simply being torn down depriving the children in those older communities of their playgrounds. As important as it is for children to spend more time actively involved outside, you are robbing them of a great neighborhood source of activity.

This money from the sale of the Coleman property should ALL GO INTO THE PARKS BUDGET. We have soccer fields and playgrounds that desperately need renovation. A pittance of \$4 million will not stretch far in our 200 San Jose Parks. We urgently request the Council to follow the advice of Citizens for Fiscal Responsibility and put the entire sum into the parks system which was decimated in the 2008 recession. The community was voting for Parks! The money from the sale must be used to upgrade existing soccer fields, replace playgrounds which rotted out from delayed infrastructure repair, and the severely reduced park budget.

It has taken us 11 years to begin to bring park maintenance back to a level that can make our city parks look more like a park and less like a discarded vacant lot. Park neighbors are beginning to see parks that enhance property values again, instead of blight and infested fields called parks. We demand the funds from the Coleman sale all be directed to the Parks department, as the electorate voted, not lost on pet projects from the general fund.

Respectfully,

Linda Wilson

President of Martin-Fontana Parks Association