



Pier H Transfer Negotiations

City Council Meeting

September 14, 2021

Pier H Transfer

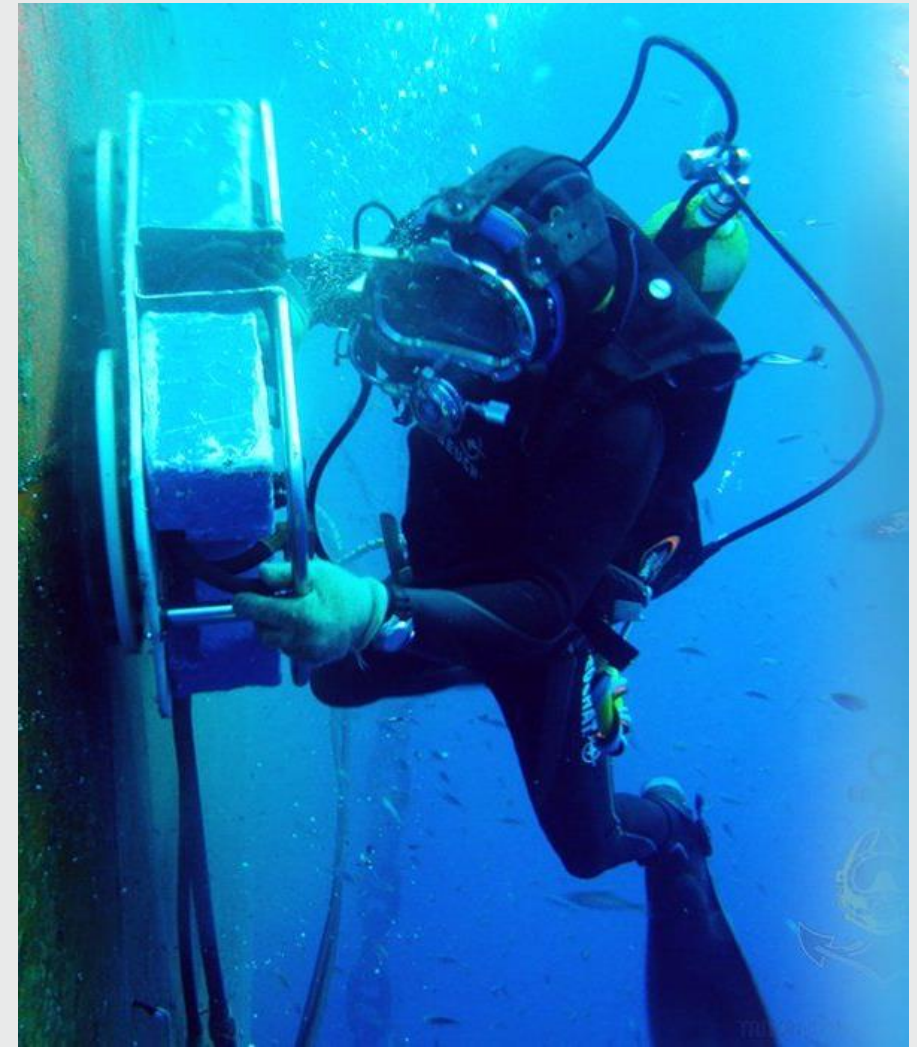
Background

- March 10th: City Attorney published memo outlining legal issues associated with the operation and control of Pier H.
- April 6th: City Council approved recommendation to discuss possible transfer of Pier H from City Council to Harbor Department.
- Provided 60 days for staff from both departments to review historical, financial, engineering and operational issues.
- July 20th: City Council Study Session report of findings and discussion of priorities.



Extensive Review Process

- On-site Tours & Virtual Meetings
- Inspection & Survey Work
- Financial Document Review
- Real Estate Appraisal
- Critical Repair Design & Modeling
- Long Term Feasibility Analysis
- Historic Preservation Meetings & Tours
- Communications with Existing Tenants
- Special Events & Filming Permitting



Transition Plans

Items to Be Negotiated

1. Organizational structure, key staff, proposed budget, timeline, and communications plan;
2. Management plan for transition of existing lease agreements (e.g. Carnival Cruise Lines, Catalina Express, other);
3. Maintenance plan for public areas (e.g. bike paths, park, roads, parking lots);
4. Activation plan to promote recreation, special events, and public access as defined in the Port Master Plan Update 2020;



Transition Plans

Items to Be Negotiated

5. Construction management plan for completion of critical repairs identified in recent engineering inspection reports;
6. Implementation plan Queen Mary Conservation Management Plan in partnership with Heritage Foundation, LBMA, MOLAA, and CSULB;
7. Timeline for completion of feasibility studies and funding plan for long-term preservation of Queen Mary;



Items to Be Negotiated

8. Operating agreements required for reopening of the Queen Mary Hotel and event spaces for education, public access, and cultural tourism;
9. Management plan for any additional obligations; and
10. Delineation of any future role of the City and City Council with regard to Pier H including financial responsibilities.



If Approved by City Council:

1. Staff will begin process to develop collaborative agreements and plans for transition of Pier H amenable to Harbor Commission.
2. Detailed Fiscal Impact associated with recommended actions and transition plans will be developed.
3. City Manager will return to the City Council for review and approval of final agreements.
4. Final transition agreements will be prepared by City staff once approved by the City Council and Harbor Commission.

Recommendation

Authorize the City Manager, or designee, to engage in negotiations with the Harbor Department for the transfer of the operation and control of "Pier H" from the City Council to the Harbor Department.

Thank you

