

June 25, 2024

To: Huntington Beach City Council

From: Huntington Beach Finance Commission

RE: Establishment of Meadowlark Golf Course 2.0 Task Force

In the Finance Commission's work in reviewing the current state of Meadowlark Golf Course, we have identified a number of actions to be taken to improve the remaining 3 ½ years of the current lease. These have been discussed with City Staff, and we trust that prudent steps will be taken.

The current lease expires in early February 2028, giving the City time to develop a comprehensive plan to improve this exceptional property to be an asset to the community and the city. We recommend that the City Council approve a measure to establish a Task Force, lead by a partnership of resident and designated City staff designee, to develop this plan.

The Meadowlark 2.0 Task Force will have the following responsibilities:

- 12-18 months in length
- Include representation from key stakeholders in this property's future to include (but not limited to) area residents, golfers, local business, experts in the golf management field.
- Review current state of Meadowlark
- Develop requirements document for newly designed Meadowlark: golf course, driving range, facility, food service, retail, event hosting and management, environmental improvements, management, maintenance
- Develop requirements for stakeholders to assure community benefit is prioritized and other stakeholders (ie golfers, local business) are also well represented
- Optimize revenue for the city, limit expense to the city
- Determine how City can manage, oversee and control property quality and financial benefit to city
- Work with experts on 2-4 options for property development and management
- Periodically report to City Council and key milestones
- Assist in the development of an RFP for 2028 (may require professional services)

Given the time to research and develop such a plan which will precede the development of an RFP, we recommend approving this task force as soon as possible. While not required, The Finance Commission has recommendations on candidates to lead such an effort.

Thank you for your consideration and action on such an important effort.