

Questions for Director Wysocki for January, 2026 Finance Commission Meeting

Submitted by Commissioner Dave Chennault

Sports Complex

1 - Please present a detailed report that shows the annual expenses incurred provided by HBSC Partners for the operation of the Sports Complex for CY (Calendar Year) 2022, CY 2023, and CY 2024. Please create a report for each Calendar Year.

1 - Answer from Director Wysocki –

Various areas of Section 6 of the Operational agreement requires operator to maintain and provide evidence of gross sales. The agreement does not include requests for annual expenses.

Comment from Commissioner Chennault on Response from Director Wysocki -

Director Wysocki presented the slide below showing the annual claimed expenses of HBSC Partners during the November, 2025 Finance Commission meeting. The slide showed between \$800,000 and \$900,000 in annual expenses paid by HBSC Partners at the Sports Complex.

Director Wysocki claimed to have a breakdown of the HBSC Partners expenses and was asked to share these expenses with the finance commission.

Once a formal request was made by commissioner Chennault to Director Wysocki for a detailed breakdown of expenses, Director Wysocki claimed HBSC Partners did not have to share expenses with the city – only revenue – see her response above.

The agreement can be viewed from the city public records system easily by selecting the link below.

<https://records.huntingtonbeachca.gov/WebLink/DocView.aspx?id=5553302&dbid=0&repo=COHB&searchid=44b4e71f-8e88-44a8-b96d-c8208d4ac384>

This is an area of the agreement that should be updated at the end of the current 3-year period to allow the city to inspect all of HBSC Partners financial records including expenses and revenues.

Finally, presenting expense claimed by HBSC Partners as factual and claiming to have a detailed breakdown, then to not be able to produce the detailed expenses and claim the vendor does not have to produce detailed expenses – even after claiming to have them – makes the Director appear to be less than forthcoming.

Complex PowerPoint - Con: X +

Finance%20Commission%2011-19%20Finance%20meeting%20Sports%20Complex%20PowerPoint%20-%20Community%208%20Library%20Services.pdf

Ask Copilot

Budget & Revenue Analysis

FY 2018/19 City Operated: \$17,237 Net Revenue

Expenses Type	Expense Amount	Revenue Type	Revenue Amount
Adult Sports Includes • 2 FT and PT Staff	\$545,941	Adult Sports	\$498,896
Adult Soccer	\$12,200	Batting Cages	\$48,432
Total	\$530,091	Total	\$547,328

HBSC Management Agreement

	CY 2022	CY 2023	CY 2024
HBSC Total Expenditures	\$908,750	\$889,708	\$808,519
HBSC Total Revenue	\$1,089,702	\$1,169,859	\$1,043,142
HBSC % Revenue to City	\$130,764 (12%)	\$163,780 (14%)	\$166,902 (16%)
City Contract Outfield Maintenance Cost	\$119,381	\$120,905	\$148,432
Total	\$11,383	\$42,875	\$18,470
City Net Gain	(\$5,853.76)	\$25,638	\$1,234



2 - Please present detailed breakdown of the Batting Cage Replacement – you quoted of \$328,501 so please provide details of that quoted amount

2 - from Director Wysocki –

To replace the batting cages in their current, original design, it is estimated to cost \$328,501, at the time of quote request. These charges include:

- a. Iron Mike pitching machines: \$52,073
- b. Machine installation: \$30,000
- c. Rebuilding batting cage structure: \$246,428
 - i. Includes chain-link fence, paint, netting, lighting, batter's turf and asphalt

3 - Please present a list all annual expenses associated with the sports complex from all departments in the city in a single comprehensive table that includes monthly and annual costs. These should also include any service contracts and utilities.

3 - Answer from Director Wysocki –

Developing a comprehensive list of annual expenses, including utility costs for each department, broken down by month and year, will require review and may take some time to compile.

Comment from Commissioner Chennault on Response form Director Wysocki -

The commission has been asking for this breakdown of expenses paid by the city since September, 2025. The commission has been waiting 5 months – the fact the Director wants additional time seems to be excessive and nonresponsive to our requests.

4 - Please list all capital improvements related to the sports complex across all departments for and their anticipated annual costs between 2023 and 2028 including lights, switching equipment, turf repair, parking lot, soccer fields, netting, and fencing as examples.

4 - Answer from Director Wysocki –

a. Completed

ii. Before FY 23/24: Phases 1 and 2 of LED field lights: \$906,500

iii. FY 24/25:

1. Irrigation Booster pump repair and replacement: \$113,200

b. Future:

i. LED field lights:

1. Fields 6 & 8: \$597,225

2. Fields 5, 7 and auxiliary field: \$541,992

3. Central turf fields, batting cages and offices: \$316,795

iv. Batting cages: \$328,501

v. Fencing and netting: TBD

vi. Futsal Arena: TBD

Comment from Commissioner Chennault on Response from Director Wysocki -

There are many other current and future capital expenses that will cost the city many millions including parking lot repair, electrical switching infrastructure, and turf repair and replacement. Details will be forthcoming in the next few months as additional information is collected via CPRA requests to the city.

Additional Questions and Answers on Batting cages from March - 2026

Batting Cages – Background Questions – These were sent to Director Wysocki on 3/12/26

1. **Prior Operator** Who operated the batting cages before the current agreement with HBSC Partners—was it the City or a private company? If a private company, please provide the name and either a link to the agreement or attach the agreement to your response.

Response from Director Wysocki –

The City owned and operated the batting cage equipment

2. **Revenue History** What was the annual revenue generated by the batting cages from 2017 through 2020 (up to the COVID shutdown), and what portion of that revenue was received by the City?

Response from Director Wysocki –

a. FY 16/17: \$52,699

b. FY 17/18: \$46,012 (9 months only due to change in fiscal years)

c. FY 18/19: \$48,432

d. FY 19/20: \$31,227

3. **Ownership of Equipment** Who owned the equipment previously located at the batting cages—the City or a private firm? If privately owned, please identify the company.

Response from Director Wysocki –

The City owned and operated the batting cage equipment

4. **Pitching Machine Assessment** Who determined that the pitching machines could not be serviced or repaired? Please provide any documentation or cost estimates the City reviewed prior to disposing of the machines.

Response from Director Wysocki –

Iron Mike pitching machines have a useful life of approximately 15 years and were original to the complex opening in 2005. City staff continued to try and keep the machines in good working order for as long as they could with the resources available. Exhibit A, Section B (Facility), 5, xiii, requires Operator to be responsible for maintenance and repair of all pitching machines.

Dave Chennault Response – I believe all parts are available for the pitching machines and repairs could and should have been made. May Iron Mike machines are still in operation after 50 years with proper maintenance and replacement of worn parts. See this screenshot for a local repair resource that I should have been contacted for an assessment.

**We are open our regular hours.
Come on down.**

**Montebello
Batting Cages**

[600 Rea Drive](#)
[Montebello,](#)
[California 90640](#)

Located in Grant Rea Park

Website:
[MTBBattingCages.com](#)

Reservations and questions
about the Batting Cages,
Call us at

323.721.3572

**Management
office**

**P.O. Box 231
Montebello,
CA 90640
562-400-1185**

Hardball & Softball Pitching Machine Repair

- **Iron Mike's Arm Machines**
- **Wheel Machines**
- **A TEC**
- **ABC**
- **JUGS and Super Jugs**
- **Twin Spin Wheel Machines**
- **K-Line Wheel Machines**
- **We sell Parts for most Machines**
- **We will make Service Calls to your location.**
- **Maintenance Schedules.**

Serving Southern California or anywhere else you may need me.
Call Steve @ 562-695-3558
email: stevemanook@gmail.com



Director Wysocki then added another response - Please see the attached email from a sales manager at Master Pitching Machine who confirms Iron Mike Machines in an outdoor, uncovered setting have a 12-15 year lifespan. While under the City's operation, I regularly overheard discussions amongst sports complex staff about staff having to close the batting cages to make repairs to the machines. The team did what they could to extend their useful life.

Here is a screenshot of the referenced email

From: Masterpitch.com info <info@masterpitch.com>
Sent: Tuesday, July 22, 2025 1:28 PM
To: Cole, Chris <ccole@surfcity-hb.org>
Subject: Re: Huntington Beach Sports Complex

Indoor = 15-18 years
Outdoor = 12-15 years

Sincerely,
Patrick Corley
Sales Manager
Master Pitching Machine
(800) 878-8228 x322

On Tue, Jul 22, 2025 at 3:24 PM Cole, Chris <ccole@surfcity-hb.org> wrote:

Hi again Patrick.

Before I propose the new Iron Mikes to my Council, is there a set life expectancy for these machines (they are in an outdoor, uncovered setting). I know they will ask me that question.

Thanks,

Chris

5. Current Location of Machines Where are the pitching machines now?

Response from Director Wysocki –

The pitching machines were offered to surrounding youth baseball/softball leagues, with the understanding the machines were at the end of their useful life. The fastpitch machines were picked up by little leagues and the slow pitch machines were disposed of.

Dave Chennault Response – I asked for the contact information and Director Wysocki is looking for the information of who took the baseball pitching machines

Response from Director Wysocki –

HBSC did a blanket call out to youth leagues in the area, I'll follow up with them on additional information.

6. Disposition of Machines If the machines were sold, who purchased them and what amount was paid to the City for the seven pitching machines and associated hardware?

Response from Director Wysocki –

No machines were sold

7. Removal and Cleanup Costs Who performed the removal of the pitching machines and the stripping of the batting cage area, and what was the cost to the City for this work, including netting removal and general cleanup? Please include any relevant invoices.

Response from Director Wysocki –

HBSC removed the pitching machines and some netting at their own cost, as required by Exhibit A, Section B (Facility), 5, xiii.

5 - You mentioned a sports/school charter school concept called Rise Academy that would use some of the rooms in the library as classrooms. Has our legal reviewed the idea of a private charter school run out of the public library and offered a legal opinion if this would be allowed? Please share that opinion with the finance commission (a summary is fine)

5 - Answer from Director Wysocki –

The City Attorney's Office has not reviewed the concept of a charter school.

6 - Alcohol is not allowed to be consumed with OS-PR zoned areas in the city except for full service restaurants within central park. Please explain how the city allows alcohol to be served at events in the sports complex when the sports complex is zoned as OS_PR and located within central park?

Note L5 in section 213.06 in HB Municipal code regarding OS restrictions only allows alcohol in central park at full table service restaurants with a Conditional Use Permit (CUP)?

Here is the text of note L-5

Eating and drinking establishments with full table service, with or without outdoor dining, located in Central Park may provide on-site sales, service and consumption of beer and wine upon obtaining a Conditional Use Permit approved by the Zoning Administrator. Public or private golf courses, with or without outdoor dining, may provide on-site sales, service and consumption of alcohol upon obtaining a Conditional Use Permit approved by the Zoning Administrator.

Example - Explain how you and your team allowed unlimited beer tastings at the OC Rewind fest in the sports complex on 9/27/25? Clearly the area where the alcohol was served is not a full table service restaurant

[Beer – Unlimited beer tastings – OC Rewind Fest](#)

The image is a promotional banner for the OC Rewind Fest. At the top, there is a navigation menu with links for HOME, MEDIA, LOCATION, BEER (highlighted in pink), and FAQ. A yellow button on the right says "GET TICKETS!" with the text "TICKETS BY SEE TICKETS" below it. The main content area has a purple-to-pink gradient background with a starry pattern. The headline "UNLIMITED BEER TASTINGS" is in large, bold, orange letters. Below it, the text reads "FROM MORE THAN 2 DOZEN CRAFT BREWERIES INCLUDING:". A grid of 15 craft breweries is listed, each with its name and location. At the bottom, it says "ALL AGES // FULL BAR WITH ID" and "HB SPORTS COMPLEX" with the address "18100 GOLDENWEST ST, HUNTINGTON BEACH, CA 92648". There are several logos for sponsors and partners, including Huntington Sports Complex, and a website link "TICKETS AT OCREWINDFEST.COM".

HOME MEDIA LOCATION **BEER** FAQ [GET TICKETS!](#)
TICKETS BY SEE TICKETS

UNLIMITED BEER TASTINGS

FROM MORE THAN 2 DOZEN CRAFT BREWERIES INCLUDING:

ALESMITH SAN DIEGO	ALLAGASH PORTLAND	BALLAST POINT LOCAL
BARRELHOUSE PASO, FRESNO VISALIA	BEAR REPUBLIC HEALDSBURG	BELLS MICHIGAN
CALI CRAFT WALNUT CREEK	CIGAR CITY TAMPA	CERVEZA CITO SANTA ANA
FOUNDERS MICHIGAN	GARAGE BEER MURRIETTA	HANGAR 24 LOCAL
SANTA MONICA LOCAL	SWEETWATER ATLANTA	GREEN FLASH MIRA MESA
WOODCHUCK CIDER VERMONT	4 SONS LOCAL	HB BREW CO LOCAL

ALL AGES // FULL BAR WITH ID

HB SPORTS COMPLEX
18100 GOLDENWEST ST, HUNTINGTON BEACH, CA 92648

Huntington Sports Complex logos and other partner logos.

TICKETS AT OCREWINDFEST.COM

6 - Answer from Director Wysocki –

The City's Specific Event permitting process allows interested parties to apply for temporary event permits. Once approved, the event operator can apply for a daily ABC license for their event. If all conditions are met, the event permit and ABC license are approved by the respective agencies.

HBMC 213 governs the establishment of permanent operations.

HBMC 13.54 governs temporary event permits.

HBMC 13.08 090 – 110 and HBMC 13.48.110 govern alcohol consumption in City parks and beaches.

Comment from Commissioner Chennault on Response from Director Wysocki -

The company behind this event was Sellout Events – see the image below.

It appears Sellout Events partnered with the Amuse Foundation – a non-profit – to obtain the beer and wine 1-day license. Additional investigation is required.

See the screenshot below of their status with the California State Department of Corporation – Suspended and not allowed to do business in the state of California on 5/1/25 while the OC Rewind event was held on 9/27/25

The screenshot shows the California Secretary of State's Business UCC search results for 'sellout events'. The search results table shows one entry for 'SELLOUT EVENTS LLC (201900810597)' with an initial filing date of 01/03/2019, a status of 'Suspended - FTB', and an agent of 'SCOTT TUCKER'. A detailed view of the entity is shown on the right, indicating it is a Limited Liability Company (LLC) formed in California, with a status of 'Suspended - FTB' and a principal address in Huntington Beach, CA. The agent is listed as Scott Tucker.

Entity Information	Initial Filing Date	Status	Entity Type	Formed In	Agent
SELLOUT EVENTS LLC (201900810597)	01/03/2019	Suspended - FTB	Limited Liability Company - CA	CALIFORNIA	SCOTT TUCKER

Entity Information: SELLOUT EVENTS LLC (201900810597)
Initial Filing Date: 01/03/2019
Status: Suspended - FTB
Entity Type: Limited Liability Company - CA
Formed In: CALIFORNIA
Agent: SCOTT TUCKER

Entity Details:
Initial Filing Date: 01/03/2019
Status: Suspended - FTB
Standing - SO: Sued
Standing - ATB: Not Sued
Standing - APPE: Good
Standing - ACCT: Good
Inactive Date: 05/01/2025
Formed In: CALIFORNIA
Entity Type: Limited Liability Company - CA
Principal Address: 19144 BEACH BLVD 121 HUNTINGTON BEACH, CA 92648
Mailing Address: 19144 BEACH BLVD 477 HUNTINGTON BEACH, CA 92648
Statement of Info Due Date: 01/03/2027
Agent: INDIVIDUAL SCOTT TUCKER 19144 BEACH BLVD 121 HUNTINGTON BEACH, CA 92648

SELLOUT EVENTS LLC
(201900810597) ✕



Request Certificate

Initial Filing Date	01/03/2019
Status	Suspended - FTB
Standing - SCS	Good
Standing - FTB	Not Good
Standing - Agent	Good
Standing - VEPF	Good
Initial Date	03/01/2025
Formed in	CALIFORNIA
Entity Type	Limited Liability Company - CA
Principal Address	19344 BEACH BLVD 121 HUNTINGTON BEACH, CA 92648
Mailing Address	19344 BEACH BLVD 477 HUNTINGTON BEACH, CA 92648
Statement of Info Date (SIF)	01/01/2027
Agent	Individual SCOTT TUCKER 19344 BEACH BLVD 121 HUNTINGTON BEACH, CA 92648



View History



Request Access

History Expand All

Amendment Type	Field Name	Changed From	Changed To
System Amendment - FTB Suspended	Filing Status	Active	Suspended - FTB
Control ID BA20250921164	FTB - Standing	Good	Not Good
Date 5/1/2025			

History

System Amendment - FTB Suspended - 5/1/2025			
Amendment Type			
System Amendment - FTB Suspended			
Control ID			
BA20250921164			
Date			
5/1/2025			

7 - Will the city issue an RFP now to get bids to run the sports complex at the end of the current 3-year term ?

*7 - Answer from Director Wysocki –
Initiation of a third term is to be determined.*

Comment from Commissioner Chennault on Response from Director Wysocki -

The current 3-year period ends on 9/7/27. I believe the city should explore a new agreement and structure a better arrangement that benefits the city more by issuing an RFP and new contract.

8 - Where did the idea for an indoor training facility come from? What public survey(s) and feedback has your team conducted that indicates a need/desire by the public for this new facility?

*8 - Answer from Director Wysocki –
The idea for an indoor training facility has generated from patron input and the evolution of sports complex operations and batting cage facilities. The previous batting cage design was original to the complex, and technology has evolved. An indoor facility protects batting cage equipment and increases equipment lifespan, while also providing flexible programming space for multiple sports and varied programming for other patrons. An indoor space has the potential to activate the complex during nontraditional hours based on expansion of programming options.*

Comment from Commissioner Chennault on Response from Director Wysocki -

I would like staff to conduct resident surveys, gather resident feedback, and meet with the community to gather input and guidance. I believe more input is needed and the legal questions surrounding the construction should be investigated more.

9 - Have you considered an alternate use for the batting cage footprint such as pickleball or bocce ball courts? Have you asked the public what they would like to have in that foot print in our sports complex?

*9 - Answer from Director Wysocki –
An alternate use for the batting cage footprint has not been contemplated, and the public regularly requests batting cages at the sports complex. Measure L contemplated a batting cage and related sports complex amenities.*

Comment from Commissioner Chennault on Response from Director Wysocki -

Same comment as above.

Sports Complex Concessions

1 - Please detail which, if any, of the improvements have been completed along with completion dates from the slide below

Concession Improvements

Improvement	Location	Cost
Patio Fencing	Both	\$184,000
Kitchen Hood/Fire Suppression	Both	\$57,500
New HVAC System	Both	\$42,000
Walk-in Refrigeration Unit	Talbert	\$25,000
Long-draw Draft Beer System	Talbert	\$20,000
LED Lighting System	Talbert	\$6,000
New Ceiling Pannels	Talbert	\$8,000
New Flooring	Goldenwest	\$14,650
New Countertops/Cabinets	Goldenwest	\$9,500
New Expo Window	Goldenwest	\$2,400
Total Investment in Building Improvements		\$348,050



1 - Answer from Director Wysocki –

The following improvements have been completed at the sports complex concessions:

- a. Goldenwest: Interior improvements have been complete and the concession stand has been fully operational for food service. Exterior fencing is almost complete.
- b. Talbert: City permits were received in January and submitted to OC Health Department, and awaiting approval. While Talbert concession has been working through the permit approval process, the operators have been working with food trucks and local businesses to provide food service outside of this concession.

Comment from Commissioner Chennault on Response from Director Wysocki -

Talbert location is a shell. The link below is a summary of OC Health actions and actions by vendor

<https://inspections.myhealthdepartment.com/orange-county/plan-review-details?planreviewsID=E64F3D7D-4B41-4D21-B12C-5F72E327A96D>

As you can clearly see, the current operator did not submit any plans to OC Health department until 7/10/25 – this is 10 months after HBSC Partners was handed the keys and 7 months after they were supposed to open.

The latest plans were submitted by the vendor on 2/3/26 and approved by the OC Health department on 2/6/26

The operator told council members and finance commissioners they would need 12 to 15 weeks for construction to be complete once all approvals have been gathered.

Establishment Details	
Establishment Name	1909 CRAFT BEER AND CONSESSIONS
Establishment Address	7300 TALBERT ST
Establishment City	HUNTINGTON BEACH
Plan Review ID	SR156964
Status	Active
Project Type	FOOD REMODEL - 1001+ SQ FT
Plan Reviewer	Marcos Godoy
Phone	
Email	mgodoy@ochca.com

Status Updates	
Date	Status
2025-07-10	PLAN CHECK INTAKE - OTHER
2025-07-10	PLANS RECEIVED
2025-08-07	UNABLE TO APPROVE PLANS
2026-01-07	PLAN REVISIONS RECEIVED
2026-01-11	UNABLE TO APPROVE PLANS
2026-02-03	PLAN REVISIONS RECEIVED
2026-02-06	PLAN APPROVED / AUTHORITY TO CONSTRUCT

The ABC License is still pending and have been on hold since may 2026 and June 2026 with a formal protest on each

See this link

<https://www.abc.ca.gov/licensing/license-lookup/single-license/?RPTTYPE=15&DBANAME=1909>

License Details

Show 10 entries

Search:

License Number	Licensee Name	Business Name	Address	Status
539955	LEIGH ENTERPRISES LLC	1909	28656 OLD TOWN FRONT ST, TEMECULA, CA 92590-2704	47-(ACTIVE), 58-(CANCEL)
552964	CINQUE AMICI LLC	PIAZZA 1909	7731 FAY AVE, LA JOLLA, CA 92037	41-(ACTIVE)
668446	HBSC PARTNERS LLC	1909 CRAFT BEER & CONCESSIONS	18260 GOLDENWEST ST, HUNTINGTON BEACH, CA 92648	41-(PEND)
668458	HBSC PARTNERS LLC	1909 CRAFT & BEER CONCESSIONS	7300 TALBERT AVE, HUNTINGTON BEACH, CA 92648	41-(PEND)

Showing 1 to 4 of 4 entries

Previous **1** Next

Contract Maintenance for 6 Softball Fields in Parks and Questions regarding use of the Softball Fields in the Parks

I have highlighted the line item where I believe the funds for the field services agreement are drawn from in the first half of the CY 2022. Note – this is page 80 of a 500-page annual budget document.

1 – Is this the correct account used to pay for the field maintenance contract for all years of the contract? If no, what other line items are used to pay for this contract?

1 - Answer from Director Wysocki –

The highlighted line item is the correct line item for the field maintenance contract.

Combined Expenditure Detail by Object Account

Object Account	FY 2017/18 Actual	FY 2018/19 Actual	FY 2019/20 Actual	FY 2020/21 Adopted	FY 2020/21 Revised	FY 2021/22 Adopted	Percent Change From Prior Year
Color Legend							
Major Grouping Total							
Minor Grouping Total							
64110 Agricultural	5,145	9,881	9,618	24,000	24,000	24,000	0.00%
64115 Microfilm/Document Imaging	24,246	35,886	26,594	45,000	45,000	40,000	-11.11%
64140 Food	56,769	73,931	131,553	36,950	35,548	48,950	32.48%
64165 Clothing/Uniforms	543,397	638,957	613,248	587,199	565,809	542,099	-7.68%
64190 Vehicle Supplies	29,713	28,499	23,509	5,000	116,136	12,000	140.00%
64230 Awards and Presentations	27,679	43,081	47,289	25,050	29,529	22,800	-8.98%
64255 Shop Equipment Operating	288,689	347,745	308,745	196,500	202,169	193,000	-1.78%
64280 Signs	127,636	228,033	213,777	160,600	244,133	260,600	62.27%
64305 Chemicals	47,048	72,758	103,217	201,500	201,500	141,500	-29.78%
64330 Fencing	13,549	9,402	11,002				
64355 Building Supplies	44,805	53,025	39,655	35,480	45,228	35,480	0.00%
64380 Irrigation Supplies	13,696	8,777	15,270	40,000	40,000	40,000	0.00%
64405 Books/ Subscriptions	472,470	791,975	708,915	447,453	817,064	448,870	0.32%
64485 Dues and Memberships	173,994	215,863	253,335	195,485	192,985	207,560	6.18%
64500 Certification	50,434	51,319	56,451	57,900	57,900	60,025	3.67%
63000 Equipment and Supplies					15,956		
63000 Equipment and Supplies	5,892,904	7,936,046	8,185,057	7,914,441	11,155,003	8,262,092	4.39%
64570 Equipment Repairs Maintenance	1,029,335	1,477,870	1,536,259	2,052,794	2,322,305	2,059,652	0.33%
64620 Contracts for Repair and Maint	5,750,954	8,286,870	8,230,353	9,242,786	11,217,053	9,471,975	2.48%
64670 Traffic Signals Maintenance	280,725	285,986	336,814	518,790	615,325	538,790	3.86%
64720 Vehicle Maintenance	747,274	984,304	1,012,784	1,096,570	1,267,907	1,106,570	0.91%
64755 Vehicle Body Repair	126,986	116,244	177,085	70,000	70,000	70,000	0.00%
64770 Motorcycle Maintenance	22,192	29,971	33,527	40,000	40,000	40,000	0.00%
64820 Boat Maintenance	52,674	56,871	65,316	40,133	40,133	69,500	73.17%
64870 Computer Maintenance	1,358,044	1,968,825	1,912,899	1,786,368	1,958,584	2,284,006	27.86%
64900 Repair and Demolition		29,975					
67400 Other Maintenance	335,735	382,422	287,939	482,150	519,824	479,900	-0.47%
67450 Building & Grounds Maintenance	503,412	652,421	494,796	644,427	658,479	593,963	-7.83%
67500 Oil Well Maintenance	44,939	85,483	100,708	58,200	58,569	59,000	1.37%
67550 Pest Control	25,380	38,499	29,503	43,000	43,000	43,000	0.00%
67600 Block Wall Maintenance	42,236		68,948	55,000	55,000	55,000	0.00%
67650 Water Maintenance	1,419,628	1,968,188	2,228,897	2,578,464	2,609,741	2,370,514	-8.06%
67735 Radio Maintenance	14,626	13,356	11,326	23,712	23,712	14,000	-40.96%
67740 800 MHZ Maintenance	184,458	269,916	298,130	36,156	712,633	36,602	1.23%
64520 Repairs and Maintenance					(45,000)	45,000	100.00%
64520 Repairs and Maintenance	11,938,597	16,645,002	16,825,083	18,768,550	22,167,265	19,337,472	3.03%
68550 Training	506,219	609,663	609,607	684,087	724,082	652,796	-4.57%
68610 Conferences	178,671	232,683	196,067	224,089	182,994	238,189	6.29%
68695 Hosted Meetings	15,432	29,395	15,126	16,950	14,750	80,700	376.11%
68500 Conferences and Training						53,053	100.00%
68500 Conferences and Training	700,321	871,741	820,800	925,126	921,826	1,024,738	10.77%
69305 Prof Svcs - Graphics			25				
69310 Prof Svcs - Appraiser		4,000	9,569				
69315 Prof Svcs - Information Services	55,431	22,836	65,140	13,282	48,282	13,282	0.00%
69325 Prof Svcs - Economic Analysis	31,144	111,306	177,748	50,000	63,000	110,081	120.16%
69330 Prof Svcs - Labor Negotiations	22,190	41,475	35,853			60,000	100.00%
69345 Prof Svcs - Auditing	14,097		210	5,500	5,500	5,500	0.00%
69360 Prof Svcs - Medical	162,649	305,880	454,044	212,678	269,182	218,713	2.84%
69365 Other Professional Services	4,547,574	4,817,207	5,467,507	4,518,620	10,530,850	8,673,116	91.94%
69370 Prof Svcs - Legal	302,844	408,384	588,558	345,365	606,138	1,595,365	361.94%
69385 Prof Svcs - Commissions	330	630	404				
69390 Prof Svcs - Personnel Hearings	147	349					

Here is 2025 – 2026 Annual Budget. Notice the format has changed and now the expenses are listed by department.

2 - Is the field maintenance contract paid for from the funds within the line item highlighted below?

2 - Answer from Director Wysocki –

The highlighted line item is the correct line item for the field maintenance contract.

COMMUNITY & LIBRARY SERVICES

Department Budget Summary
ALL FUNDS by Object Account

	FY 2021/22 Actual	FY 2022/23 Actual	FY 2023/24 Actual	FY 2024/25 Adopted	FY 2024/25 Revised	FY 2025/26 Adopted	Percent Change From Prior Year
Personnel Services							
Salaries - Permanent	4,714,488	5,071,331	4,974,535	5,327,442	5,473,856	5,433,279	1.99%
Salaries - Temporary	2,527,238	2,805,066	3,107,030	3,103,065	3,474,428	3,198,823	3.09%
Salaries - Overtime	354,183	624,149	590,450	777,945	777,945	1,162,120	49.38%
Termination Pay Outs	244,832	245,652	264,320	175,000	175,000	175,000	0.00%
Benefits	2,899,059	3,089,575	3,221,987	2,229,145	2,272,373	2,436,598	9.31%
Total Personnel Services	10,739,800	11,835,773	12,158,322	11,612,597	12,173,602	12,405,820	6.83%
Operating Expenses							
Utilities	111,649	122,111	130,645	189,360	189,360	189,360	0.00%
Equipment and Supplies	1,272,964	1,345,622	1,332,724	921,219	1,692,792	936,048	1.61%
Repairs and Maintenance	504,663	518,065	605,148	645,831	743,777	672,796	4.18%
Conferences and Training	3,525	3,717	4,755	23,900	23,900	18,900	-20.92%
Professional Services	348,225	155,608	37,899	769,675	936,153	192,875	-74.94%
Other Contract Services	2,599,593	3,143,144	3,195,837	3,482,955	3,611,573	3,640,260	4.52%
Rental Expense	30,347	23,379	27,681	45,767	67,767	70,767	54.62%
Expense Allowances	28,283	26,593	24,381	28,200	28,200	28,200	0.00%
Other Expenses	1,662	(262)	3,671	300	300	300	0.00%
Total Operating Expenses	4,900,911	5,337,977	5,362,741	6,107,207	7,293,822	5,749,506	-5.86%
Capital Expenditures							
Land Purchase	-	-	-	-	72,000	-	0.00%
Improvements	6,359,450	3,473,143	1,197,248	3,480,000	5,484,688	1,672,000	-51.95%
Equipment	177,731	-	-	-	-	-	0.00%
Vehicles	-	26,685	-	-	-	-	0.00%
Total Capital Expenditures	6,537,181	3,499,828	1,197,248	3,480,000	5,556,688	1,672,000	-51.95%
Non-Operating Expenses							
Transfers to Other Funds	210,281	-	-	766,251	766,251	784,179	2.34%
Total Non-Operating Expenses	210,281	-	-	766,251	766,251	784,179	2.34%
Total Expenditures	22,388,173	20,673,578	18,718,311	21,966,055	25,790,363	20,611,505	-6.17%
Personnel Summary	56.41	58.41	58.50	59.00	59.00	60.15	1.15

DEPARTMENT BUDGETS

3 - Please share any details that was given to council members on the items that comprise the line item above when they voted on the budget.

3 - Answer from Director Wysocki –

When developing the annual budget, City staff meet directly with the City Manager’s Office and Finance Department. The Finance Department and City Manager’s Office present the information to City Council for consideration and approval.

Comment from Commissioner Chennault on Response from Director Wysocki -

I do not believe council members do not receive details on individual non-professional service contracts when they approve the annual budgets unless they make a specific request. They generally just see the information provided in the screenshots above.

Questions regarding the Softball Fields in the Parks

1- Do HBSC Partners pay to use the softball fields in the parks when they host tournaments and use them?

1 - Answer from Director Wysocki –

The tournament operators pay HBSC for use of the outlying softball fields. HBSC then pays the City for the fields.

This was clarified on 3/16/26 via an email to me from Director Wysocki. She stated the following

Outlying Softball Fields:

- 1) HBSC charges tournament operators the current approved daily HBSC rates for the fields, which is paid back to the City as part of the monthly revenue.

I followed up on 3/16/26 with the following question

It sounds like HBSC charges for the softball fields in the parks to the organization who is running the tournament, then counts that fee as part of the gross revenue reported every month, and pays the city back the agreed upon revenue pct – say 16% - is that correct?

I received no response

Comment from Commissioner Chennault on Response from Director Wysocki -

Outstanding question – Does HBSC sell the access to our parks and charge more to the organizations who use the sports complex and fields in our parks for tournaments?

2 - Does HBSC Partners pay the city to use the fields in the parks when they run adult league games?

2 - Answer from Director Wysocki –

HBSC does not pay the city to use outlying fields when used for the adult league. Adult league revenue is generated through gross receipts

3 - Does HBSC Partners pay for umpires in the adult leagues and do they count them as staff members of their staff?

3 - Answer from Director Wysocki –

HBSC contracts with the same umpire vendor the City used when organizing the league. HBSC pays the contractor a monthly flat fee, and the teams pay the umpire fees directly on site, which is a common practice for adult softball leagues.

This was clarified on 3/16/26 via an email to me from Director Wysocki. She stated the following

HBSC pays an assigner fee of approximately \$1,200 per season, depending on number of games. Teams pay \$20 per game directly to the umpire.

I followed up on 3/16/26 with the following question

Can you send me the name of the Umpire firm the city uses and a copy of the agreement/contract

Answer from Director Wysocki - The contract is with HBSC Partners

Comment from Commissioner Chennault on Response from Director Wysocki -

What is the monthly flat fee and what does each team pay at each game for umpires

4 - Does the city pay HBSC Partners to use the fields for the adult league games?

4 - Answer from Director Wysocki –

The City does not pay HBSC to use the fields for adult league games.

Equestrian Center

1 - How is the Therapeutic Riding center allowed to operate outside the equestrian center concession? What is the plan? When will the riding ring area and parking area outside the concession area be removed – see below



1 - Answer from Director Wysocki –

The Therapeutic Riding Center holds a Conditional Use Permit, approved by City Council in 2015.

The temporary riding ring in the Marion Lot is used for temporary horse shows, as needed. The Equestrian Center pays a daily permit fee when activated. When not activated, the ring is accessible by drop-in users during regular park operating hours.

Comment from Commissioner Chennault on Response from Director Wysocki -

The Therapeutic Riding Center is NOT a part of the Equestrian center

The 2015 CUP referenced above was never approved because the Therapeutic Riding center sits on a combination of public land and private land. It is believed the private land owners did not approve of the requested changes in 2015 and this is why the CUP in 2015 referenced above was withdrawn and not approved .

The only permit appears to be a Temporary Use Permit (TUP) from 2005 with a 5-year valid period. Planning was contacted and the TUP has had no action since it expired in 2008.

I do not believe the Therapeutic Riding Center currently has a valid permit or entitlement to allow it to operate in central park from the city and on private lands from the private property owners – See below:



Tue 2/24/2026 6:18 PM

Ash, Jennifer <Jennifer.Ash@surfcity-hb.org>

RE: Therapeutic Riding Center CUP Was Withdrawn in 2015

To: Dave Chennault; Williams, Chad

Cc: Villasenor, Jennifer

You forwarded this message on 2/24/2026 7:46 PM.



Hello Dave,

Upon initial research, we have not been able to locate the extension of the 2003 TUP but we can keep doing research and let you know if we find this.

The remaining questions would be best directed to Community Services Department, either Chris Cole or Ashley Wysocki could further assist. I have also included my Community Development Director, Jennifer Villasenor, incase further questions come up.

Thank you,



Jennifer Ash
Associate Planner
Community Development

Office: (754) 874-5517
jennifer.ash@surfcity-hb.org

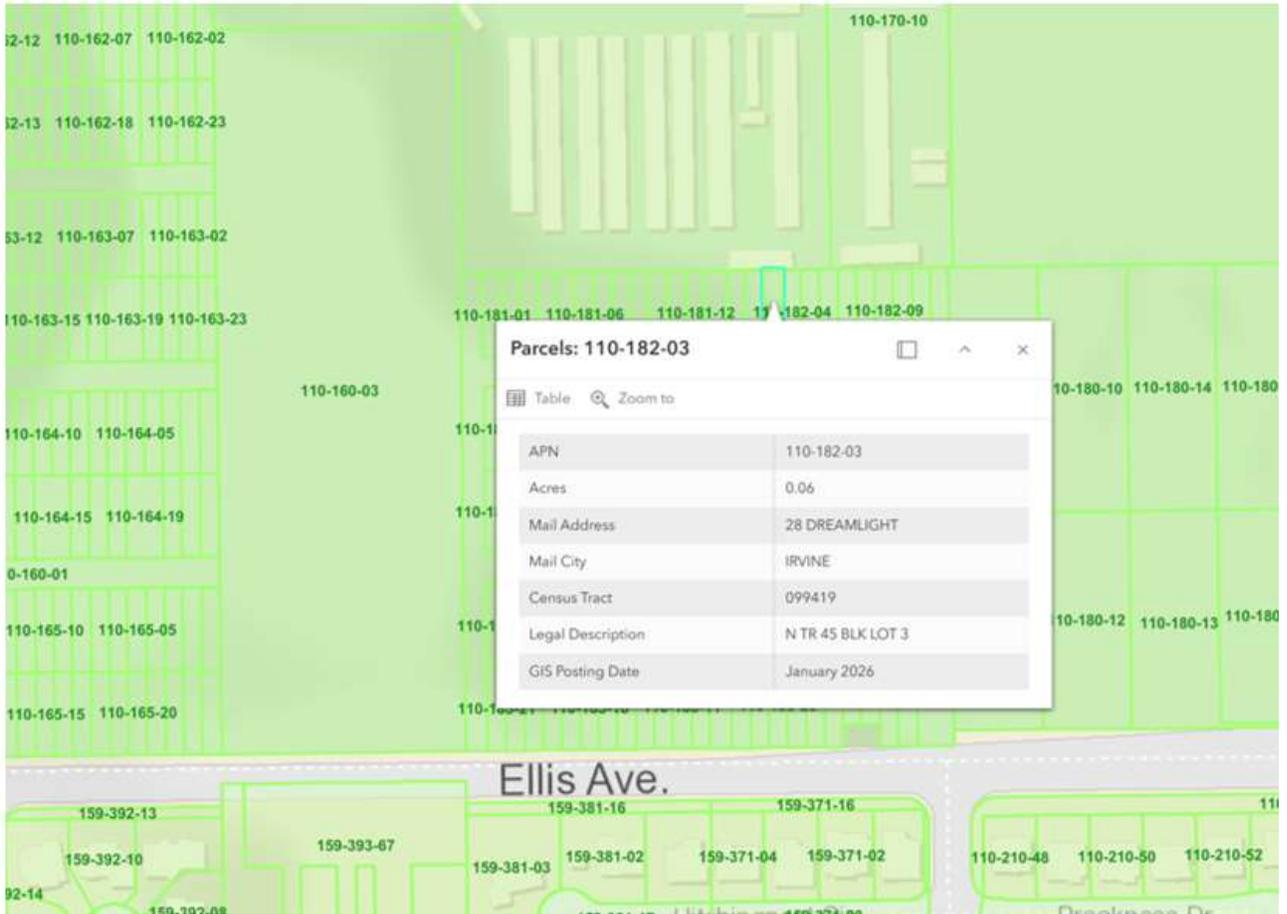


3900 Wilson Street, Hollywood Beach, FL 33061

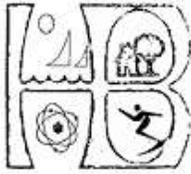


APN 110-182-03

APN 110-184-04



The city is aware of the current situation and has not resolved outstanding issues about the use of private lands without the consent of the owners. This is the reason the CUP in 2015 to add additional equipment and improve the area was withdrawn and NOT approved by the city. See below



City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF PLANNING AND BUILDING

www.huntingtonbeachca.gov

Planning Division
714.536.5271

Building Division
714.536.5241

May 20, 2016

NOTICE OF FILING STATUS

- Application:** CONDITIONAL USE PERMIT No. 15-011; DESIGN REVIEW NO. 15-005 (Therapeutic Riding Center)
- Applicant:** Donna Brandt/ Scott Sanders, PO Box 2298, Huntington Beach, CA 92647
- Property Owner:** City of Huntington Beach, Kellee Fritzal, 2000 Main Street, Huntington Beach, CA 92648
- Request:** To establish equine assisted therapy classes on a remodeled 90 ft. by 130 ft. arena and other improvements on the site of the existing Therapeutic Riding Center located in Huntington Central Park. The request includes expanded chain link fencing, new freestanding lighting standards, new concrete pad for an ADA restroom, and new mobile office trailer for meetings, administration and volunteer outreach and training. DR: To review the design, color and materials of the proposed remodel on a site located within a park.
- Location:** 18381 Goldenwest Street, 92648 (west of Goldenwest St., between Taylor Dr. and Ellis Ave.)

Dear Ms.Brandt/ Mr. Sanders,

NOTICE IS HEREBY GIVEN that the above named entitlement applications, submitted and received on April 14, 2015, have been deemed withdrawn. Pursuant to Huntington Beach Zoning and Subdivision Ordinance Section 202.04(c), the City cannot accept a land use application from an applicant (Therapeutic Riding Center) without written authorization from all affected property owners. In this case, the City does not have written consent from Mr. and Mrs. Chen Lee who own two encyclopedia lots that are either located within or adjacent to the open corral (i.e. APN 110-182-03 and APN 110-184-04). Withdrawn applications may be re-initiated only upon submittal of a complete entitlement package, with written property owner authorization, and payment of associated application fees.

There are many other issues that need to be addressed and additional details will be forthcoming in the next few months as additional information is gathered.

2 - What formal agreements are in place with Free Reign, Therapeutic riding center, and all the vendors operating within the equestrian center

2 - Answer from Director Wysocki –

All vendors at the equestrian center are required to hold insurance and a City business license.

A - Free Reign: holds a boarding agreement with the equestrian center.

B - Therapeutic Riding Center (TRC): City Council approved Resolution 6582 in 1994, authorizing a sublease by TRC and CUP 2015-011. TRC obtains an annual permit.

Comment from Commissioner Chennault on Response from Director Wysocki -

There are many vendors at the equestrian center and additional information needs to be gathered in the coming months. I believe vendors are only allowed within the equestrian center with city council approval and an amendment to the agreement approved by city council at the equestrian center – see below. The lease can be found at the link below, see page 415 at the link below:

<https://records.huntingtonbeachca.gov/WebLink/DocView.aspx?id=5327889&searchid=6fa88e2e-ad4e-4d0c-ac43-63600add4120>

Here is the section of the original concession agreement in 1982 that pertains to allowing other vendors into the area. As noted, see page 415 in the link above – note the paragraph and all text below item G. Vending Machines. I found nothing in amendments to this agreement that changed any of the requirements shown below. This needs detailed review by our City Legal team.

CITY recognizes that, due to the size and variety of services that could be offered, it may be to the advantage of CONCESSIONAIRE if some of the services and facilities granted to him in Section II were sub-licensed. CITY therefore agrees that CONCESSIONAIRE may sub-license the services listed below subject to approval of SUB-LICENSEE by CITY who reserves the right to interview any potential SUB-LICENSEE before granting its approval:

- A. Farrier Service.
- B. Veterinary Service.
- C. Western and Saddle Goods Retail Store.
- D. Saddlery and Tack Repair Shop.
- E. Clubhouse and Restaurant.
- F. Snack Stand.
- G. Vending Machines.

Any agreement to sub-license any of the above services will be subject to the rental provisions specified in Section VI (RENTAL) and the requirements of Section VII (IMPROVEMENTS), and the restrictions of this section. In addition, said agreement, whether for operation only or for operation and construction, shall be in writing for approval as an amendment to this Agreement by the CITY's City Council. No SUB-LICENSEE shall be permitted to operate on the premises until the amendment is approved by CITY's City Council. All applicable provisions of this Agreement will apply to all SUB-LICENSEES whose particular attention shall be drawn to Sections VIII (LIABILITY), XII (BUSINESS RECORDS) thereof. The Sub-license Agreement will also specify the rental to be paid CITY and CONCESSIONAIRE (if any). Proposers are reminded that CITY will receive the proposed percentage of the gross receipts from all operations whether concessionaire operated or sub-licensed. Any monies remitted to CONCESSIONAIRE from SUB-LICENSEE in return for the operations granted will be in addition to the sum remitted to CITY.

If SUB-LICENSEE is to be involved in construction of any facility, the requirements of Section VII (IMPROVEMENTS) of this contract shall be adhered to.

Any request to sub-license services and facilities other than those listed above will be evaluated by CITY upon its presentation.

BETTER BUILT ENTERPRISES, INC.

must remain in control throughout the term of this Agreement unless an assignment or other transfer of majority control (voluntary or involuntary) is approved by CITY's City Council.



Comment from Commissioner Chennault on Response from Director Wysocki - continued

Therapeutic Riding Center

The Therapeutic Riding Center is not a part of the equestrian center and is located on a combination of public and private land outside of the equestrian center. City Council approved Resolution 6582 in 1994 is shown below.

It states the Therapeutic Riding Center is allowed to sublease land at the equestrian center - see below. Recall the Therapeutic Riding Center is located outside the equestrian center concession area on a combination of central park land and on and immediately adjacent to private encyclopedia lots.

This resolution can be found here

<https://records.huntingtonbeachca.gov/WebLink/DocView.aspx?id=5315348&dbid=0&repo=COHB&searchid=207ba622-ef9d-43c4-9944-951cf09576bc>

RESOLUTION 6582

A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF HUNTINGTON BEACH AUTHORIZING A SUBLEASE
BY THERAPEUTIC RIDING SCHOOLS AT THE
HUNTINGTON CENTRAL PARK EQUESTRIAN CENTER

WHEREAS, City Council has approved a master plan for Huntington Central Park which includes land for a nonprofit riding center for the physically and mentally challenged; and

City entered into a concessionaire's agreement with National Equestrian Centers. National Equestrian Centers would like to sublease land to the Therapeutic Riding Schools (TRS), a nonprofit organization to create this riding center; and

TRS has been operating as a pilot program, at the equestrian center since October, 1993. The pilot program has successfully allowed TRS to start its program locally, as well as maintain a nonprofit status with the State of California; and

Until TRS can raise the funds to build a permanent center, it would like to sublease land at the Huntington Park Equestrian Center.

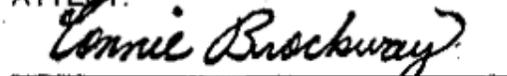
NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Huntington Beach finds a need for such a riding center, and hereby authorizes and approves a sublease between Therapeutic Riding School and National Equestrian Centers, Inc., that is consistent with the Master Lease and subject to the insurance requirements of the city, at Huntington Central Park Equestrian Center

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the 6th day of April, 1994.



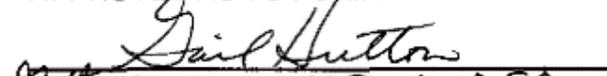
Mayor

ATTEST:



City Clerk

APPROVED AS TO FORM:



4-15-94 City Attorney 4-14-94

REVIEWED AND APPROVED:

3 - Does the concessionaire have the right to sublease or enter directly into agreements with other companies and organizations within the concession area? If so, what percent does the city receive and what are the agreements?

3 - Answer from Director Wysocki –

Yes, the equestrian center has the right to sublease or enter directly into agreements with other organizations based on the 2002 City Council approval of a contract amendment. The equestrian center holds boarding agreements with other organizations. The percentage revenue includes:

- a. 4% of gross receipts from boarding and rentals*
- b. 10% of gross receipts from all private party and horse show income*
- c. 2% of gross receipts from retail income*
- d. Concessionaire shall pay City a minimum of 75% of the previous year's actual percentage rent in the event the above payments total less than said minimum*

Comment from Commissioner Chennault on Response from Director Wysocki -

I believe concession agreement shown above requires amendment to the concession agreement as well as council approval for any vendors other than National Equestrian Center (current concessionaire) to operate at the Equestrian center. See the answer in the preceding question #2 immediately above this question.

Where are the agreement amendments and council actions allowing all of the vendors shown in the image above as required in the concession agreement between the city and National Equestrian centers?

4 - Parking – Why are cars allowed to park near the field in our central park near the equestrian center and not required to park at the sports complex as specified in 2002?

4 - Answer from Director Wysocki –

The Marion Lot is accessible for events and parking by City permit, only.

Comment from Commissioner Chennault on Response from Director Wysocki -

See page 7 at this link – this is the staff report hat accompanied the amendment in 2002 to the original agreement for the equestrian center

<https://records.huntingtonbeachca.gov/WebLink/DocView.aspx?id=5327889&searchid=6fa88e2e-ad4e-4d0c-ac43-63600add4120>

See item 1 below - why is the Marion property still being used for overflow parking? This was specifically addressed in 2002 by council action.

REQUEST FOR COUNCIL ACTION

MEETING DATE: July 1, 2002

DEPARTMENT ID NUMBER: CS02-013

has prepared an amendment to the concession agreement that clarifies language from the original lease and addresses all of the above issues (Attachment 1).

Following is a summary of the changes to the concession agreement that the amendment will implement:

1. Overflow parking for horse shows and events at the equestrian center will now take place at the new HCP Sports Complex parking lot as approved by the Director of Community Services, rather than at the former Marion property at the corner of Ellis and Goldenwest. The former Marion property, if available, may still be used for temporary stalls until it is developed for park purposes or added to the equestrian leasehold by amendment.

5 - What plans are in "the works" to improve access and amenities in the field outside the equestrian center that is currently fallow?

5 - Answer from Director Wysocki –

The Marion Lot has been used for overflow temporary event setups and/or event parking for Central Park and the equestrian center permitted activations. The equestrian center currently mows this lot, at their cost.

Comment from Commissioner Chennault on Response from Director Wysocki –

Here is how the area looked on 2/22/26



6 - Who put up the white fence around the field, why is it there, and who paid for it?

6 - Answer from Director Wysocki –

The City installed the perimeter fence around the Marion lot and continues to maintain the lot, as needed. The fence was installed for aesthetic purposes.

Comment from Commissioner Chennault on Response from Director Wysocki -

The fence has an opening on Ellis. There is no parking nearby.

7 - Can the fence be removed so the public has access to our parkland?

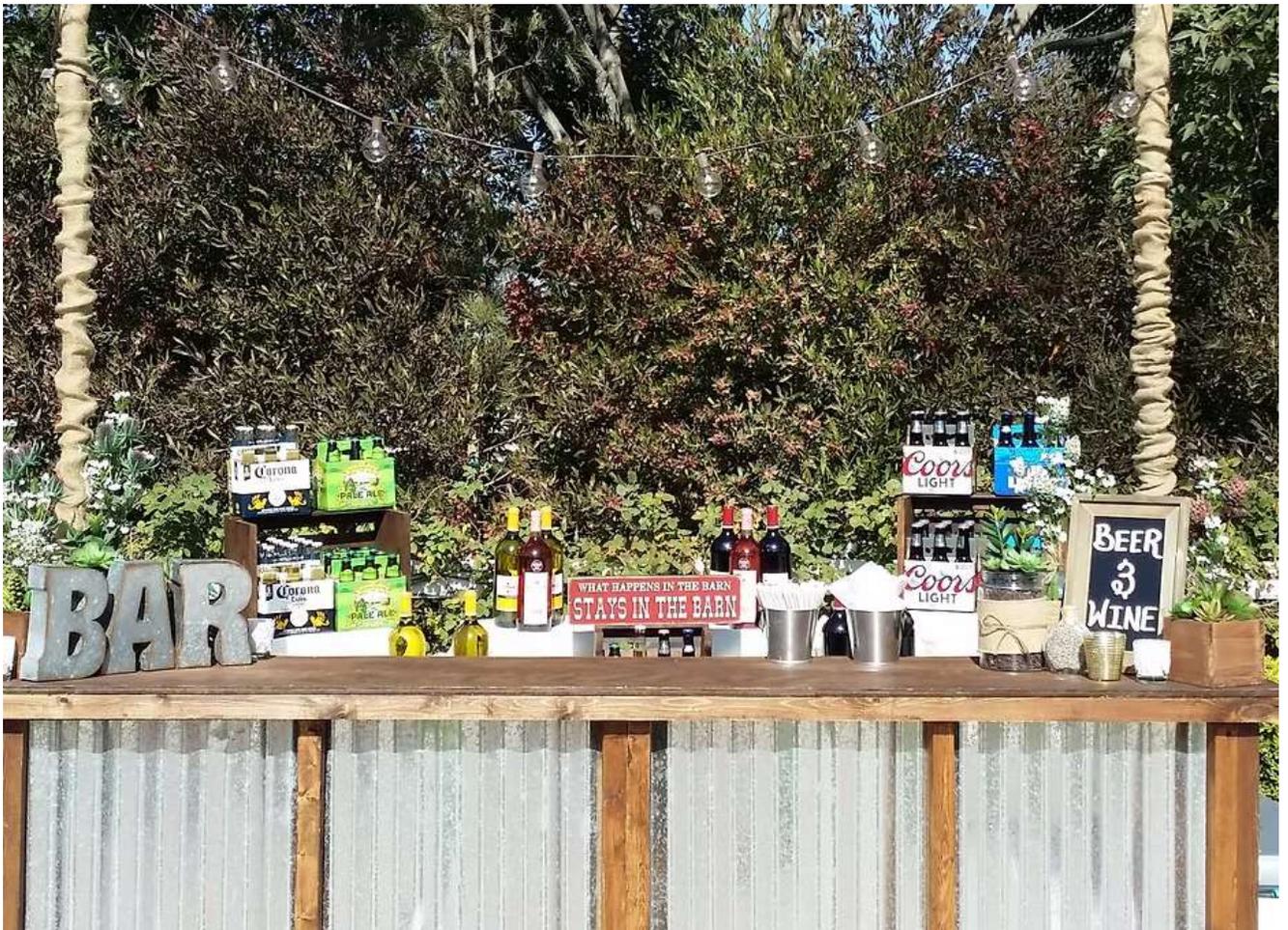
7 - Answer from Director Wysocki –

There are pedestrian access breaks in the fence, providing public access to the Marion Lot on foot.

Comment from Commissioner Chennault on Response from Director Wysocki -

The fence has an opening on Ellis. There is no parking nearby.

8- Why is alcohol allowed to be served at the little red barn – note L5 in section 213.07 in HB Municipal code only allows alcohol in central park at full service restaurants with a Conditional Use Permit (CUP)



From their web site FAQ's

[The Red Horse Barn Wedding Frequently Asked Questions](#)

Frequently asked questions

Facilities & Amenities Financial Prohibited Items

What are your hours of operation for events?

What is included in your pricing?

Are additional hours available for my event?

Is there a discount on pricing if I am using the venue for a Reception Only?

Are there any additional fees other than the venue rental fee?

Will my Damage Deposit be processed?

Are tables, chairs, or any other rentals included in your pricing?

Is Alcohol permitted at my event?

Yes, you must use one of the Beverage Service providers from our Vendors page. No other alcohol is permitted to be brought onto the property for service. Our preferred service providers offer a variety of packages, from cash bars to partial- or fully-hosted service. We suggest contacting them for proposals and then selecting the one that best suits your needs and budget. The All Inclusive option, includes a fully hosted bar.
RedHorseBarnWeddings.com

8 - Answer from Director Wysocki –

8 - In July 2002, City Council approved an amendment to the concession agreement.

HBMC 213.07 governs permanent operations.

a. Section IV, O:

Concessionaire shall not use the premises for any purpose which is not essential to the licensed operations, except it may permit weddings and private parties on the premises. However, any event which includes the service of alcohol must follow the procedures set forth in HBMC regulating specific events and any amendments thereto.

b. The caterer applies for a one-day ABC permit for any event with alcohol.

Comment from Commissioner Chennault on Response from Director Wysocki -

See this link for detailed breakdown of one day organizations that can be issued a 1-day alcohol license from ABC - (form 221)

<https://www.abc.ca.gov/licensing/license-forms/form-abc-221-instructions/>

Qualified Organizations

- To qualify for a GENERAL license, you must be:
 - An organization formed for a specific charitable or civic purpose
 - A fraternal organization in existence for over five years
 - A religious organization, or
 - A political organization.
- To qualify for a BEER AND/OR WINE license, you must be an existing non-profit organization, including a charitable, civic, cultural, fraternal, patriotic, political, religious, social or amateur sports organization.
- If this is the **first time** your organization is having an event, the organization must first be qualified by the Department. As proof, you should bring in IRS and/or Franchise Tax Board documents showing your tax-exempt status with your tax I.D. number

I made a CPRA request to ABC for all permits pulled for 1-day events in the red barn and did not see any catering companies – of course they could not be given a 1-day permit because they are for profit companies. I did see Free Reign and that makes sense since they are a not-for profit. This needs additional investigation.

Yacht Club

1 - Please supply a copy of the income statement for the last 5 years for the Yacht club show revenue and expenses

1 - Answer from Director Wysocki –

The City does not have income statements from the Yacht Club.

2 - When is an AUDIT of the yacht club books for the last 5 years planned you ensure the city has been receiving the proper rent payments?

2 - Answer from Director Wysocki –

An audit of the Yacht Club books for the last five years has not been scheduled.

3 - What efforts are underway to allow more public use and access to our facilities

3 - Answer from Director Wysocki –

The Yacht Club has a City Council approved agreement outlining the approved use of the facility. The Yacht Club does host events that are open to the public

4 - Can the permanently reserved yacht club parking spaces be changed to first come first served and require parking fee payment? This is a public parking lot. A similar situation had occurred in Long Beach and the Coastal Commission required the public parking lot next to the long beach yacht club to open all parking in the public lot to the public See condition 14 on page 19 at this link (Coastal Commission permit issued in 2025)

<https://documents.coastal.ca.gov/reports/2025/8/Th17e/Th17e-8-2025-report.pdf>

1 - Answer from Director Wysocki –

The use of the parking spaces outside of the Yacht Club is outlined in the City Council approved agreement, Section 26, 5. Any change to the agreement requires City Council approval.

a. “Lessee shall have the right to use thirty (30) reserved spaces for its use within the parking lot adjacent to the Premises, accessed from Warner Avenue, and shall have non-exclusive right to use the remainder of such parking lot on a nonexclusive, first-come basis for Lessee’s events and functions, and those of third parties who rent the Yacht Club facility provided that such use shall not interfere with access to or use of the launch ramp facility adjacent to the Premises.”

Yacht Club – 1/20/26 - New Questions based upon CPRA Request that was delivered to me

I made a CPRA request for any requests from the city for revenue statements from the HHYC between 1/1/24 and 1/1/26 and the city was not able to supply any.

1. Please detail how the city has been requesting to get copies of the quarterly revenue statements (as required by the lease) to ensure the lessee is paying the proper rent to the city.

1 - Answer from Director Wysocki –

On 3/16/26 Director said she made the Requests are made via email

I asked for copies of the emails (redacted as required) and Director Wysocki said she was working on getting me those. I have not seen them as of 3/23/26

Here is a section of the lease related to rent and the required quarterly statements. Note – the lease began on 2/23/2007 so year 6 of the lease starts on 2/24/2013 even though the lease was not executed until 7/20/2009.

4. In years two (2) through five (5) of the Lease, rent will increase by 10% per year to a new base year rent of \$33,204 per year in year five (5).

5. At the beginning of each lease year, commencing in August (the "Comparison Month") of year six, the base rent will be adjusted by the percentage change per the Consumer Price Index, All Urban Consumers (CPI-U), for the Los Angeles-Riverside-Orange County area (1982-84=100) as published by the United States Bureau of Labor Statistics, or if that index is discontinued, a comparable successor index covering the Orange County area, for the period from August through July of the preceding twelve (12) months. Notwithstanding the foregoing, the annual base rent increase shall not exceed five percent (5%), nor shall the base rent be less than the monthly base rent in effect for the lease year just ended.

- a) Beginning in year six, LESSEE shall pay to the CITY either the above noted base rent or the following monthly rental, whichever is greater, as consideration for the rights and privileges contained in the agreement:
 - i. 10% of Gross Receipts from facility rental and boat dock rental and;
 - ii. 6% of Gross Receipts from food, beverage and catering sales including liquor
- b) Beginning in year six, LESSEE shall deliver to CITY on a quarterly basis within 15 days following the end of each quarter, LESSEE's "Statement of Gross Receipts", in a format acceptable to CITY showing gross receipts from: facility rental and food, beverage and catering sales, including liquor. If the total amount of Percentage Rent calculated at the rate of 10% of gross receipts from facility rental, and 6% of gross receipts from food, beverage and catering sales, including liquor, exceeds the base rent in effect for that calendar quarter, within 30 days following receipt by CITY of such Statement of Gross Receipts, CITY shall invoice LESSEE for the amount by which such Percentage Rent for the quarter exceeds base rent for the quarter.
- c) Upon execution of this Lease, in addition to base rent, LESSEE shall pay to CITY twenty percent (20%) of the gross receipts resulting from sailing or other boating lessons booked or processed by CITY through its marketing or publicity pursuant to a marketing or advertising plan mutually approved by CITY and LESSEE.

2. Has the yacht club ever supplied any quarterly revenue statements? If so, when?

2 - Answer from Director Wysocki -

Director Wysocki said the city has asked for the required quarterly statements but has not received any

Comment from Commissioner Chennault on Response from Director Wysocki -

This has been forwarded to the city Attorney's office for resolution

3. Based upon the records supplied by the CPRA request noted above, it appears the yacht club does not have the proper insurance as required in the lease. See below. Are they up to date on the required insurance?

From: [Gonzales, Michael](#)
To: [Gonzales, Michael](#)
Subject: Upcoming Insurance Expiration - City of Huntington Beach
Date: Thursday, December 11, 2025 3:22:00 PM
Attachments: [Insurance Requirements.pdf](#)
[CG 20 26 04 13 w Specific Naming.pdf](#)
[CG 20 01 04 13.pdf](#)
[Declaration of Non-Employee Status.pdf](#)
[Auto Declaration - Permittee.pdf](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hello,

This email is to inform you of the upcoming insurance expiration date on file with the City of Huntington Beach. All or part of approved insurance is set to expire soon. For all entities exercising use of City facilities, agreements, or obligations, a valid and approved insurance certificate and applicable endorsements must be on file with the City of Huntington Beach. Attached are the insurance requirements for the City of Huntington Beach. An overview of the requirements is provided below. Depending on the type of agreement with the City, certain requirements may be omitted. Details are in the attached insurance form.

Certificate Holder:

City of Huntington Beach

2000 Main Street

Huntington Beach, CA 92648

We will need a separate General Liability Additional Insured endorsement page CG 20 26 listing our full specific naming “**City of Huntington Beach, its officers, elected or appointed officials, employees, agents and volunteers**” as the additional insured.

We will need the **Primary and Non-Contributory endorsement page listing the**

General Liability Policy number.

If no vehicles or employees, the respective **Declaration forms** are attached and will need to be signed and returned.

If recent approved insurance differs from the listed requirements, please submit insurance in accordance with the most recent approved insurance on file with the City.

If you feel this email is sent in error, please provide a copy of approved insurance on file with the City of Huntington Beach. If no copy exists, please provide entity name, insurance company used, or any applicable information for us to search database.

Thanks,



Michael Gonzales

Rental Coordinator

Community & Library Services

Office: (714) 536 – 5494

michael.gonzales@surfcity-hb.org



CITY OF HUNTINGTON BEACH

3 - Answer from Director Wysocki –

Director added – “Yes they are up to date on insurance.” Via email on 3/16/26.

I asked for a copy of the insurance and Director Wysocki said she was looking for it.

4. Missed Rent – Has the city collected the missing rent referenced below?

From: Cole, Chris <ccole@surfcity-hb.org>

Sent: Thursday, September 18, 2025 7:00 AM

To: Office Admin <officeadmin@hhyc.org>

Subject: Payment Tracker

Hi Reese,

Hope all is well over there. We have been going over our lease payment logs and found what appears to be a few missing rent payments from the Yacht Club. Can you review the attached log and compare it to your files? I want to be sure our records are correct.

It looks like we might be missing the following payments:

12/2024

12/2023

12/2022

11/2022

Thank you,

|



Chris Cole

Facilities & Development Manager

Community & Library Services Department

Office: (714) 536 - 5265

ccole@surfcity-hb.org



CITY OF HUNTINGTON BEACH

2000 Main Street, Huntington Beach, CA 92648

4 - Answer from Director Wysocki –

No answer given.

I received the following from Director Wysocki

Audits

1 - What is the schedule of audits and revenue reviews for the yacht club, equestrian center, sports complex?

1 - Answer from Director Wysocki –

There is currently no formal schedule for audits and revenue reviews for the yacht club, equestrian center or sports complex.

Comment from Commissioner Chennault on Response from Director Wysocki -

We need to audit our assets regularly