



TREASURE ISLAND DEVELOPMENT AUTHORITY  
ONE AVENUE OF THE PALMS,  
2<sup>ND</sup> FLOOR, TREASURE ISLAND  
SAN FRANCISCO, CA 94130  
(415) 274-0660 FAX (415) 274-0299  
WWW.SFTREASUREISLAND.ORG

**Treasure Island/Yerba Buena Island  
Citizens Advisory Board  
Meeting Minutes  
Tuesday, January 4, 2022**

- I. Roll Call**
  - a. Tom Molinare, Liz Hirschhorn, Natalie Bonnewit, Barklee Sanders, Atta Pilram, James Hancock, Chrysanthé Gussis, Mark Connors, Heather Gallagher, Joanne Desmond
- II. Public Comment**
  - a. There was no public comment.
- III. Resolution Making Findings to Allow Teleconferenced Meetings Under California Government Code Section 54953(e).**
  - a. Without objection, the CAB voted to approve this motion.
- IV. Approval of the December 7, 2021 CAB Minutes**
  - a. The minutes will be approved at the next CAB meeting.
- V. TIDA Staff Updates**
  - a. Robert Beck shared an update on various topics:
    - i. It is anticipated that in-person meetings will resume in March. However, as early guidance, members of Boards or Commissions will be expected to provide proof of vaccination; however, the full procedures will be communicated once they are finalized.
    - ii. This month the TIDA website will be transitioning to the new format and address and the information will be communicated once completed.
    - iii. There was a power outage last week as the cable serving the Treasure Island Job Corps gymnasium developed a fault which cut the power supply on both islands for approximately two hours. TIDA is working with PUC to have an incident review done to determine the cause.
    - iv. The Bristol should be ready for occupancy on February 8<sup>th</sup>. The premarketing window for the inclusionary affordable units in the building has a deadline for registration for January 18<sup>th</sup>, and the DAHLIA lottery will be held on February 8<sup>th</sup> as well. Based on the applications last checked, it is anticipated that the majority of the inclusionary units may go to the current residents on the island.
    - v. TIMMA postponed the meetings in December which was scheduled to consider the Toll policies; however, they expect to meet this month to consider the affordability and hours of operation policies for the toll program. The toll program is not expected to begin until 2025 based on the roadway projects on Yerba Buena Island.
    - vi. The Department of Public Health hosted an on-island vaccine event on Saturday, December 18, 2021. There were 121 vaccines administered mostly to island residents, mainly boosters for adult residents of the island. Today is the normal day for on-island testing which drew very large crowds.
    - vii. The California Public Utilities hearing for the approval of the service still has not been calendared. There is a meeting on January 13<sup>th</sup> which the developer is anticipating will allow them to have service approved in order to become operational near the end of the month.

- viii. The Navy held their December Restoration Advisory Board (RAB) where they had an overview of the work accomplished in 2021 and work anticipated for 2022. They covered a munitions flyer that was sent to island residents on December 1<sup>st</sup>.

**b. Board comments:**

- i. James Hancock made a clarification to a misstatement made by Robert Beck in regards to the date of the vaccine event. Robert Beck clarified that the event was held on December 18<sup>th</sup> and not February 18<sup>th</sup>.
- ii. Barklee Sanders, asked whether the outage fault was covered in the inspection that was completed for the entire island. Robert Beck responded that it was reported that this was a fault in the underground cable; however, the majority of the visual inspection was of the overhead lines, cross arms and transformers. This line was not inspected during the prior round.
- iii. Tim Molinare asked whether a meeting room had been confirmed for the March meeting. Robert Beck noted that this was not yet confirmed. However contrary to his report last week, stating that Room 421 would not be available, he was later notified by another party that the room would still be available. However, Mr. Beck stated that additional work would need to be done to determine if the room would provide sufficient space for social distancing. As such, additional locations are being explored within City Hall to find a location with a larger space.
- iv. Tim Molinare asked whether on-island location was being considered for the meeting. Robert Beck noted that based on the feedback from the CAB this was not currently being considered, however, this can be explored. Tim Molinare noted that closer to date this could be discussed in further details.

**c. Public comments:**

- i. There was no public comment.

**VI. Election of CAB Officers – President and Vice President**

- a. Tim Molinare opened the floor for nominations firstly for CAB Chair.
  - i. Chrysanthé Gussis asked whether the Committee was short of the full membership. Robert Beck confirmed that the committee is short of the full number of people that could be on the committee; however, he was not aware of any minimum number of members.
  - ii. Liz Hirschhorn nominated James Hancock to serve as CAB Chair. James Hancock responded that he was not ready to accept the nominations as he would need to gain additional understanding of the role. A brief overview of the role and duties was provided by Tim Molinare. James Hancock will consider the nominations subject to further one-on-one discussions with Tim Molinare.
  - iii. Atta Pilram nominated Tim Molinare to continue as President. Tim Molinare thanked Atta Pilram for the vote of confidence; however, he declined the nomination at this time and stated that this could be something to consider again in the future.
  - iv. Chrysanthé Gussis asked Barklee Sanders whether he had given any considerations in terms of leadership support over the next year. Barklee Sanders noted that he may be resigning from the CAB due to conflicting schedule with the SFPUC. He noted that most of his focus is centered around the power-related issues and would not likely accept any nominations at this time for an official role. Barklee Sanders stated that he would be willing to continue in an ad hoc role.
  - v. Chrysanthé Gussis noted that she would be in support of James Hancock for Chair.
  - vi. Tim Molinare noted that according to the bylaws the election should be completed by the first meeting in February. Tim Molinare proposed that this be tabled until February to provide people with additional time to consider their positions.
  - vii. Tim Molinare made the motion to postpone the elections for the Chair until the first meeting in February. Atta Pilram seconded. All voted in favor.

- b. Tim Molinare opened the floor for nominations for CAB Vice Chair.
  - i. Atta Pilram nominated himself for Vice Chair. Joe-Ann seconded the nomination. Tim Molinare welcomed comments on the nomination of Atta Pilram as well as additional nominations.
  - ii. Chrysanthe Gussis asked Mark Connors whether there was any capacity for him in a leadership role. Mark Connor responded that he would not be able to undertake any additional challenges at this time.
  - iii. Chrysanthe Gussis was asked about her interest in the role; however, she noted that she was not considering any leadership role at this time.
  - iv. Barklee Sanders, Tim Molinare and James Hancock stated that is in full support of Atta Pilram for Vice Chair.

c. **Public comment.**

- i. There was no public comment.
  - ii. All present Board members voted in favor of appointing Atta Pilram as CAB Vice Chair effective immediately.
    - 1. Natalie Bonnewit: In favor
    - 2. Mark Connors: In favor
    - 3. Joe Ann Desmond: In favor
    - 4. Heather Gallagher: In favor
    - 5. Jim Hancock: In favor
    - 6. Tim Molinare: In gavor
    - 7. Liz Hirschhorn: In favor
    - 8. Atta Pilram: In favor
    - 9. Barklee Sanders: In favor
    - 10. Chrysanthe Gussis: In favor
- d. Tim Molinare opened the floor for nominations for CAB Secretary. Barklee Sanders voted in favor of continuing in the role as Secretary.
- i. All present Board members voted in favor of re-electing Barklee Saunders to the role of CAB Secretary. Robert Beck noted that for any reason Barklee is not able to attend a meeting due to conflicting schedules etc., the staff would take the meeting notes on his behalf.
    - 1. Natalie Bonnewit: In favor
    - 2. Mark Connors: In favor
    - 3. Joe Ann Desmond: In favor
    - 4. Heather Gallagher: In favor
    - 5. Jim Hancock: In favor
    - 6. Tim Molinare: In favor
    - 7. Liz Hirschhorn: In favor
    - 8. Atta Pilram: In favor
    - 9. Barklee Sanders: In favor
    - 10. Chrysanthe Gussis: In favor

**VII. Looking Back at 2021 and Forward to 2022**

- a. Robert Beck provided an overview of 2021 and the way forward for 2022 under the following headings: Infrastructure, Ramps and Roadway projects, and Vertical developments. The following are highlights from the presentation:
  - i. In terms of key island infrastructure, a number of things were completed in this past year and others to be completed in the year ahead. The new Water Storage reservoirs on Yerba Buena Island, new Electrical switchyard on Treasure island and new Ferry pier. A number of Sewer pump stations on Yerba Buena Island and Treasure Island have been constructed and ready for commissioning. In addition to the storm water gardens on Yerba Buena Island, as well as the street improvement throughout Yerba Buena Island and the first area of Treasure Island.

- ii. Additionally, there is supporting temporary Utility infrastructure, the interim Sewer Force Main was completed in 2020 which will connect the new sewage pump stations to the existing treatment plant. The interim gas main is under construction to connect Yerba Buena Island to the main gas regulator on Treasure Island. There are new electrical overhead lines from the submarine cable feeding the new switchyard and from the new switchyard along 9<sup>th</sup> Street to the areas of development.
- iii. The new water storage reservoirs are complete and scheduled to begin operations this month. The PUC crew is scheduled to go through the commissioning exercise to allow us to decommission the old water storage reservoir on top of Yerba Buena Island to make way for the new Hilltop Park.
- iv. The new switchyard was also completed and PUC connected the system online in May 2021.
- v. The new Wastewater Treatment plant was expected to be advertised for construction in 2021 and go out to bid in early 2022; however, it will take 2 ½ years to 3 years to complete construction.
- vi. The Ferry Pier improvements were completed this year and as soon as CPUC approval is granted the plans will be developed to begin the service.
- vii. The Yerba Buena Island road was constructed and significant work was done to advance the water storage reservoirs, additional progress made on The Bristol, the storm water gardens at the intersection of Macalla and Treasure Island road as well as significant work done on the Southgate I-80 Interchange on the east side of the island.
- viii. Treasure Island Development: The roadway network on Treasure island has been taking shape and the advancement of the Maceo May apartments. There has been significant progress with completing the underground utilities in the street network.
- ix. TICD is also continuing work on Subphase 3 moving to the eastern side of the island which is being look at in two stages. They have begun demolition, utility isolation and geotechnical work began in 2021.
- x. Ramps and Roadway projects: The Southgate I-80 Interchange project began work in late 2020 and there has been significant progress. This is expected to be completed in 2022. The CTA received a RAISE grant through the Federal Infrastructure bill that will help them close the funding gap on the Westside Bridges project in order to move forward into construction this spring as well as the design of the Hillcrest road widening which will be connecting both projects.
- xi. The Eastbound I-80 Interchange project will open up the new eastbound off-ramp coming from the city.
- xii. The Westside Bridges project will be demolishing eight (8) bridges, realign the roadway, construct six (6) new retaining walls, retrofit one bridge structure and develop new undercrossing structure. There is a Construction Manager General Contractor on board and waiting to finalize funding agreements in order to move forward.
- xiii. The Hillcrest project: This is to connect the two segments and develop two lanes of eastbound traffic towards the Bay bridge. This project is expected to kickoff design this year and move into construction a year from now.
- xiv. A brief overview of the present circulation was provided.
- xv. Causeway reconstruction: Both sides are fully reconstructed and traffic is currently flowing on the permanent roadway surface on the eastern side of the causeway. There will be some regrading and reconstruction of the roadway on the west side so that the final roadway configuration will be complete middle of this year.
- xvi. Avenue C Extension: This will be one of the big changes and by the middle of next year Avenue C will be this completed and ready for use. The developer will construct a temporary connection from the end of Avenue C, over to 9<sup>th</sup> Street to allow for Avenue Palms detour to be demolished and begin preparatory work for

- the Cityside Park to begin. By next fall, access to and from the Island will be down the causeway along California and Seven Seas Avenue.
- xvii. Yerba Buena island Vertical Development: The Bristol is very close to being ready for occupancy. The target TCO is February 8<sup>th</sup>, which will be 124 units as well as the inclusionary affordable opportunities.
  - xviii. On Treasure Island the Maceo May building broke ground on August 2020 and it is expected that the Catholic Charities will close financing in the second quarter of this year and begin construction shortly thereafter.
  - xix. A number of buildings will begin construction in this next year. On Yerba Buena Island on the 1<sup>st</sup> and 2<sup>nd</sup> quarters of the year as well as throughout the year in Treasure Island beginning with C2.4 and 3.4 Mercy building in the 2<sup>nd</sup> quarter and unto 2.2 and 2.3, later in the 3<sup>rd</sup> quarter.
  - xx. The Swords to Plowshares building is expected to be completed by the end of the year. The Mercy building which is 138 units and will transition all the current Catholic Charities residents as well as a number of the residents of The Villages on Treasure Island. There are 23 units that are not income restricted and will be available to pre-DDA households. The additional 44 affordable units are also expected to be available for current residents as well.
  - xxi. The market rate buildings on Treasure Island are the Parcel B1.1 (6 affordable units) and C2.4 (24 affordable units) and Parcel C3.4 (8 affordable units). In terms of completion date, the Maceo May building will be completed this year, the Mercy building at the end of 2024, the Parcel B1.1, C2.4 and C3.4 at the end of 2023, Parcel 2.2 and Parcel 2.3 in the middle of 2024.

**b. Board comments:**

- i. James Hancock commended Robert Beck on his presentation and asked how were the developers doing in terms of the current status of the 2011 DDA. Robert Beck noted that there was an initial delay due to environmental factors such as environmental litigation on the entitlements that slowed down the start of construction. The permitting process has taken longer than expected; however, the developers are current with their obligations under the DDA.
- ii. James Hancock asked whether the Ferry service would create a connection for bicyclist to get from the east span of the Bay Bridge now to San Francisco and whether this was a key part of the service. Robert Beck noted that the demand for this was previously anticipated and therefore people will be able to take their bikes aboard. However, he noted that the Ferry service is being initiated by the developer on top of the transportation subsidy obligations that they already had under the DDA. As such they are taking on this additional expense to help bolster the demands for the new unit they are bringing online. Robert Beck confirmed that the developers were subsidizing the Ferry service and stated that the proposed fare is \$5 each way per person but the actual cost of operation is close to \$12 to \$15 each way.
- iii. Barklee Sanders asked whether Treasure Island will continue to have backup generators even after redevelopment. Robert Beck responded that the PUC intends to relocate the generators that are on the island to the new switchyard as an alternative supply in the event of any disruption.
- iv. Barklee Sanders asked whether there were any plans to have automatic transfer switches for the generators. Robert Beck noted that the new switch gear should be capable of supporting the automatic transfer switching; however, this will be verified.
- v. Atta Pilram asked when will the larger high-rises expected to start. Robert Beck noted that this one will not be going out with the first wave of projects at C2.1 as it will likely begin construction in the 2024-2025 timeframe. This reflects TICD's approach for optimal timing for those parcels.

- vi. Atta Pilram asked whether the parcels that will be on Yerba Buena Island in the future will still be available or whether they were being presold. Robert Beck noted that Wilson Meany, one of the principals within TICD, purchased all of the development parcels on Yerba Buena Island. There are five (5) individual home sites that will be sold for development by the owner, but the vast majority will be developed as flats and townhomes. There has been an internal transaction whereby Wilson Meany as one of the development partners, purchased the rights for those parcels from TICD, the larger development entity, and the parcels have not been sold to the public or any unrelated parties.
- vii. Atta Pilram asked how long would the Ferry be subsidized. Robert Beck noted that this may be for at least 3 years because the switch to the public Ferry service will have to occur after the toll revenue. The tolling is not expected to start until 2025, which is the earliest time to have a public ferry service subsidized by toll revenues to replace the privately subsidized service that TICD is initiating now.
- viii. Atta Pilram asked whether some of the Toll revenue would go towards the current subsidy. Robert Beck answered, no. TICD will not be reimbursed for this expense. The future expectation is that Water Emergency Transport Agency (WETA) will be the operator of the ferry service to and from the island. Once the switch is made to them as a public service provider, the toll revenues will help subsidize the WETA operations.
- ix. Tim Molinare asked when will the levees on the island be reconstructed. Robert Beck noted that they are not being reconstructed but may be raised in certain areas at the north end for sea level rise. The rock dike that forms the edge of the island is not being reconstructed but the soil behind it will be improved. The soil-cement mixing is ongoing as an additional lateral strength in the event of a seismic activity. Tim Molinare asked whether the work would be completed by the time the new buildings are constructed across the lawn. Robert Beck noted that all the geotechnical work in the first zone of construction has already been completed for all the areas along the western waterfront.
- x. Atta Pilram asked when would the residents from Gateview that is north of the Mercy building expected to transfer to the new housing. Robert Beck noted that they need to start planning for the eventual transitions. The first building that will have a significant amount of opportunities will be the Mercy Housing building with transitional housing units. The first priority will be the assignments to units on Gateview as this will be one of the first areas impacted as development continues to move north of Mercy. The first relocation will be approximately three years from now.

**c. Public comment**

- i. There was no public comment.

**VIII. Future Agenda Items Discussion**

- i. Robert Beck noted that at the January Sustainability Committee meeting, the developer's consultant recently provided an update to the BCDC. A part of the TIDA permit for developing the island with BCDC is to provide an update on sea level rise observations every five (5) years. They have been asked to provide an update to the Sustainability Committee on what has been observed and projected. Robert Beck will provide a presentation on this to the CAB. Robert also noted that an update will be provided on Hilltop Park design and the construction schedule as well as the planning for the parks in Subphase 3. In addition to providing continued updates on infrastructure build-out as the PUC will be designing the Treatment plant. There will also be a progress report provided on the evaluation of the Job Corp site.
- ii. Tim Molinare suggested discussing place names and asked whether there were any considerations for Native American place names on the development zone. Robert

- Beck noted that there was a preliminary meeting with representatives from the Ohlone and the group was more interested in habitat restoration and preservation opportunities than place-naming, but these conversations will continue.
- iii. Tim Molinare suggested that the Sunshine Ordinance open meetings laws could also be a topic for future agenda discussions.
  - iv. Atta Pilram suggested that the CAB could be a liaison between the city and the community on the island by providing a more direct voice on certain issues.
  - v. Tim Molinare noted that the standing meeting with the CAB Chair, Vice Chair and Robert Beck is generally held on a Friday prior to the CAB meeting. The next meeting is scheduled for January 21, 2022 at 9 a.m. James Hancock and Atta Pilram will be invited to the meeting to discuss the agenda.
  - vi. James Hancock asked what services and employment opportunities would be available on the island. Robert Beck noted that One Treasure Island has a Job Broker program, and they could be asked to provide an update. The Job Corp is also the key medium for this. Tim Molinare noted that there is quite a lot of commercial existing on the island and in the plan and some discussions need to take place on how to fill these spaces.
  - vii. Tim Molinare suggested that the developer, Chris Meany be asked to re-introduce himself to the CAB members.
  - viii. Atta Pilram suggested doing a review of the security issues on-island in terms of measures to be implemented to assist the neighborhood. Robert Beck reminded that the purpose of the CAB is to focus on the development rather than on-island issues; however, these areas will be discussed in further details during the meeting on January 21, 2022. Tim Molinare acknowledged that the future security infrastructure was an important item to be discussed and could be addressed at a later date. Atta Pilram also clarified that safety in terms of the evacuation plans at the Marina or systems to be developed in the future was a point of concern.
  - ix. Barklee Sanders noted that the Treasure Island website referred to an 'open meeting advocacy' and asked for further clarification on this. Tim Molinare noted that during the last discussion there were strong feelings that such matters would not be in the daily purview of this body. Robert Beck noted that the context of the language will be reviewed and a response provided.

## **IX. Comments from Board Members**

- i. Natalie Bonnewit noted that One Treasure Island is planning on reaching out to other community stakeholders on the island to host a community meeting in February by Zoom. The meeting date was not yet scheduled; however, some of the matters mentioned at the CAB meeting could be discussed/addressed during said meetings. All community stakeholders are expected to be in attendance.
- ii. Tim Molinare was pleased to advise the meeting of a newspaper article that featured the Treasure Island new projects up and coming and one also focusing on the Bristol.
- iii. Tim Molinare asked whether the ferry service scheduled for January 15<sup>th</sup> will be restricted to residents only. Robert Beck noted that anyone can purchase a ticket on site and a monthly pass will be available for residents. Robert Beck clarified that the date has not yet been finalized as they still need to have the hearing before the CPUC and the hearing dates have not been confirmed yet.
- iv. James Hancock asked whether clipper cards will be accepted on the ferry. Robert responded, no as this is a private operator not a public transit agency.
- v. Tim Molinare, outgoing Chair, thanked the members for their cooperation over the years and noted that the reigns will be turned over to the 2022 Chair that board elects in February.

**b. Public Comments:**

- i. There were no public comments.

**X. Adjourn**