

**AGENDA ITEM 10**  
**Treasure Island Development Authority**  
**City and County of San Francisco**  
**Meeting of January 11, 2023**

**Subject:**     **Review and Discussion of Draft Fiscal Year 2023-24 & Fiscal Year 2024-25 Treasure Island Development Authority Budget (Informational Item)**

**Contact:**     Robert Beck, Treasure Island Director  
                  Jamie Querubin, Finance Manager

**SUMMARY**

This is an informational item of the draft Treasure Island Development Authority Two-Year Budget for Fiscal Year 2023-24 (FY2024) and Fiscal Year 2024-25 (FY2025), collectively the “Proposed TIDA Budget.”

On December 15th, the Mayor’s Budget Office released budget instructions announcing a \$728M projected deficit over the next 2 fiscal years. Given this shortfall and to balance the citywide budget, General Fund departments were asked to decrease ongoing General Fund support by 5% ongoing in FY24 and another 3% ongoing in FY25 to provide General Fund savings. The Mayor will be focused on policy priorities of economic recovery, clean and safe streets, homelessness and mental health. In addition, the City Administrator’s budget will focus on resolving chronic operational issues in the ongoing effort to stabilize ADM’s core service delivery.

Non-General Fund departments are being directed to balance within their own revenue projections. Since TIDA is considered a Non-General Fund department that does not receive any revenue support from the General Fund, it does not need to reduce its operating budget to provide General Fund savings.

The TIDA Budget is submitted as part of the overall budget for the City Administrator’s Office. The City Administrator’s Office of Budget and Planning has requested the Authority submit its departmental budget by early February. Authority staff will return to the TIDA Board on February 8th to approve the final submission of the TIDA Budget to the Mayor’s Budget Office.

The budget establishes a ceiling for expenditure authority, which is typically under-expended. For example, in FY2022, the Authority’s total expenditures were \$6.70M or approximately 25% compared to the adopted budget.

Pursuant to the DDA, Authority staff has also shared the draft Proposed TIDA Budget with Treasure Island Community Development (TICD) for their review and comment.

**EXHIBITS**

Exhibit A – FY2024 & FY2025 Summary Revenue & Expense Forecast

Exhibit B – FY2024 Revenue Details

Exhibit C – FY2024 Expense Details

Prepared by: Robert Beck, Treasure Island Director  
Jamie Querubin, Finance Manager

**EXHIBIT A. DRAFT Summary Revenue & Expense Forecast**

**TIDA Authority Costs Budget**

| Revenues              | Budget Category               | Cost Category  | Fiscal Year 2024     | Fiscal Year 2025     |
|-----------------------|-------------------------------|--|----------------------|----------------------|
|                       | TIDA Revenue                  | A. Commercial Leasing Revenue - Tidelands Property                                   | 6,600,000.00         | 5,940,000.00         |
|                       |                               | B. Commercial Leasing Revenue - Non-Tidelands Trust                                  | 1,800,000.00         | 1,800,000.00         |
|                       |                               | C. John Stewart Company Housing Revenue  | 1,000,000.00         | 1,000,000.00         |
|                       |                               | D. Housing Common Area Maintenance Fees  | 1,732,540.00         | 1,732,540.00         |
|                       |                               | E. Other TIDA Revenues   | 282,460.00           | 288,083.80           |
|                       |                               | <b>Revenue Total</b>   | <b>11,415,000.00</b> | <b>10,760,623.80</b> |
|                       | TIDA Pass-through Revenue     | F. BATA Reimbursement Pier E-2 MOA   | 10,000.00            | 10,000.00            |
|                       |                               | G. SFCTA Reimbursement for YBI Pedestrian Path Costs (Vista Point)                   | 100,000.00           | 100,000.00           |
|                       |                               | H. SFCTA Reimbursement for Historic Torpedo Building Consulting Services             | 0.00                 | 0.00                 |
|                       |                               | <b>Pass-through Revenue Total</b>  | <b>110,000.00</b>    | <b>110,000.00</b>    |
|                       | TICD Revenue                  | I. TICD Reimbursement (Authority Costs)  | 5,466,888.97         | 6,427,183.24         |
|                       |                               | <b>TICD Revenue Total</b>  | <b>5,466,888.97</b>  | <b>6,427,183.24</b>  |
| <b>Revenues Total</b> |                               |  | <b>16,991,888.97</b> | <b>17,297,807.04</b> |
| Expenses              | Budget Category               | Cost Category  | Fiscal Year 2024     | Fiscal Year 2025     |
|                       | A. Personnel & Administration | 1. TIDA Staff Salaries   | 2,538,102.90         | 2,614,245.99         |
|                       |                               | 2. TIDA Staff Mandatory Fringe Benefits  | 1,087,758.39         | 1,120,391.14         |
|                       |                               | 3. Staff Training, Memberships, and Field Expenses                                   | 33,740.00            | 33,740.00            |
|                       |                               | 4. Marketing and Promotion Expenses  | 50,000.00            | 50,000.00            |
|                       |                               | 5. One Treasure Island Contractual Services  | 1,890,000.00         | 1,640,000.00         |
|                       |                               | 6. Other Professional Services   | 1,149,900.00         | 1,184,397.00         |
|                       |                               | 7. Equipment Leases / Materials & Supplies   | 87,250.00            | 89,867.50            |
|                       |                               | 8. Public Safety Work Orders   | 189,810.20           | 206,267.72           |
|                       |                               | 9. Public Health and Welfare Work Orders   | 461,300.00           | 468,966.50           |
|                       |                               | 10. Other Administrative Work Orders   | 821,875.87           | 806,805.03           |
|                       |                               | <b>Personnel &amp; Administration Total</b>  | <b>8,309,737.36</b>  | <b>8,214,680.88</b>  |
|                       | B. Development                | 1. Development Professional Services (Authority Costs, not incl. Subsidy offsets)    | 1,950,000.00         | 2,195,000.00         |
|                       |                               | 2. Planning Department (Authority Costs)   | 130,000.00           | 130,000.00           |
|                       |                               | <b>Development Total</b>   | <b>2,080,000.00</b>  | <b>2,325,000.00</b>  |
|                       | C. Operations & Maintenance   | 1. Buildings Maintenance Services (Third-Party Contracts, not incl. Subsidy offsets) | 2,745,000.00         | 2,827,350.00         |
|                       |                               | 2. PUC Utilities and Maintenance   | 2,202,016.62         | 2,252,327.11         |
|                       |                               | 3. DPW Operations and Maintenance  | 777,135.00           | 800,449.05           |
|                       |                               | 4. BATA Pier E-2 MOA / SFCTA YBI Pedestrian Path Cost4                               | 110,000.00           | 110,000.00           |
|                       |                               | 5. Debt Service - PUC WWE Commercial Paper   | 568,000.00           | 568,000.00           |
|                       |                               | 6. City Attorney - Legal Services (Authority Costs)                                  | 200,000.00           | 200,000.00           |
|                       |                               | <b>Operations &amp; Maintenance Total</b>  | <b>6,602,151.62</b>  | <b>6,758,126.16</b>  |
| <b>Expenses Total</b> |                               |  | <b>16,991,888.97</b> | <b>17,297,807.04</b> |

**TIDA City Costs Budget**

| Revenues              | Budget Category             | Cost Category                                | Fiscal Year 2023     | Fiscal Year 2024     |
|-----------------------|-----------------------------|--|----------------------|----------------------|
|                       | TICD Revenue                | A. TICD Reimbursement (City Costs)           | 10,557,380.03        | 10,936,044.84        |
|                       |                             | <b>TICD Revenue Total</b>                    | <b>10,557,380.03</b> | <b>10,936,044.84</b> |
| <b>Revenues Total</b> |                             |  | <b>10,557,380.03</b> | <b>10,936,044.84</b> |
| Expenses              | Budget Category             | Cost Category                                | Fiscal Year 2023     | Fiscal Year 2024     |
|                       | A. Development (City Costs) | 1. Development Professional Services         | 1,470,000.00         | 1,515,000.00         |
|                       |                             | 2. City Attorney - Legal Services            | 1,050,000.00         | 1,050,000.00         |
|                       |                             | 3. DPW Engineering Support Services          | 4,889,904.00         | 5,134,399.20         |
|                       |                             | 4. PUC Engineering Services                  | 1,516,416.03         | 1,592,236.84         |
|                       |                             | 5. SFMTA Services                            | 257,500.00           | 265,225.00           |
|                       |                             | 6. SF Environment                            | 80,000.00            | 80,000.00            |
|                       |                             | 7. Planning Department                       | 170,000.00           | 170,000.00           |
|                       |                             | 8. Recreation and Parks Department           | 100,000.00           | 100,000.00           |
|                       |                             | 9. Department of Technology                  | 0.00                 | 0.00                 |
|                       |                             | 10. SF Fire Department                       | 10,000.00            | 10,000.00            |
|                       |                             | 11. Controller's Office - CFD Administration | 187,460.00           | 193,083.80           |
|                       |                             | 12. Electric Submarine Repayment             | 826,100.00           | 826,100.00           |
|                       |                             | <b>Development Total</b>                     | <b>10,557,380.03</b> | <b>10,936,044.84</b> |
| <b>Expenses Total</b> |                             |  | <b>10,557,380.03</b> | <b>10,936,044.84</b> |

**TIDA Subsidy Budget**

| Revenues              | Budget Category               | Cost Category  | Fiscal Year 2024     | Fiscal Year 2025     |
|-----------------------|-------------------------------|--|----------------------|----------------------|
|                       | TICD Subsidy                  | A. TICD Reimbursement for One Treasure Island Job Broker Program                   | 500,000.00           | 500,000.00           |
|                       |                               | B. TICD Transportation Subsidy   | 0.00                 | 0.00                 |
|                       |                               | C. TICD Developer Housing Subsidy  | 16,943,000.00        | 19,461,000.00        |
|                       |                               | D. TICD Parks and Open Space Subsidy   | 1,819,200.00         | 1,910,500.00         |
|                       |                               | <b>TICD Subsidy Total</b>  | <b>19,262,200.00</b> | <b>21,871,500.00</b> |
|                       | VDDA Subsidy                  | E. Vertical Development Art Fees   | 1,990,000.00         | 1,990,000.00         |
|                       |                               | <b>VDDA Subsidy Total</b>  | <b>1,990,000.00</b>  | <b>1,990,000.00</b>  |
| <b>Revenues Total</b> |                               |  | <b>21,252,200.00</b> | <b>23,861,500.00</b> |
| Expenses              | Budget Category               | Cost Category  | Fiscal Year 2024     | Fiscal Year 2025     |
|                       | A. Personnel & Administration | 1. One Treasure Island Contractual Services - Job Broker Program                   | 500,000.00           | 500,000.00           |
|                       |                               | <b>Personnel &amp; Administration Total</b>  | <b>500,000.00</b>    | <b>500,000.00</b>    |
|                       | B. Development                | 1. Development Professional Services (Relocation Consultant – Replacement Housing) | 500,000.00           | 500,000.00           |
|                       |                               | 2. Development Professional Services (Early Relocation In-Lieu Fees)               | 300,000.00           | 300,000.00           |
|                       |                               | 3. Development Professional Services (Early Relocation Moving Fees)                | 300,000.00           | 300,000.00           |
|                       |                               | 4. Mayor's Office of Housing Community Development                                 | 405,578.38           | 405,578.38           |
|                       |                               | 5. Affordable Housing Development  | 15,437,421.62        | 17,955,421.62        |
|                       |                               | 6. SF Arts Commission - Art Installation Cost                                      | 1,990,000.00         | 1,990,000.00         |

|  |  |   |                      |                      |
|--|--|---|----------------------|----------------------|
|  |  | <b>Development Total</b>                  | <b>18,933,000.00</b> | <b>21,451,000.00</b> |
| <b>C. Operations &amp; Maintenance</b> | 1. As-Needed Invasive Species Management - Development Parcels |   | 200,000.00           | 206,000.00           |
|  | 2. Maintenance of New Parks and Open Spaces                    |   | 1,369,200.00         | 1,454,500.00         |
|  | 3. Parks and Open Space Operations Planning                    |   | 250,000.00           | 250,000.00           |
|  |  | <b>Operations &amp; Maintenance Total</b> | <b>1,819,200.00</b>  | <b>1,910,500.00</b>  |
| <b>Expenses Total</b>                  |  |   | <b>21,252,200.00</b> | <b>23,861,500.00</b> |
| <b>TOTAL TIDA BUDGETED REVENUES</b>    |  |   | <b>48,801,469.01</b> | <b>52,095,351.88</b> |
| <b>TOTAL TIDA BUDGETED EXPENSES</b>    |  |   | <b>48,801,469.01</b> | <b>52,095,351.88</b> |

**EXHIBIT B**

**I. TIDA AUTHORITY COSTS BUDGET REVENUE DETAILS FY 2023-24**

**A. Commercial Leasing Revenue – Tidelands Trust**

| TIDA FY 2022-23 Budget | TIDA FY 2023-24 Budget | Change |
|------------------------|------------------------|--------|
| \$6,600,000            | \$6,600,000            | \$0    |

This amount reflects executed subleases and potential new subleasing opportunities for commercial space on Treasure Island within the Tidelands Trust.

**Projected FY 2024-25 Budget: \$5,346,000**

**B. Commercial Leasing Revenue – Non-Tidelands Trust**

| TIDA FY 2022-23 Budget | TIDA FY 2023-24 Budget | Change |
|------------------------|------------------------|--------|
| \$1,800,000            | \$1,800,000            | \$0    |

This amount reflects executed subleases and potential new subleasing opportunities for commercial space on Treasure Island within the Non-Tidelands Trust.

**Projected FY 2024-25 Budget: \$1,800,000**

**C. John Stewart Company Housing Revenue**

| TIDA FY 2022-23 Budget | TIDA FY 2023-24 Budget | Change      |
|------------------------|------------------------|-------------|
| \$1,500,000            | \$1,000,000            | (\$500,000) |

The projection is based upon approximately 400 rentable units and represents net revenue after expenses including the John Stewart 5% fee. Due the anticipated relocations of current residents, TIDA is continuing to assume reduced rent collections by the John Stewart Company, compared to full annual year in an otherwise typical year.

**Projected FY 2024-25 Budget: \$1,000,000**

**D. Housing Common Area Maintenance Fees**

| TIDA FY 2022-23 Budget | TIDA FY 2023-24 Budget | Change |
|------------------------|------------------------|--------|
| \$1,732,540            | \$1,732,540            | \$0    |

## EXHIBIT B

This estimated amount reflects income for housing common area maintenance (CAM) charges. CAM payments approximate break down as follows:

|                      |           |                    |           |
|----------------------|-----------|--------------------|-----------|
| John Stewart Company | \$991,000 | Catholic Charities | \$188,220 |
| CHP (Homerise)       | \$352,200 | HealthRIGHT 360    | \$125,460 |
| Swords to Plowshares | \$102,660 |                    |           |

Total projected CAM fees may change based on future unit vacancies as a result of new transition units available.

**Projected FY 2024-25 Budget: \$1,732,540**

**E. Other TIDA Revenues**

| <b>TIDA FY 2022-23 Budget</b> | <b>TIDA FY 2023-24 Budget</b> | <b>Change</b>    |
|-------------------------------|-------------------------------|------------------|
| <b>\$0</b>                    | <b>\$282,460</b>              | <b>\$282,460</b> |

This estimated amount reflects revenue from the Cost of Issuance payments taken from public financing bond proceeds paid to TIDA, and available taxes collected from the CFD and IRFD that can fund ongoing administration. The revenue directly offsets consultant costs related to public financing and ongoing administration services provided by the Controller's Office.

**Projected FY 2024-25 Budget: \$288,084**

**F. BATA Reimbursement- Pier E- 2**

| <b>TIDA FY 2022-23 Budget</b> | <b>TIDA FY 2023-24 Budget</b> | <b>Change</b> |
|-------------------------------|-------------------------------|---------------|
| <b>\$10,000</b>               | <b>\$10,000</b>               | <b>\$0</b>    |

The amount reflects anticipated funds from Bay Area Tolling Authority to TIDA as reimbursement of expenses for Pier E-2 operations based on revised operating hours.

**Projected FY 2024-25 Budget: \$10,000**

**G. SFCTA Reimbursement for YBI Pedestrian Path Costs**

| <b>TIDA FY 2022-23 Budget</b> | <b>TIDA FY 2023-24 Budget</b> | <b>Change</b> |
|-------------------------------|-------------------------------|---------------|
| <b>\$100,000</b>              | <b>\$100,000</b>              | <b>\$0</b>    |

## EXHIBIT B

The amount reflects anticipated payments from SFCTA to TIDA as revenue to cover costs related to the Bay Bridge Pedestrian path, including janitorial, transportation, and security.

**Projected FY 2024-25 Budget: \$100,000**

**I. TICD Reimbursement (Authority Costs)**

| <b>TIDA FY 2022-23 Budget</b> | <b>TIDA FY 2023-24 Budget</b> | <b>Change</b>      |
|-------------------------------|-------------------------------|--------------------|
| <b>\$4,078,446</b>            | <b>\$5,466,889</b>            | <b>\$1,388,443</b> |

The amount reflects anticipated funds from TICD to TIDA as revenue to balance the budget, as defined by Section 19.6 of the DDA, not including development expenditures directly spent on City Costs.

**Projected FY 2024-25 Budget: \$6,677,184**

## EXHIBIT B

### II. TIDA CITY COSTS REVENUE DETAILS FY 2023-24

#### A. TICD Reimbursement (City Costs)

| TIDA FY 2022-23 Budget | TIDA FY 2023-24 Budget | Change      |
|------------------------|------------------------|-------------|
| \$10,759,886           | \$10,557,380           | (\$202,506) |

The amount reflects anticipated funds from TICD to TIDA as revenue to directly reimburse TIDA for development expenditures spent on City Costs, as defined by Section 19.8 of the DDA.

**Projected FY 2024-25 Budget: \$10,936,045**



**EXHIBIT B**

**III. TIDA SUBSIDY BUDGET REVENUE DETAILS FY 2023-24**

**A. TICD Reimbursement for One Treasure Island Job Broker Program**

| <b>TIDA FY 2022-23 Budget</b> | <b>TIDA FY 2023-24 Budget</b> | <b>Change</b> |
|-------------------------------|-------------------------------|---------------|
| <b>\$500,000</b>              | <b>\$500,000</b>              | <b>\$0</b>    |

The amount reflects payment from TICD to TIDA as revenue to cover One Treasure Island (previously, TIHDI) Job Broker costs as described in the DDA.

**Projected FY 2024-25 Budget: \$500,000**

**B. TICD Transportation Subsidy**

| <b>TIDA FY 2022-23 Budget</b> | <b>TIDA FY 2023-24 Budget</b> | <b>Change</b> |
|-------------------------------|-------------------------------|---------------|
| <b>\$0</b>                    | <b>\$0</b>                    | <b>\$0</b>    |

The amount reflects payment from TICD to TIDA as revenue to cover transportation operational shortfall costs as described in the DDA. For FY2024, TIDA does not anticipate a funding shortfall in transportation operations.

**Projected FY 2024-25 Budget: \$0**

**C. TICD Developer Housing Subsidy**

| <b>TIDA FY 2022-23 Budget</b> | <b>TIDA FY 2023-24 Budget</b> | <b>Change</b>       |
|-------------------------------|-------------------------------|---------------------|
| <b>\$1,199,934</b>            | <b>\$16,943,000</b>           | <b>\$15,743,066</b> |

The amount reflects payment from TICD to TIDA as revenue to cover housing pre-development and development costs as described in the DDA. In FY2024, the entirety of the Developer Housing Subsidy allocation is anticipated to fund costs related to a Relocation Consultant for replacement housing implementation in the amount of \$500,000, costs related to the pay-out of Early Relocation In-Lieu Fees in the estimated amount of \$300,000, costs related to the payment of Early Relocation Moving Fees in the estimated amount of \$300,000, the total costs related to the annual MOU between TIDA and the Mayor’s Office of Housing and Community Development in the amount of \$405,578, and the remaining 15,437,422 amount is for pre-development and construction costs for Parcel E1.2 (Behavioral Health Building and Senior Housing).

**Projected FY 2024-25 Budget: \$19,461,000**

## EXHIBIT B

### D. TICD Parks and Open Space Subsidy

| TIDA FY 2022-23 Budget | TIDA FY 2023-24 Budget | Change      |
|------------------------|------------------------|-------------|
| \$630,000              | \$1,819,9200           | \$1,189,200 |

The amount reflects anticipated funds from TICD to TIDA for parks and open space operations planning and maintenance for the new Dog Park, Hilltop Park West and East, Causeway Park, and Waterfront Plaza, all of which are scheduled for completion and operations in FY 2024.

**Projected FY 2024-25 Budget: \$1,691,800**

### E. Vertical Development Art Fees

| TIDA FY 2022-23 Budget | TIDA FY 2023-24 Budget | Change    |
|------------------------|------------------------|-----------|
| \$1,044,909            | \$1,990,000            | \$945,091 |

The amount reflects anticipated art fees from vertical developers to TIDA as revenue to cover design and engineering of the first artwork commissions, pursuant the Vertical Disposition and Development Agreements (VDDA).

**Projected FY 2024-25 Budget: \$1,990,000**

## EXHIBIT C

### I. **TIDA AUTHORITY COSTS BUDGET EXPENSE DETAILS FY 2023-24**

The expenditure for daily operations and development functions for Treasure and Yerba Buena Islands are defined under the following three categories: Personnel & Administration, Development, and Operations & Maintenance.

#### A. **PERSONNEL & ADMINISTRATION**

##### 1. **TIDA Staff Salaries**

|                               |                            |                    |
|-------------------------------|----------------------------|--------------------|
| <b>TIDA FY 2022-23 Budget</b> | <b>Proposed FY 2023-24</b> | <b>Changes</b>     |
| <b>\$2,639,760</b>            | <b>\$2,538,103</b>         | <b>(\$101,657)</b> |

The Proposed Budget provides funding for 15 full-time positions. All positions are budgeted directly in the TIDA Budget.

**Projected FY 2024-25 Budget: \$2,614,246**

##### 2. **TIDA Staff Mandatory Fringe Benefits**

|                               |                            |                   |
|-------------------------------|----------------------------|-------------------|
| <b>TIDA FY 2022-23 Budget</b> | <b>Proposed FY 2023-24</b> | <b>Changes</b>    |
| <b>\$1,104,731</b>            | <b>\$1,087,758</b>         | <b>(\$16,973)</b> |

The Proposed Budget provides funding for fringe benefits for 15 full-time positions. This includes funding for benefits such as retirement, Social Security, and health benefits. Funding is adjusted by the Controller to the most up-to-date estimates for the upcoming fiscal year.

**Projected FY 2024-25 Budget: \$1,120,391**

##### 3. **Staff Training, Memberships, and Field Expenses**

|                               |                            |                |
|-------------------------------|----------------------------|----------------|
| <b>TIDA FY 2021-23 Budget</b> | <b>Proposed FY 2023-24</b> | <b>Changes</b> |
| <b>\$33,740</b>               | <b>\$33,740</b>            | <b>\$0</b>     |

The Proposed Budget provides the same level of funding for staff expenses. Annual staff performance plans encourage staff participating in professional development.

| <b>EXPENDITURE CATEGORY</b>         | <b>FY 22-23</b> | <b>FY 23-24<br/>Proposed</b> |
|-------------------------------------|-----------------|------------------------------|
| Training (including cost of travel) | \$20,300        | \$20,300                     |
| Employee Field Expenses             | \$2,000         | \$2,000                      |
| Membership Fees                     | \$6,700         | \$6,700                      |
| HR-Management Training Work Order   | \$4,740         | \$4,740                      |
| <b>Subtotals</b>                    | <b>\$33,740</b> | <b>\$33,740</b>              |

## EXHIBIT C

**Projected FY 2024-25 Budget: \$33,740**

**4. Marketing and Promotion Expenses**

|                               |                            |               |
|-------------------------------|----------------------------|---------------|
| <b>TIDA FY 2022-23 Budget</b> | <b>Proposed FY 2023-24</b> | <b>Change</b> |
| <b>\$50,000</b>               | <b>\$50,000</b>            | <b>\$0</b>    |

The Proposed Budget provides for the same funding for marketing and promotion in anticipation of an increase to three on-island TIDA Board meetings and additional marketing expenses. The line item supports tenant/community associations and their activities and programs, among other activities, and purchasing promotional and production materials. Funding is also for purchase of food associated with these activities.

**Projected FY 2024-25 Budget: \$50,000**

**5. One Treasure Island Contractual Services**

|                               |                            |                  |
|-------------------------------|----------------------------|------------------|
| <b>TIDA FY 2022-23 Budget</b> | <b>Proposed FY 2023-24</b> | <b>Change</b>    |
| <b>\$1,465,000</b>            | <b>\$1,890,000</b>         | <b>\$425,000</b> |

The Proposed Budget provides for the following funding for One Treasure Island as detailed below, not including the Job Broker Program Costs, which are offset by a TICD Subsidy.

| <b>EXPENDITURE CATEGORY</b>                           | <b>FY 22-23</b>    | <b>FY 23-24<br/>Proposed</b> |
|---|--------------------|------------------------------|
| Agreement with One Treasure Island                    | \$225,000          | \$225,000                    |
| Community Planning                                    | \$120,000          | \$120,000                    |
| Parks and Open Space Planning - <i>Subsidy Offset</i> | \$0                | <i>See Section III</i>       |
| Affordable Housing Consultation                       | \$95,000           | \$95,000                     |
| Child and Youth Needs Initiatives                     | \$25,000           | \$25,000                     |
| Job Broker Program Costs - <i>Subsidy Offset</i>      | N/A                | <i>See Section III</i>       |
| Pre-Apprentice Program / Abatement                    | \$1,000,000        | \$1,330,000                  |
| LBE/SBE Consultation                                  |                    | \$95,000                     |
| <b>Subtotals</b>                                      | <b>\$1,465,000</b> | <b>\$1,890,000</b>           |

- The services provided under the Agreement between TIDA and One Treasure Island, include coordinating and facilitating participation of community-based homeless service organizations, as well as future development planning. TIDA will continue to contract with One Treasure Island to provide onsite after-hours event services on a limited basis at Administrative Building 1. One Treasure Island also operates the building known as the Shipshape as a community benefit.
- The Proposed Budget includes a funding allocation for various consultation services related to ongoing community planning, affordable housing development, and Local Business Enterprise (LBE) and Small Business Enterprise (SBE) reporting.

## EXHIBIT C

- The Proposed Budget includes a funding allocation for Funding for Child Youth Needs Initiatives to continue exploring program implementation to address needs found through prior year needs assessments.
- Funding for the pre-apprentice program with Laborers Union Locals 67 & 261 is to facilitate one training class for FY 2023-24 for the purposes of abatement and deconstruction of nuisance structures in Treasure Island. Amount includes \$300,000 for the cost of conducting a multi-week training program and \$1,030,000 for abatement of a derelict structure upon completion of training.

**Projected FY 2024-25 Budget: \$1,890,000**

### 6. Other Professional Services

|                               |                            |                    |
|-------------------------------|----------------------------|--------------------|
| <b>TIDA FY 2022-23 Budget</b> | <b>Proposed FY 2023-24</b> | <b>Change</b>      |
| <b>\$277,000</b>              | <b>\$399,900</b>           | <b>\$1,149,623</b> |

The Proposed Budget provides for the following funding for other professional services.

| <b>EXPENDITURE CATEGORY</b>               | <b>FY 22-23</b>  | <b>FY 23-24 Proposed</b> |
|---|------------------|--------------------------|
| Treasure Island Gym Operation, YMCA       | \$222,000        | \$215,000                |
| Treasure Island Gym As-Needed Maintenance |                  | \$100,000                |
| Boys and Girls Club Camp Mendocino        | \$10,000         | \$9,900                  |
| Security Services                         |                  | \$750,000                |
| Marine Salvage As-Needed                  |                  | \$50,000                 |
| Other Professional Services               | \$45,000         | \$25,000                 |
| <b>Subtotals</b>                          | <b>\$277,000</b> | <b>\$1,149,900</b>       |

- The Proposed YMCA Budget provides the same scope of funding to operate the TI Gym and after school programs, including a COLA adjustment. The YMCA provides health, education, youth and adult programs to Island residents free of charge.
- The Proposed budget assumes \$100,000 for as-needed gym improvements and maintenance to ensure the gym facility is in a state of good repair. TIDA maintains the facility.
- The Proposed Budget provides the same level of funding for Treasure Island youth participation at the Boys and Girls Club’s Camp Mendocino.
- The Proposed Budget assumes a \$750,000 increased budget allocation to pay for costs associated with security services on Treasure Island.
- The Proposed Budget provides the cost of marine salvage and as-needed lien sale and disposal of abandoned vessels from Clipper Cove.
- The Proposed Budget provides the same level of funding for other professional services. This line item includes the following: the cost of signage, interpretation and translation services for public meetings and public notices; transportation costs and departmental work orders associated with summer internship programs. This category also funds portable restrooms, messenger services, audio services, periodicals, advertising, and printing.

## EXHIBIT C

**Projected FY 2024-25 Budget: \$1,184,397**

### 7. Materials, Supplies, and Equipment Leases

|                               |                            |                |
|-------------------------------|----------------------------|----------------|
| <b>TIDA FY 2022-23 Budget</b> | <b>Proposed FY 2023-24</b> | <b>Change</b>  |
| <b>\$75,000</b>               | <b>\$77,250</b>            | <b>\$2,250</b> |

The Proposed Budget provides for the same level of funding for materials, supplies, and equipment leases.

| EXPENDITURE CATEGORY                         | FY 22-23        | FY 23-24<br>Proposed |
|--|-----------------|----------------------|
| Materials and Supplies                       | \$25,000        | \$26,950             |
| Other Materials and Supplies – Public Safety | \$40,000        | \$50,000             |
| Rents & Leases - Equipment                   | \$10,000        | \$10,300             |
| <b>Subtotals</b>                             | <b>\$75,000</b> | <b>\$87,250</b>      |

- Materials and supplies includes funding for standard office supplies and materials, food expenses, recreational expenses, flags, and banners.
- The other materials and supplies – public safety expenditure line includes the costs to purchase and maintain TIDA’s departmental response assets, staff personal protective equipment, as well as to fund as-needed awareness programs and community outreach. This amount may also include any as-needed public safety equipment needed for TIDA’s newly completed parks and open space areas.
- Funding for rents & leased equipment provides for rentals including TIDA multi-purpose machine, postage machine, and water dispenser.

**Projected FY 2024-25 Budget: \$89,868**

### 8. Public Safety Work Orders

|                               |                            |                 |
|-------------------------------|----------------------------|-----------------|
| <b>TIDA FY 2022-23 Budget</b> | <b>Proposed FY 2023-24</b> | <b>Change</b>   |
| <b>\$174,782</b>              | <b>\$189,810</b>           | <b>\$15,028</b> |

The Proposed Budget provides a small cost of living adjustment increase for public safety work orders with other City departments.

| EXPENDITURE CATEGORY | FY 22-23  | FY 23-24<br>Proposed |
|----------------------|-----------|----------------------|
| Parking & Traffic    | \$25,000  | \$25,750             |
| Police Security      | \$139,782 | \$153,760            |

## EXHIBIT C

|                  |                  |                  |
|------------------|------------------|------------------|
| Fire             | \$10,000         | \$10,300         |
| <b>Subtotals</b> | <b>\$174,782</b> | <b>\$189,810</b> |

- Parking & Traffic provides for traffic control and parking enforcement during major public holidays and events when spectators and large crowds visit the Island. These events may include Fourth of July, Fleet Week, Halloween and New Year’s Eve. This budget also provides funding for stripe and signage work performed on Treasure Island by SFMTA staff.
- Police Security provides for building and grounds patrol Monday - Friday at Building One as well as 10B assistance for special events and other high traffic volume events.
- Fire provides the same level of funding for potential Neighborhood Emergency Response Team (NERT) trainings.

**Projected FY 2024-25 Budget: \$206,268**

### 9. Public Health and Welfare Work Orders

|                               |                            |                |
|-------------------------------|----------------------------|----------------|
| <b>TIDA FY 2022-23 Budget</b> | <b>Proposed FY 2023-24</b> | <b>Change</b>  |
| <b>\$453,930</b>              | <b>\$461,300</b>           | <b>\$7,370</b> |

The Proposed Budget provides increased funding for the following public health and welfare work orders with other City departments.

| EXPENDITURE CATEGORY                   | FY 22-23         | FY 23-24<br>Proposed |
|--|------------------|----------------------|
| Children, Youth, & Families Work Order | \$248,180        | \$255,550            |
| Department of Public Health Work Order | \$77,250         | \$77,250             |
| Human Services Agency Work Order       | \$128,500        | \$128,500            |
| <b>Subtotals</b>                       | <b>\$453,930</b> | <b>\$461,300</b>     |

- The Department of Children, Youth, and Families provides the following services:
  - \$176,000 for the Treasure Island After-School Program
  - \$50,650 for the Treasure Island Summer Program
  - \$28,900 for a Behavioral Health Therapist
- The Department of Public Health provides TI Community Nurse Clinic services, community health and wellness programming, and development support.
- The Human Services Agency work order provides funding for Catholic Charities to operate the child development facilities for up to 49 infants, toddlers and preschoolers. Catholic Charities occupies the child care facility free of charge as a public benefit and TIDA maintains the facility.

**Projected FY 2024-25 Budget: \$468,967**

## EXHIBIT C

### 10. Other Administrative Work Orders

| TIDA FY 2022-23 Budget | Proposed FY 2023-24 | Change          |
|------------------------|---------------------|-----------------|
| <b>\$751,372</b>       | <b>\$811,837</b>    | <b>\$60,465</b> |

The Proposed Budget provides increased funding for other administrative work orders with other City departments, primarily for back of the office services.

| EXPENDITURE CATEGORY                 | FY 22-23         | FY 23-24<br>Proposed |
|--------------------------------------|------------------|----------------------|
| General Services Agency Work Order   | \$333,143        | \$343,137            |
| Risk Management Services – Insurance | \$271,706        | \$308,460            |
| Information Technology Work Orders   | \$83,662         | \$93,662             |
| Purchasing-Central Shops Work Orders | \$18,658         | \$20,962             |
| Purchasing-Reproduction Work Order   | \$11,933         | \$11,933             |
| DT-SFGOV                             | \$32,271         | \$43,723             |
| <b>Subtotals</b>                     | <b>\$751,372</b> | <b>\$821,876</b>     |

- The General Services Agency (GSA) work order provides for financial oversight and IT services. GSA provides services to TIDA in support of human resources, budget, accounting, financial reporting including PeopleSoft, and payroll. GSA manages TIDA’s office network and data infrastructure and supports TIDA’s computer hardware and workstation application usage. GSA also supports TIDA’s emergency response activities and departmental emergency logistics planning. The Proposed Budget also provides for TIDA Board Health Benefits.
- The Risk Management work order provides funding for general liability coverage, liability insurance for TIDA’s Board of Directors, and administrative review of proposed subleases and use-permits by the Risk Manager to determine appropriate insurance requirements. The increase in the FY 2024 proposed budget is due to the complexity of the underwriting criteria for property/land adjacent to an active development project as well as reduced insurers in the California market.
- Information Technology work orders provide for the City’s IT infrastructure projects, IT procurements made on behalf of TIDA, and telephone services for department land line and cellular phones. The increase in budget is primarily to account for TIDA’s recent integration with the Department of Technology’s contract with Comcast Services and other IT services in lieu of directly contracting with those entities.
- The Purchasing-Central Shops work orders provide for fleet maintenance services and fuel.
- The Purchasing-Reproduction work order provides for city stationary, envelopes, labels, and other materials.
- DT-SFGOV work order covers TIDA Board Meeting services.

**Projected FY 2024-25 Budget: \$806,805**



## EXHIBIT C

### B. DEVELOPMENT

#### 1. Development Professional Services (Authority Costs)

|                               |                            |                    |
|-------------------------------|----------------------------|--------------------|
| <b>TIDA FY 2022-23 Budget</b> | <b>Proposed FY 2023-24</b> | <b>Change</b>      |
| <b>\$2,375,000</b>            | <b>\$1,950,000</b>         | <b>(\$425,000)</b> |

The Proposed Budget provides for Development Professional Services for Authority Costs, as detailed below under “FY23 Authority Costs Share” not including costs that are offset by TICD Subsidies:

| Development Services   | FY 22-23           | FY 23-24<br>Proposed | FY 24<br>Authority<br>Costs Share |
|--|--------------------|----------------------|-----------------------------------|
| Environmental Engineering  | \$185,000          | \$185,000            | \$0                               |
| Engineering Consulting Contracts   | \$500,000          | \$500,000            | \$150,000                         |
| Parks & Open Space Operations Planning   | \$200,000          | \$250,000            | <i>See Section III</i>            |
| Environmental Evaluation Consultation  | \$500,000          | \$500,000            | \$500,000                         |
| TIMMA (Mobility Study & Systems Engineering)                                       | \$1,500,000        | \$0                  | \$0                               |
| Westside Bridges MOA (SFCTA)   |                    | \$1,255,000          | \$1,255,000                       |
| Relocation Consultant – Replacement Housing -<br><b><i>Subsidy Offset</i></b>      | \$500,000          | \$500,000            | <i>See Section III</i>            |
| Early Relocation In-Lieu Fees - <b><i>Subsidy Offset</i></b>                       | \$200,000          | \$300,000            | <i>See Section III</i>            |
| Early Relocation Moving Fees - <b><i>Subsidy Offset</i></b>                        | \$115,000          | \$300,000            | <i>See Section III</i>            |
| Task Force Services  | \$750,000          | \$750,000            |                                   |
| CFD/IRFD Reimbursement Consultants (Harris & Associates)                           | \$100,000          | \$100,000            |                                   |
| As-Needed Fiscal Consultant  | \$25,000           | \$45,000             | \$45,000                          |
| SFCTA (TICD Ramps Local Match)   |                    |                      |                                   |
| Land Transfer and Closing Costs  | \$10,000           | \$10,000             |                                   |
| State Regulatory Payments - Dept. Toxic Substances Control, State Lands Commission | \$42,800           | \$75,000             |                                   |
| <b>Subtotals</b>   | <b>\$4,627,800</b> | <b>\$4,770,000</b>   | <b>\$1,950,000</b>                |

Description of contracts under “Authority Costs”:

- Engineering Consultant Contracts – TIDA has on-call service agreements with firms for engineering and architectural support services.
- Environmental Evaluation Consultation - TIDA anticipates entering into one or more contracts for environmental planning related to the Dept. of Labor Job Corp Campus redevelopment.
- Westside Bridges MOA – TIDA and the SFCTA entered into a funding Memorandum of Agreement to partially fund the Westside Bridges project to serve as a local match source for other state and federal funding sources. This amount represents year 2 of 3 years of funding, for a total amount of \$3,505,000.

## EXHIBIT C

- As-Needed Fiscal Consultant Services – TIDA anticipates the need to evaluate the impact of future development on land values and future tax increment related to IRFD public financing bond issuances or as it relates to the possible development of the Job Corps campus.

**Projected FY 2024-25 Budget: \$1,945,000**

### 2. Planning Department (Authority Costs)

| TIDA FY 2022-23 Budget | Proposed FY 2023-24 | Change     |
|------------------------|---------------------|------------|
| <b>\$130,000</b>       | <b>\$130,000</b>    | <b>\$0</b> |

The Planning Department work order amount reflects fees for review, oversight, and assistance with environmental impact review efforts related to future development proposals such as for the Job Corps Campus project.

**Projected FY 2024-25 Budget: \$130,000**

### C. OPERATIONS & MAINTENANCE

#### 1. Maintenance Services – Buildings & Grounds (Authority Costs)

| TIDA FY 2022-23 Budget | Proposed FY 2023-24 | Change           |
|------------------------|---------------------|------------------|
| <b>\$2,620,000</b>     | <b>\$2,835,000</b>  | <b>\$225,000</b> |

The Proposed Budget provides for building maintenance services for Authority Costs, as detailed below under “FY24 Authority Costs Share” not including costs that are offset by TICD Subsidies:

| EXPENDITURE CATEGORY   | FY 22-23           | FY 24 Authority Costs Share |
|--|--------------------|-----------------------------|
| Grounds Maintenance – Rubicon  | \$1,130,000        | \$1,430,000                 |
| YBI Natural Areas Management - Rubicon   | \$500,000          | \$300,000                   |
| YBI Natural Areas Management - Contracted  | \$0                | \$100,000                   |
| YBI Natural Areas Management (Development Project Areas) - <i>Subsidy Offset</i>     | N/A                | <i>See Section III</i>      |
| Maintenance of New Parks and Open Spaces (Developer Subsidy) - <i>Subsidy Offset</i> | N/A                | <i>See Section III</i>      |
| Janitorial Services – Toolworks  | \$400,000          | \$415,000                   |
| Building and Facilities Maintenance / Demolition                                     | \$450,000          | \$450,000                   |
| Art & History Preservation   | \$50,000           | \$50,000                    |
| Scavenger Services   | \$85,000           | \$85,000                    |
| Pest Control   | \$5,000            | \$15,000                    |
| <b>Subtotals</b>   | <b>\$2,620,000</b> | <b>\$2,845,000</b>          |

## EXHIBIT C

- Rubicon Enterprises provides all landscaping maintenance services following the City’s Integrated Pest management protocols as well as limited trash collection and management on Treasure Island. In addition, Rubicon now also performs natural areas management on Yerba Buena Island. Rubicon manages the Island Community Garden. Rubicon is a member organization of One Treasure Island and employs formerly homeless and economically disadvantaged individuals. A portion of landscaping expenses are offset by common area maintenance (CAM) charges recovered from housing providers.
- Additional \$400,000 budgeted to provide as needed hillside invasive species management under the YBI Habitat Management Plan, \$300,000 of which will be contracted with Rubicon and \$100,000 of which will be contracted separately. Note that an additional \$100,000 of hillside invasive species management will be payable under the Parks and Open Space Developer Subsidy.
- Toolworks is a member organization of One Treasure Island that employs formerly homeless and economically disadvantaged individuals. The Proposed Budget, provides for MCO and COLA increase for janitorial maintenance services and supplies to Buildings One and the Childcare Center, including collection of trash, recyclables and compostables, in addition to services at the restroom facilities at Quarters 9 for the Bay Bridge Bike path and the North Great Lawn for MerSea Restaurant.
- The Proposed Budget provides the same level of funding for TIDA building and facilities maintenance services. The funding is outside of the scope of services provided by DPW Work Orders. The line item funds contracts, as needed, for property maintenance and upkeep, emergency repairs, street paving, seal coating residential parking lots, vegetation management, and fencing. This budget allocation may also be utilized for anticipated demolition and abatement costs.
- Art & History Preservation includes the annual costs for storage of the Authority’s existing historic artifacts including the Pageant of the Pacific murals and TI Museum Collection. Funding also allows for as-needed development of TIDA’s collection management capacity including any identified needs for plan development, asset conservation, photo-documentation and asset cataloging.
- The Proposed Budget provides the same level of funding for scavenger services and pest control services.

**Projected FY 2024-25 Budget: \$2,727,955**

### 2. PUC Utilities and Maintenance

| TIDA FY 2022-23 Budget | Proposed FY 2023-24 | Change          |
|------------------------|---------------------|-----------------|
| <b>\$2,153,172</b>     | <b>\$2,202,017</b>  | <b>\$48,845</b> |

- For PUC water services, the Proposed Budget provides approximately \$155,000 in budget allocation for permitting fees to State Water Resources Control Board (SWRCB), lab services, TIDA water utility fees.
- For PUC wastewater services, the proposed budget assumes \$460,000 to cover wastewater system repair and rehabilitation, and \$70,000 for TIDA wastewater utility fees

## EXHIBIT C

- For PUC Hetch Hetchy Power services, the proposed budget allocates \$815,000 for TIDA gas/electric utility fees, \$20,000 for ongoing payments per a service agreement for two backup generators, \$300,000 for ongoing electric projects and field services, and approximately \$340,000 on reserve for anticipated electric cable testing and possible emergency repairs.

**Projected FY 2024-25 Budget: \$2,252,327**

### 3. DPW Operations and Maintenance

|                               |                            |                 |
|-------------------------------|----------------------------|-----------------|
| <b>TIDA FY 2022-23 Budget</b> | <b>Proposed FY 2023-24</b> | <b>Change</b>   |
| <b>\$754,500</b>              | <b>\$777,135</b>           | <b>\$22,635</b> |

The Proposed Budget provides funding for the following work orders with DPW:

| <b>EXPENDITURE CATEGORY</b>                        | <b>FY 22-23</b>  | <b>FY 23-24<br/>Proposed</b> |
|--|------------------|------------------------------|
| Bureau of Building Repair (BBR)                    | \$600,000        | \$618,000                    |
| Bureau of Street Environments Services (BSES)      | \$51,500         | \$53,045                     |
| Bureau of Streets and Sewer Repair Services (BSSR) | \$103,000        | \$106,090                    |
| Bureau of Urban Forestry Services (BUF)            | \$0              | \$0                          |
| <b>Subtotals</b>                                   | <b>\$754,500</b> | <b>\$777,135</b>             |

- All trades assume a 3% COLA increase.
- BBR provides for a Stationary Engineer as well as crafts such as electrical, plumbing, glass, sheet metal, locksmith and carpenter on an as-needed basis. This line item also funds materials and supplies.
- BSES provides freeway on/off ramp cleaning, manual landscape cleaning, and streets and roadways sweeping. BSES also provides trash can set-up, clean-up and debris removal for special public events such as New Year’s Eve, Memorial Day, Fourth of July and Fleet Week and during weekends.
- BSSR provides street paving and pothole repairs on Treasure and Yerba Buena Islands.
- BUF historically has provided periodic arborist services on Treasure and Yerba Buena Islands, but are now funded on a case-by-case basis as needed.

**Projected FY 2024-25: \$800,449**

### 5. BATA Pier E-2 MOA / SFCTA Vista Point MOA

|                               |                            |                 |
|-------------------------------|----------------------------|-----------------|
| <b>TIDA FY 2021-22 Budget</b> | <b>Proposed FY 2022-23</b> | <b>Change</b>   |
| <b>\$100,000</b>              | <b>\$110,000</b>           | <b>\$10,000</b> |

The agreement with the Bay Area Tolling Authority provides funding to operate Pier E-2 adjacent to the Torpedo Building. Additionally, TIDA also has a reimbursement agreement with the SFCTA for

## EXHIBIT C

services incurred by TIDA for shuttle services to Vista Point. These costs will be directly offset by revenues received from the SFCTA and BATA pursuant to these agreements.

**Projected FY 2023-24 Budget: \$110,000**

### 6. Debt Service for Wastewater Facilities Financing

| TIDA FY 2022-23 Budget | Proposed FY 2023-24 | Change |
|------------------------|---------------------|--------|
| \$568,000              | \$568,000           | \$0    |

This payment is for the first annual debt service payment related to commercial paper issued to fund existing TIDA wastewater facilities. TIDA intends on issuing up to \$2.76 million of commercial paper and anticipates paying down the principal and accrued interest over a 5-year repayment period. This amount may be not utilized or reduced in the future, contingent on pace at which TIDA borrows commercial paper as well as short-term interest rates and repayment at any given time throughout the fiscal year.

**Projected FY 2024-25 Budget: \$568,000**

### 7. City Attorney – Legal Services (Authority Costs)

| TIDA FY 2022-23 Budget | Proposed FY 2023-24 | Change |
|------------------------|---------------------|--------|
| \$200,000              | \$200,000           | \$0    |

The City Attorney's Office acts as TIDA's General Counsel to provide legal services in TIDA's role as planner and negotiator for development. This includes funding for outside counsel when required.

**Projected FY 2024-25 Budget: \$200,000**

## EXHIBIT C

### II. TIDA CITY COSTS BUDGET EXPENSE DETAILS FY 2023-24

#### A. DEVELOPMENT

##### 1. Development Professional Services (City Costs)

|                               |                            |                 |
|-------------------------------|----------------------------|-----------------|
| <b>TIDA FY 2022-23 Budget</b> | <b>Proposed FY 2023-24</b> | <b>Change</b>   |
| <b>\$1,437,800</b>            | <b>\$1,470,000</b>         | <b>\$32,200</b> |

The Proposed Budget provides for Development Professional Services for City Costs, as detailed below under “FY24 City Costs Share” not including costs that are offset by TICD Subsidies:

| Development Professional Services  | FY 22-23           | FY 23-24<br>Proposed | FY 24 City<br>Costs Share |
|--|--------------------|----------------------|---------------------------|
| Environmental Engineering  | \$185,000          | \$185,000            | \$185,000                 |
| Engineering Consulting Contracts   | \$500,000          | \$500,000            | \$350,000                 |
| Historic Research Consultation   | \$200,000          | \$0                  |                           |
| Environmental Evaluation Consultation  | \$500,000          | \$500,000            |                           |
| TIMMA (Mobility Study & Systems Engineering)                                       | \$1,500,000        | \$0                  |                           |
| Westside Bridges MOA (SFCTA)   |                    | \$1,255,000          |                           |
| Relocation Consultant – Replacement Housing - <b><i>Subsidy Offset</i></b>         | \$500,000          | \$500,000            | <i>See Section III</i>    |
| Early Relocation In-Lieu Fees - <b><i>Subsidy Offset</i></b>                       | \$200,000          | \$300,000            | <i>See Section III</i>    |
| Early Relocation Moving Fees - <b><i>Subsidy Offset</i></b>                        | \$115,000          | \$300,000            | <i>See Section III</i>    |
| Task Force Services  | \$750,000          | \$750,000            | \$750,000                 |
| CFD/IRFD Reimbursement Consultants (Harris & Associates)                           | \$100,000          | \$100,000            | \$100,000                 |
| As-needed Fiscal Consultant  | \$25,000           | \$45,000             |                           |
| Land Transfer and Closing Costs  | \$10,000           | \$10,000             | \$10,000                  |
| State Regulatory Payments - Dept. Toxic Substances Control, State Lands Commission | \$42,800           | \$75,000             | \$75,000                  |
| <b>Subtotals</b>   | <b>\$4,627,800</b> | <b>\$4,520,000</b>   | <b>\$1,470,000</b>        |

Description of contracts under “City Costs”:

- Environmental Engineering – aligns annual budget in support of on-going review of Navy Environmental Program and documents with the recently amended contract with Langan.
- Engineering Consultant Contracts – TIDA has on-call service agreements with firms for engineering and architectural support services.
- Task Force Services – TIDA will utilize a Public Works on-call agreement for required assistance to facilitate City agency review of TICD submittals and construction.
- CFD/IRFD Reimbursement Consultants – as future bonds are issued, TIDA will be utilizing third-party consultants to review public financing reimbursement packages from TICD in accordance with the DDA’s *Acquistion and Reimbursement Agreement*.
- Land Transfer and Closing Costs – no Navy transfers are anticipated in the upcoming fiscal year, but there may be Tidelands Trust Exchanges or parcel transfers to TICD.

## EXHIBIT C

- State Regulatory Payments – payments to the Dept. Toxic Substances Control, State Lands Commission and other regulatory bodies required for the development project

**Projected FY 2024-25 Budget: \$1,515,000**

### 2. City Attorney – Legal Services (City Costs)

| TIDA FY 2022-23 Budget | Proposed FY 2023-24 | Change |
|------------------------|---------------------|--------|
| \$1,050,000            | \$1,050,000         | \$0    |

The City Attorney’s Office acts as TIDA’s General Counsel to provide legal services in TIDA’s role as planner and negotiator for development. This includes funding for outside counsel when required.

**Projected FY 2024-25 Budget: \$1,050,000**

### 3. DPW Engineering Support Services

| TIDA FY 2022-23 Budget | Proposed FY 2023-24 | Change    |
|------------------------|---------------------|-----------|
| \$4,709,780            | \$4,889,904         | \$180,124 |

This Department of Public Works (DPW) work order pays for the review of subdivision maps, construction inspection services, as well as Public Works Task Force Service’s staff. In anticipation of the Notice of Completion (NOC) process for completed infrastructure and future bond reimbursement package reviews, the construction oversight and field inspection staff is planning to increase up to 6 full-time equivalents in order to adequately staff the project.

**Projected FY 2024-25 Budget: \$5,134,399**

### 4. PUC Engineering & Development Field Services

| TIDA FY 2022-23 Budget | Proposed FY 2023-24 | Change      |
|------------------------|---------------------|-------------|
| \$1,944,206            | \$1,516,416         | (\$427,790) |

The Public Utilities Commission (SFPUC) work order includes engineering review by SFPUC for review of Major Phase and Sub-Phase Applications, subdivision regulations, and other materials prepared by TICD and other technical services performed by SFPUC in support of development. The proposed budget includes field support services by City Distribution Division and Hetch Hetchy to relocate water and electrical lines and abandon existing natural gas lines in support of construction activities and construction inspection services and staffing support for the Wastewater Enterprise to support the development. The proposed FY2024 budget reflects anticipated staffing costs for the Notice of Completion (NOC) process for completed infrastructure and equipment/material costs.

## EXHIBIT C

Projected FY 2024-25 Budget: \$1,592,237

5. SFMTA

| TIDA FY 2022-23 Budget | Proposed FY 2023-24 | Change  |
|------------------------|---------------------|---------|
| \$250,000              | \$257,500           | \$7,500 |

This SFMTA work order includes technical services in support of development.

Projected FY 2024-25 Budget: \$265,225

6. SF Environment

| TIDA FY 2022-23 Budget | Proposed FY 2023-24 | Change |
|------------------------|---------------------|--------|
| \$80,000               | \$80,000            | \$0    |

The SF Environment work order covers continued assistance with Habitat Management Plan implementation, monitoring, and support.

Projected FY 2024-25 Budget: \$80,000

7. Planning Department (City Costs)

| TIDA FY 2022-23 Budget | Proposed FY 2023-24 | Change |
|------------------------|---------------------|--------|
| \$170,000              | \$170,000           | \$0    |

The Planning Department work order amount reflects fees for review of TICD plans and construction documents as well as assistance with environmental impact review efforts. This budget allocation does not include hours/services provided by the Planning Department for future development proposals such as for the Job Corps Campus project.

Projected FY 2024-25 Budget: \$170,000

8. Recreation and Parks Department

| TIDA FY 2022-23 Budget | Proposed FY 2023-24 | Change |
|------------------------|---------------------|--------|
| \$100,000              | \$100,000           | \$0    |

The Recreation and Parks Department work order amount reflects costs to provide peer review of planned Yerba Buena Island and Treasure Island Parks for operability/maintainability.

Projected FY 2024-25 Budget: \$100,000



## EXHIBIT C

### 9. Department of Technology

| TIDA FY 2022-23 Budget | Proposed FY 2023-24 | Change |
|------------------------|---------------------|--------|
| \$0                    | \$0                 | \$0    |

The Department of Technology work order amount reflects no further costs related to implementing municipal fiber system on Yerba Buena Island and Treasure Island to support tolling infrastructure, fiber to affordable housing, and other municipal facilities. To date, TIDA has executed an MOU with the Department of Technology in the amount not to exceed \$801,000 for the initial scope of work, which has been allocated in the FY 2021, FY 2022, and FY 2023 budgets, therefore TIDA does not anticipate allocating additional funds in its budget until future scopes and phases are determined.

**Projected FY 2024-25 Budget: \$0**

### 10. SF Fire Department

| TIDA FY 2022-23 Budget | Proposed FY 2023-24 | Change |
|------------------------|---------------------|--------|
| \$10,000               | \$10,000            | \$0    |

The SF Fire Department (Bureau of Fire Prevention) work order amount reflects costs to provide departmental review of the street improvement permit for Stage 2/3 and TI/YBI Stage 1.

**Projected FY 2024-25 Budget: \$10,000**

### 11. Controller's Office

| TIDA FY 2022-23 Budget | Proposed FY 2023-24 | Change  |
|------------------------|---------------------|---------|
| \$182,000              | \$187,460           | \$5,460 |

The Controller's Office work order amount reflects costs for annual accounting services, state and federal compliance reporting, and issuing financial statements for the Treasure Island Community Facilities District (CFD) and the Infrastructure Revitalization Financing District (IRFD).

**Projected FY 2024-25 Budget: \$193,084**

### 12. Electric Submarine Cable Repayments

| TIDA FY 2022-23 Budget | Proposed FY 2023-24 | Change |
|------------------------|---------------------|--------|
| \$826,100              | \$826,100           | \$0    |

This represents TIDA's first annual repayment to the SF Public Utilities Commission in FY2024 for upfront costs the SFPUC paid beginning in 2006 to fund the installation of an electric cable connecting Oakland's Davis Substation to TI/YBI in support the development. Although there was budget allocated in FY2023

## EXHIBIT C

to begin repayment, there was no payment made in FY2023. This budget allocation may not be utilized in FY2024 if TIDA does not borrow commercial paper for this purpose.

**Projected FY 2024-25 Budget: \$826,100**

### III. TIDA SUBSIDY BUDGET EXPENSE DETAILS FY 2022-23

16

### TIDA EXPENSE DETAILS FY2023-24

TIDA Board 1/11/23

## EXHIBIT C

### A. PERSONNEL & ADMINISTRATION

#### 1. One Treasure Island Contractual Services (Funded by TICD Job Broker Subsidy)

|                               |                            |               |
|-------------------------------|----------------------------|---------------|
| <b>TIDA FY 2022-23 Budget</b> | <b>Proposed FY 2023-24</b> | <b>Change</b> |
| <b>\$500,000</b>              | <b>\$500,000</b>           | <b>\$0</b>    |

The Proposed Budget provides for the following funding for the Job Broker Program Costs, which is included in the One Treasure Island contract. This amount is offset by the TICD Job Broker Program Subsidy, pursuant to the DDA.

| EXPENDITURE CATEGORY                             | FY 22-23         | FY 23-24<br>Proposed |
|--|------------------|----------------------|
| Job Broker Program Costs - <i>Subsidy Offset</i> | \$500,000        | \$500,000            |
| <b>Subtotals</b>                                 | <b>\$500,000</b> | <b>\$500,000</b>     |

- The Proposed Budget for the One Treasure Island contract includes funding for the Job Broker Program Costs are provided to TIDA by TICD as described in the DDA.

**Projected FY 2024-25 Budget: \$500,000**

### B. DEVELOPMENT

#### 1-3. Development Professional Services (Funded by TICD Developer Housing Subsidy)

|                               |                            |                  |
|-------------------------------|----------------------------|------------------|
| <b>TIDA FY 2022-23 Budget</b> | <b>Proposed FY 2023-24</b> | <b>Change</b>    |
| <b>\$815,000</b>              | <b>\$1,200,000</b>         | <b>\$385,000</b> |

The Proposed Budget provides for the following funding for certain Development Professional Services Contracts related to housing development. This amount is offset by the TICD Developer Housing Subsidy, pursuant to the DDA.

| Development Professional Services                                   | FY 23-24<br>Proposed |
|---|----------------------|
| Relocation Consultant – Replacement Housing - <i>Subsidy Offset</i> | \$500,000            |
| Early Relocation In-Lieu Fees - <i>Subsidy Offset</i>               | \$300,000            |
| Early Relocation Moving Fees - <i>Subsidy Offset</i>                | \$300,000            |
| <b>Subtotals</b>  | <b>\$1,200,000</b>   |

- Relocation Consultant/Replacement Housing – work with the relocation consultant to address resident moves to future new units is expected to ramp up in the upcoming fiscal year. This amount will be offset by the TICD Housing Subsidy.

## EXHIBIT C

- Early Relocation In-Lieu Fees – TIDA anticipates to continue offering early in-lieu fee payments to qualifying pre-DDA residents who wish to exercise the option. This amount will be offset by the TICD Housing Subsidy.
- Early Relocation Moving Fees – TIDA anticipates to cover moving services and fees for qualifying pre-DDA residents who are relocating to new housing units. This amount will be offset by the TICD Housing Subsidy.

**Projected FY 2024-25 Budget: \$1,200,000**

**4. Mayor’s Office of Housing & Community Development (Funded by TICD Developer Housing Subsidy)**

| TIDA FY 2022-23 Budget | Proposed FY 2023-24 | Change   |
|------------------------|---------------------|----------|
| \$384,934              | \$405,579           | \$20,645 |

The Mayor’s Office of Housing and Community Development work order amount reflect costs of ongoing project management for affordable housing developments on Treasure Island, including the annual cost of managing and maintaining MOHCD’s online DAHLIA system. This amount is offset by the TICD Developer Housing Subsidy, pursuant to the DDA.

**Projected FY 2024-25 Budget: \$405,579**

**5. Affordable Housing Development (Funded by TICD Developer Housing Subsidy)**

| TIDA FY 2022-23 Budget | Proposed FY 2023-24 | Change       |
|------------------------|---------------------|--------------|
| N/A                    | \$15,437,422        | \$15,437,422 |

Pursuant to the DDA, TICD is required to pay a Developer Housing Subsidy set at \$17,500 per Market Rate unit at the point in which a Vertical Disposition Development Agreement (VDDA) is executed. This proposed budget is estimated based on the projected amount of Developer Housing Subsidy collections. TIDA anticipates working with the Mayor’s Office of Housing and Community Development is for pre-development and construction costs for Parcel E1.2 (Behavioral Health Building and Senior Housing).

**Projected FY 2024-25 Budget: \$17,955,422**

**6. SF Arts Commission – Art Installation (Funded by VDDA Arts Fees)**

## EXHIBIT C

|                               |                            |                  |
|-------------------------------|----------------------------|------------------|
| <b>TIDA FY 2022-23 Budget</b> | <b>Proposed FY 2023-24</b> | <b>Change</b>    |
| <b>\$1,044,909</b>            | <b>\$1,990,000</b>         | <b>\$945,091</b> |

The SF Arts Commission work order amount reflects anticipated art costs, which will be entirely offset by Arts Fees paid by vertical developers to TIDA as revenue to cover design and engineering of the first artwork commissions. This amount is offset by the VDDA Arts Fee revenues, pursuant to the DDA.

**Projected FY 2024-25 Budget: \$1,990,000**

### C. OPERATIONS & MAINTENANCE

#### 1-3. Maintenance Services – Buildings & Grounds (Funded by TICD Subsidy)

|                               |                            |                    |
|-------------------------------|----------------------------|--------------------|
| <b>TIDA FY 2022-23 Budget</b> | <b>Proposed FY 2023-24</b> | <b>Change</b>      |
| <b>\$630,000</b>              | <b>\$1,719,900</b>         | <b>\$1,089,200</b> |

The Proposed Budget provides for the following funding for certain maintenance services contracts related to parks and open space maintenance. This amount is offset by the TICD Parks and Open Space Subsidy, pursuant to the DDA.

| EXPENDITURE CATEGORY  | FY 22-23         | FY 23-24<br>Proposed |
|---|------------------|----------------------|
| As Needed Invasive Species Management (Development Project Areas) - <i>Subsidy Offset</i> | \$100,000        | \$100,000            |
| New Parks and Open Spaces Operations Planning - <i>Subsidy Offset</i>                     | \$250,000        | \$250,000            |
| Maintenance of New Parks and Open Spaces - <i>Subsidy Offset</i>                          | \$180,000        | \$1,369,200          |
| <b>Subtotals</b>  | <b>\$530,000</b> | <b>\$1,719,200</b>   |

- For new development parcels, \$100,000 of funding for invasive species management is anticipated for FY2024 and will be provided to TIDA by TICD as part of the Open Space Subsidy described in the DDA.
- \$250,000 for New Parks and Open Space Operations Planning is funding for TIDA to conduct a comprehensive study on the ongoing operations of the newly constructed parks on Yerba Buena Island and Treasure Island as development continues.
- New Parks and Open Space maintenance expenditures will cover maintenance costs of YBI Parks and Open Spaces for the completed Dog Park, Hilltop West and East Park, Causeway Park, and Waterfront Plaza, all of which are scheduled to be completed and operational in 2024. TIDA anticipates needing \$250,000 of funding for Parks and Open Space operations planning, and \$1,369,200 for park maintenance to be provided by TIDA contracts. All of these costs will be funded by TICD as part of the Open Space Subsidy described in the DDA.

**Projected FY 2024-25 Budget: \$1,719,900**

**EXHIBIT C**

# Treasure Island Board of Directors

Informational Item No. 10: Review and Discussion of Draft  
Fiscal Year 2023-24 & Fiscal Year 2024-25 TIDA Budget



**January 11, 2023**

City & County of San Francisco  
Treasure Island Development Authority

# FY2023-24 Budget Timeline

- **December 15th** – Mayor released FY24 & FY25 Budget Instructions
- **December 20<sup>th</sup>** – FY 2023-24 Budget Introduction to TIDA Board
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- **July** – Board of Supervisors adopts FY2023-24 & FY2024-25 Budget





# Mayor's Budget Instructions

- On December 15th, the Mayor's Budget Office released budget instructions announcing a \$728M projected deficit over the next 2 fiscal years
- To balance the citywide budget, General Fund departments were asked to decrease ongoing General Fund support by 5% ongoing in FY24 and another 3% ongoing in FY25 to provide General Fund savings
  - The Mayor will be focused on policy priorities of economic recovery, clean and safe streets, homelessness and mental health
- **Non-General Fund departments are being directed to balance within their own revenue projections.** TIDA is considered a Non-General Fund department, as it does not receive any revenue support from the General Fund.
- In addition, the City Administrator's budget will focus on resolving chronic operational issues in the ongoing effort to stabilize ADM's core service delivery



# FY 2023-24 & FY2024-25 Proposed Budget Highlights

## Total Budget Revenues and Expenses:

- FY 2023-24 – \$48,801,469
- FY 2024-25 – \$52,095,352

*\*See Exhibit A for full detail*

**Budget Format Change** – In order to breakout TIDA's annual expenditure budget in alignment with certain revenue sources and reimbursements pursuant to the DDA, TIDA staff has re-formatted the budget into 3 budget components:

|                             |              |
|-----------------------------|--------------|
| (1) Authority Costs Budget: | \$16,991,889 |
| (2) City Costs Budget:      | \$10,557,380 |
| (3) Subsidy Budget:         | \$21,252,200 |

The budget establishes a ceiling for expenditure authority, which is typically under-expended. For example, in FY2022, TIDA's total expenditures were \$6.70M or approximately 25% under budget, compared to the adopted budget.



# TICD Reimbursement Obligations

## TICD Obligation to Pay Shortfall in Authority Costs

19.6 Payment for Shortfall in Authority Costs. ...In each calendar quarter, Authority shall apply all Authority Revenues against all Authority Costs described in each Authority Costs and Revenues Report in accordance with the requirements of applicable laws, including the Conversion Act and the City's Charter. **Developer shall reimburse Authority for the amount by which the Authority Costs exceed Authority Revenues and reasonable reserves for that quarter, as shown in the Authority Costs and Revenues Report, no later than sixty (60) days after the receipt of the Authority Costs and Revenue Report from the Authority.** The Parties shall meet and confer in good faith to resolve any disputes regarding an Authority Costs and Revenue Report...

## TICD Obligation to Pay City Costs

19.8 Payment of City Costs and Ramps Payment. Under the Development Agreement and the Interagency Cooperation Agreement, City Agencies must submit quarterly invoices for all City Costs incurred by the City Agency for reimbursement under the Development Agreement, which invoices shall be gathered by Authority. **Authority shall gather all such invoices so as to submit one combined City bill to Developer each quarter. As described in the Development Agreement and the Interagency Cooperation Agreement, Developer shall pay City for all City Costs during the Term within thirty (30) days following receipt of a written invoice.** Developer shall not be obligated for the payment of any City Cost that is not invoiced to Developer within twelve (12) months from the date the City Cost was incurred...



# TICD Budget Review Requirement

19.2 Annual Budget. ... **Each subsequent Authority Fiscal Year during the term of this DDA, the Authority and Master Developer shall meet and confer regarding the Authority Costs reasonably expected to be incurred and Authority Revenues reasonably expected to be received during that succeeding Authority Fiscal Year. Prior to such meetings, the Authority shall prepare a preliminary budget (the "Annual Preliminary Budget") estimating the anticipated Authority Cost and Authority Revenues...**The Annual Preliminary Budget shall include a projection of anticipated revenues payable to Authority for the year, including projected Authority Revenues. **Based on such meetings and other relevant information available to the Authority, the Authority shall update such Annual Preliminary Budget for Authority Costs for such Authority Fiscal Year, broken down by fiscal quarter and including the information set forth in clauses (i) through (v) above (an "Annual Authority Draft Budget") and deliver the same to Master Developer.** The Parties acknowledge that the Annual Authority Draft Budget is subject to review and approval by the Authority Board and the Board of Supervisors in their sole and absolute discretion. The Parties further acknowledge and agree that the Annual Authority Budget may need to be modified by the Authority and the Board of Supervisors from time to time during the Authority Fiscal Year.



# FY 2023-24 Proposed Budget Highlights

## REVENUES:

- **\$8.4M** - Commercial revenues are assumed to stay steady in FY2024 based on prior year revenues improving
- **\$3.015M** - Residential leasing revenues assumed to be reduced by \$500K (\$1.0M) due to anticipated moves and in-lieu payments; Common Area Maintenance (CAM) fees (\$1.73M); additional revenues from CFD/IRFD taxes for administration (\$282K)
- **\$5.47M** - In both FY 2024 and FY2025, the proposed budget assumes a TICD reimbursement amount to cover shortfalls between actual expenditures and actuals revenues
- **\$10.56M** - Certain development costs (City Costs) will be offset by TICD reimbursement
- **\$21.25M** - Certain qualified costs will be offset by TICD Subsidies, vertical developer fees, and service agreement payments with other departments

*\*See Exhibit B for full detail*



# FY 2023-24 Proposed Budget Highlights

## EXPENSES:

### Authority Costs Budget

- \$8.31 M - Personnel & Admin
- \$2.08 M - Development-related contractual services
- \$6.60 M - TIDA operations and maintenance

### City Costs Budget

- \$1.47 M - Development-related contractual services
- \$1.05 M - City Attorney / legal services
- \$8.04 M - City department services, including amortized repayment of submarine cable

### Subsidy Budget

- \$500,000 - Job Broker Program
- \$16,943,000 - housing development costs (relocation services, in-lieu payments, MOHCD)
- \$1,819,200 - parks and open space maintenance, as-needed habitat management
- \$1,990,000 - Arts Commission programming and installation costs

*\*See Exhibit C for full detail*

Fiscal Year 2022-2023 Budget Introduction

TREASURE ISLAND DEVELOPMENT AUTHORITY



# FY 2023-24 Proposed Budget Highlights

## Anticipated Budget Growth:

- Developer Housing Subsidies to support future affordable housing development
- Parks maintenance for newly completed parks
- Transitional housing related fees/costs
- Westside Bridges local match funding to leverage state/federal grants
- Public Works Construction oversight and other services for development
- PUC Engineering and fields services support for development
- City agency and consultant professional services/contracts in support of development program

# FY 2023-24 Proposed Budget Highlights

## **Contract Services:**

- As-needed engineering services
- Transitional housing advisory services
- Task-Force/program management support
- Environmental assessment/planning studies
- Park planning and operations support



# Community Serving Programs Support

## Total Support Services

- One Treasure Island (ShipShape, food pantry, construction training program, community facilities planning, etc.)
- YMCA Operations – free to island residents
- Island youth participation in Boys & Girls Club Camp Mendocino summer program
- After-school & on-island summer youth programs
- Childcare Center Facility maintenance & operating subsidy
- Dept. of Public Health on-island services
- Traffic management during Fleet Week, July 4th, and New Year's Eve



# Parks Operations & Maintenance Budget

| PARKS & OPEN SPACE OPERATING and MAINTENANCE EXPENSES | FY2023-24 | FY2024-25 |
|---|-----------|-----------|
| YBI Natural Areas                                     | 186,700   | 19,400    |
| YBI - East Stormwater                                 | 119,200   | 123,400   |
| TBI - Causeway Slope and Beach Access                 | 158,300   | 163,900   |
| YBI - Macalla Stormwater                              | 185,500   | 192,000   |
| YBI- Hilltop East                                     | 172,900   | 178,900   |
| YBI - Dog Park  | 41,600    | 43,000    |
| YBI- Hilltop West                                     | 306,500   | 312,600   |
| YBI - Causeway Stormwater                             | 30,800    | 33,800    |
| YBI - Beach Park & Quarters 10                        |           | 142,200   |
| YBI - Trails  | 98,300    | 101,700   |
| TI - Waterfront Plaza (6 months)                      | 69,400    | 143,600   |
|   |           |           |
| Total   | 1,369,200 | 1,454,500 |



# Parks Operations & Maintenance Budget

## Scope of Services

- Materials and supplies
  - janitorial, lighting, plumbing, electrical, stones, vehicle, hardware, uniforms, tools/equipment, pet waste, general maintenance supplies)
- Contractual services (Landscape and Janitorial Services)
- Fire/Life/Safety
  - Testing and monitoring, hazmat inspections, bioswale certifications
- Additional services
  - Pest control, stones/hardscape, electrical M&R , plumbing M&R, artwork M&R, steam cleaning
- Utilities (Electricity, Water, Sewer)
- Management
- Contingency



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# *Discussion*