

CITY & COUNTY OF SAN FRANCISCO
TREASURE ISLAND DEVELOPMENT AUTHORITY
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TREASURE ISLAND DEVELOPMENT AUTHORITY
MEETING AGENDA

January 11, 2023 – 1:30PM

ORDER OF BUSINESS

1. Call to Order and Roll Call

V. Fei Tsen, President
Linda Fadeke Richardson, Vice President
Mark Dunlop, Secretary
La'Shawndra Breston

2. General Public Comment

There was no public comment.

3. Resolution Making Findings to Allow Teleconferenced Meetings Under California Government Code Section 54953(e)

Director Dunlop moved Item 3.
Director Richardson seconded the motion.
Item 3 was passed by roll call vote.

Director Breston commented on memory of Trelease Miller, a beloved parent council member, mother, and Treasure Island resident.

4. Report by Treasure Island Director

Bob Beck, Treasure Island Director, presented an update on development and operation issues. It is anticipated that in-person meetings of the Board will resume in March.

A new board member, Jeanette Howard, with The Nature Conservancy, was approved by the Board of Supervisors.

Nabihah Azim is a new potential board member whose nomination was forwarded to the Board of Supervisors by the Mayor's Office. Her nomination will likely be considered next month.

Storm effects include areas with standing water, potholes, and fallen trees.

There was a power outage yesterday on Northpoint and Gateview Court due to lighting. Power was restored in a couple hours.

Peter Summerville has been supporting emergency operation center in DSW role.

TIMMA is continuing to plan for pilot autonomous vehicle shuttle program and targeting start of service for March.

Public Library is installing a self-service book kiosk at Island Cove Market in late January.

SF Card and One Treasure Island are hosting an emergency preparedness workshop at Ship Shape this Saturday.

Parcel E1.2 is the site we anticipate development of HR360 replacement housing. Anticipate going to MOHCD to secure pre-development funding to move project forward.

In December Navy finalized two reports for Site 12 Conceptual Site Model and the 1400 Series Housing Site Investigation.

Nella Goncalves, One Treasure Island, gave an update.

Made comments in memory of Trelease Miller.

Have seen increase in pantry in December and January, likely due to supply of holiday hams and turkeys.

Launched mass texting program that will update residents and businesses on island news. Goal to have 500 names by end of March.

Handed out \$5,000 of gift cards to island residents over holidays.

Celebrating MLK day through social media posts on Monday and will be working on Black History Month celebration.

Shiante Lewis, YMCA, gave an update.

Facility has been updated with new lighting and the gym has new equipment.

40 island youth attended Winter Camp and received Christmas gifts from YMCA.

Director Dunlop asked about status of Navy property transfer and asked about the parking policy.

Director Richardson asked about Coast Guard to TIDA land transfer.

5. Communications From and Received by TIDA

There was no discussion of communications.

There was no public comment.

6. Ongoing Business by Board of Directors

Director Tsen commented on importance of focusing on organization structure for maintenance and operations, and programming of parks.

Director Dunlop asked if there has been any permanent damage from storms.

Director Breston recognized the great work of One Treasure Island and YMCA over holidays.

There was no public comment.

7. CONSENT AGENDA

a. Approving the Minutes of the November 9, 2022 Meeting

b. Resolution Approving the Treasure Island Development Authority Board of Directors' Regular Meeting Schedule for 2023

c. Resolution Approving and Authorizing the Execution of a Fourth Amendment to Professional Service Agreement between the Treasure Island Development Authority and Associated Right of Way Services Inc., Retroactive to January 1, 2023 Extending the Term of the Agreement through March 31, 2023

d. Resolution Approving and Authorizing the Execution of a Memorandum of Agreement between the Treasure Island Development Authority and San Francisco County Transportation Authority to Provide Funding of \$3.505 million for the Yerba Buena Island Westside Bridges Seismic Retrofit Project.

e. Resolution Approving and Endorsing an Option to Lease Agreement between the Treasure Island Development Authority and Mercy Housing California Providing an Option with a Term of Three Years with an Extension Option of Six Months to Lease a Portion of Parcel E1.2 for the Development of Low-Income Housing

f. Resolution Approving and Authorizing the Execution of a First Amendment to the Professional Services Agreement between the Treasure Island Development Authority and One Treasure Island, to increase the annual Scope of Services and not to exceed Contract Amount for Fiscal Year 2022-2023

g. Resolution Approving and Authorizing the Execution of Lease No. 1,480 with Affordable Self Storage, Inc., a California corporation for approximately one hundred and eighty-five thousand (185,000) square feet of land located on Avenue E between 9th and 11th Streets, Treasure Island

There was no public comment.

Director Dunlop moved the Consent Agenda.

Director Richardson seconded the motion.

Consent Agenda was passed by roll call vote.

8. Resolution Establishing an Ad Hoc Nominating Committee, Consisting of Three Members of the Treasure Island Development Authority Board of Directors to Nominate Officers to Serve One Year Term

Director Tsen nominated Director Dunlop and Director Richardson for the Ad Hoc Nominating Committee.

Director Breston moved Item 8.

Director Dunlop seconded the motion.

Item 8 was passed by roll call vote.

9. Looking Back at 2022 and Forward to 2023

Bob Beck, TIDA, reviewed work completed in 2022 and upcoming in 2023 including infrastructure, Wastewater Treatment Plant site, Subphase 1 & 2 Roadways and Underground Utilities, Seven Seas Avenue, key utility infrastructure, YBI Stormwater Gardens, Subphase 3 Geotechnical work, demolition work, ferry pier, Eastbound-101 interchange and bike path, Hillcrest, and Treasure Island Marina.

Bob Beck reviewed Parks and Open space updates including Bimla Rhinehart Pier, Boulders Dog Park, Signal Point, Infinity Point, Clipper Cove Beach, and Cityside Park.

Vertical Development updates included The Bristol, FY and EY Flats and Townhomes, Maceo May Apartments, Star View Court, Tidal House, Hawkins, Portico, Parcel B1.2, and HealthRight360 site.

Director Dunlop commented on excitement of work completed and future work.

Director Richardson thanked Bob Beck for comprehensive presentation and discussed financing.

Director Tsen commented on celebrating the first affordable housing project on TI.

10. Draft FY2024 & FY2025 TIDA Budget

Jamie Querubin, TIDA, reviewed FY 2023-24 Budget planning and timeline.

The proposed budget will be presented to TIDA Board in February for approval to submit to Mayor's Budget Office.

Board of Supervisors adopts the budget in July.

Jamie Querubin reviewed the Mayor's budget instructions.

Non-General Fund departments, including TIDA, are being directed to balance within their own revenue projections.

FY 2023-24 commercial leasing revenues and residential leasing revenues were above adopted budget.

TIDA expenditures were approx. \$5.92M below adopted budget.

Since TIDA's total Authority Cost expenses were below total revenues, no shortfall payment was invoiced to TICD.

Jamie Querubin reviewed FY 2023-24 proposed budget highlights including revenues, expenses, anticipated budget growth, contract services, and community servicing programs support.

Parks Operations & Management budget and scope of services for were reviewed.

Director Tsen asked about TICD comments and schedule of approving budget.

Director Tsen asked how Parks Operations & Maintenance budget numbers were determined.

Director Richardson discussed goal to move project forward, requested an organizational chart for administration, and requested housing historical costs.

Director Dunlop asked what happens when TIDA is under budget.

Director Breston asked about community support, day care staffing, and job training.

11. Discussion of Future Agenda Items by Directors

Director Richardson reiterated Parks and Open Space discussion and need of progress timeline.

Meeting adjourned in memory of Trelease Miller.

12. Adjourn