

**AGENDA ITEM 10**  
**Treasure Island Development Authority**  
**City and County of San Francisco**  
**Meeting of February 8, 2023**

**Subject:**      **Resolution Approving the Budget Submittal of the Treasure Island Development Authority for Fiscal Year 2023-24 and Fiscal Year 2024-25 to the Mayor’s Budget Office and Authorizing the Treasure Island Director to Enter into Work Orders for Service with other City Departments, Professional Service Contracts, and Agreements with Service Providers (Action Item)**

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

**SUMMARY**

This resolution would approve the Treasure Island Development Authority (the “Authority”) Budget Submittal to the Mayor’s Budget Office for Fiscal Year 2023-24 (“FY2024”) and Fiscal Year 2024-25 (“FY2025”). Additionally, the resolution would authorize the Treasure Island Director to enter into Work-Orders with other City Departments for services associated with the Authority’s development and operational needs, professional service contracts with vendors, and grants and agreements with service providers consistent with the proposed budget.

**BACKGROUND**

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.

Under the terms of the Disposition and Development Agreement (“DDA”) between the Authority and Treasure Island Community Development (“TICD”) and the Economic Development Conveyance Memorandum of Agreement (“EDCMOA”) between the Authority and the Navy, (1) the revenues generated from island operations are restricted to uses supporting the operation of island facilities and redevelopment of the island, (2) the Authority is obligated to maintain existing island facilities and support TICD’s development schedule and activities, and (3) TICD is

obligated to pay for certain City Costs, to provide subsidies to fund specific programs or activities, and to supplement Authority revenues to offset Authority Cost expenditures.

In conjunction with TICD's reimbursement obligations under the DDA, TIDA is required to review our proposed budget with TICD, but TICD does not have approval authority over the budget. TICD has requested additional detail on certain expenses and has questioned the amount of certain costs, funding sources, and whether some development expenses categorized as development costs should be credited against TICD subsidy obligations. Authority staff have attempted to provide additional detail and information responsive to the questions and issues raised by TICD, and are continuing to confer with TICD about responding to subsequent requests for information.

The Mayor's Budget Office has requested departments submit their proposed FY2024 and FY2025 Budget Submittal by February 22<sup>nd</sup> prior to proposed department budgets being posted to the City's website in March. The Authority is required to submit its budget to the City Administrator's Office of Budget and Planning ahead of the February 22<sup>nd</sup> deadline, shortly after the February 8<sup>th</sup> TIDA Board meeting. The Mayor's Proposed Budget submittal to the Board of Supervisors is made on June 1<sup>st</sup>, and the Board of Supervisors is anticipated to adopt a final budget by the end of June before the start of the fiscal year.

## **CURRENT FISCAL YEAR REVENUES**

Through the first two quarters of FY2022-23, residential lease revenues are expected to be in line budget estimates. Commercial leasing revenues are also expected to be in line with or exceed budget estimates, in part due to a majority of tenants becoming current with their rent this year and certain vacant lease spaces securing back-fill tenants. Compared to prior years, commercial lease revenues have improved and stabilized to pre-pandemic levels.

## **DEVELOPMENT AND FUTURE COMMERCIAL LEASING**

The third subphase of development encompasses Hangars 2 and 3, and the Authority vacated historical tenants from those Hangars to accommodate interruptions in utility services associated with the subphase work. Authority Staff has leased space in Hangar 3 for various storage activities. These new interim leases in conjunction with other new leases and revised lease rates have largely offset revenue impacts arising from the pandemic and work in the third subphase area.

## **FISCAL YEAR 2022-23 and FISCAL YEAR 2023-24 BUDGET**

### **Organization**

Attached are proposed Treasure Island Development Authority ("TIDA") Budget documents for FY2024 and FY2025. In order to breakout TIDA's annual expenditure budget in alignment with certain revenue sources and reimbursements pursuant to the DDA, Authority staff has reformatted the expense details into 3 budget components: **(1) Authority Costs Budget, (2) City Costs Budget, and (3) Subsidy Budget**, as described in more detail below. Further, within

each budget component, expenses may be divided into three categories also described in more detail below, as applicable.

- I. **Authority Costs Budget:** Pursuant to Section 19.6 of the DDA, the developer, Treasure Island Community Development (“TICD”), shall reimburse the Authority for the amount by which the Authority Costs exceed Authority Revenues and reasonable reserves on a quarterly basis each fiscal year. As such, Authority Costs and Authority Revenues should be isolated into its own budget component to ensure the delineation of Authority Revenues and Costs.
  1. ***Personnel and Administration (Authority Costs)***  
Including staff salaries and benefits, materials and supplies, administrative interagency work orders, and community programs that are defined as Authority Costs in the DDA. Note that although the DDA may define these TIDA staff costs as solely “Authority Costs,” a significant portion of staff costs are in direct support of the development.
  2. ***Development (Authority Costs)***  
Including contract services and interdepartmental work orders supporting development activities, legal counsel, and related expenses that are defined as Authority Costs in the DDA. Note that although the DDA may define these TIDA development costs as solely “Authority Costs,” a significant portion of TIDA’s third-party professional services and contractual services are in direct support of the development.
  3. ***Operations and Maintenance***  
Including Public Works and Public Utilities work orders for facilities maintenance and utility operations, in addition to contract services for waste disposal, janitorial, and landscape services that are defined as Authority Costs in the DDA.
- II. **City Costs Budget:** Pursuant to Section 19.8 of the DDA, the Authority shall gather all City Agencies invoices for costs associated with the review of submittals, inspection of construction, and related development activities and submit to TICD on a quarterly basis, and TICD shall pay for all City Costs at the receipt of each invoice. As such, City Costs and TICD Revenues should be isolated into its own budget component to ensure the delineation of City Costs.
  1. ***Development (City Costs)***  
Including contract services and interdepartmental work orders supporting development activities, legal counsel, and related expenses that are defined as City Costs in the DDA.

There are currently no identified City Costs that fall within the “Personnel and Administration” or “Operations and Maintenance” cost categories.

III. **Subsidy Budget:** Pursuant to Section 13.3 of the DDA, TICD shall pay the Authority for the following subsidies, as defined: Open Space Annual Subsidy, Transportation Subsidies, Transportation Capital Contributions Subsidy, Additional Transportation Subsidy, Community Facilities Subsidy, Developer Housing Subsidy, School Improvement Payment, Ramps/Viaduct Subsidy, Fill Payment, and the TIHDI Job Broker Program Subsidy. As such, certain costs tied to these subsidies, as defined, should be isolated into its own budget component to ensure the delineation of Subsidy costs.

1. ***Personnel and Administration (Subsidy)***

One of the DDA required subsidies is support for the One Treasure Island Job Broker Program as established under the Jobs and Equal Opportunity Plan attached to the DDA.

2. ***Development***

The DDA includes several subsidies that would fall under the heading of development related subsidies, including the Affordable Housing Subsidy, the Arts program, future subsidies associated with new childcare and school facilities, and, potentially, some transit costs.

3. ***Operations and Maintenance***

Required developer subsidies that would fall under Operations and Maintenance include a subsidy for the operations of parks and open spaces and the transit operations subsidy.

**FY 2023-24 Expenditures**

Projected expenditures for FY 2023-24 are increased by approximately \$15.7 million dollars over the current fiscal year budget. The largest year over year increases are associated with:

- *Developer Housing Subsidy:* The proposed budget includes \$15 million of new expenses related to the TICD Developer Housing Subsidy dedicated to the production of affordable housing, replacement housing, and implementation of the Transition Housing Rules and Regulations (THRRs).
- *Westside Bridges Memorandum of Agreement:* The proposed budget includes \$1.755 million of new expenses related to the Westside Bridges project administered and delivered by the San Francisco County Transportation Authority (SFCTA).
- *Development Services/Construction Oversight:* Increased work orders primarily with Public Works which provides oversight of TICD construction activities for most other city agencies.
- *Open Space Operations and Maintenance:* The proposed budget includes \$1.5 million of new expenses for anticipated operations and maintenance of new parks and open spaces

scheduled to be in operations in FY2024. In addition, the budget allocates funding for the planning of governance operations, oversight, and maintenance for the new parks and opens spaces on Yerba Buena Island and Treasure Island and well as implementation of habitat management efforts on Yerba Buena Island.

**Authority Cost Expenses: \$15,529,875**

**City Cost Expenses: \$11,511,085**

**Subsidy Expenses: \$19,942,123**

FY 2024-25 total expenditures are expected to increase by \$2.3 million compared to the proposed FY 2023-24 budget totals. However, since the Authority is required to submit a 2-year budget rolling budget the Mayor's Budget Office, the Authority will have to opportunity to update FY2025 expenditures in next fiscal year's budget submittal to the TIDA Board and the Mayor's Budget Office.

### **FY 2023-24 Revenues**

To balance the fiscal year budget, projected revenues for FY 2023-24 are increased by approximately \$15.7 million dollars over the current fiscal year budget. While there are minor changes in several revenue streams, the bulk of the additional revenue comes in the form of TICD Housing Subsidy revenues offsetting the increased expense towards the Parcel E1.2 development.

- *Commercial Leasing Revenues:* Projected revenues for FY2024 assume impacts to commercial revenues due to COVID-19 have fully recovered and a majority of commercial tenants are current in their lease obligations. Additionally, despite the need to partially vacate Hangars 2 & 3, total commercial revenues for FY2024 are projected to be consistent with FY2022 revenue actuals. Furthermore, TIDA has identified and secured additional revenue generating lease opportunities to backfill revenues resulting from vacancies necessitated by development.
- *Residential Housing Revenues:* In the prior FY2023 budget, housing revenues were adjusted downward to reflect trends over the last several budget cycles of collections by John Stewart Company ("JSCo"), including an assumed impact of rent deferrals due to COVID. Projected housing revenues in FY2024 assume the same adjusted levels of revenue collections.

*TIDA Pass-through Revenue:* Projected revenues for FY2024 assume anticipated funds from Bay Area Tolling Authority and the San Francisco County Transportation Authority for reimbursement of expenses related to service agreements for Pier E-2, the Bay Bridge Pedestrian path (Vista Point), and the Torpedo Building.

- *CFD//IRFD Revenues:* Projected revenues for FY2024 assume anticipated funds from the Treasure Island Community Facilities District (CFD) and Infrastructure Revitalization

District (IRFD) sources, specifically from pay-go taxes and bond proceeds to cover administrative expenses.

- *Expected Savings / External Funds*: Based on prior year actual expenditures and trends, the proposed budget assumes anticipated savings that TIDA expects by FY2024 year-end from Authority Cost expenses. If such savings are not realized, TIDA will need to solve within the appropriated budget or seek external funding sources.

### TICD Revenues

- *TICD Reimbursement (Authority Costs)*: Projected revenues for FY 2023-24 anticipate up to \$3.14 million of funds from TICD as revenue to balance the budget for Authority Costs, not including development expenditures directly spent on City Costs, as defined by Section 19.6 of the DDA.
- *TICD Reimbursement (City Costs)*: Projected revenues for FY 2023-24 anticipate up to \$10.22 million of funds from TICD as revenue to directly reimburse TIDA for development expenditures spent on City Costs, as defined by Section 19.8 of the DDA. This amount includes approximately \$1.732 million related to building abatement costs and approximately \$1.248 million related to the replacement of a water line and PG&E gas line on YBI, both of which are TICD obligations reflected in TIDA's budget.

### TICD Subsidies and VDDA Subsidy

Projected revenues for FY 2023-24 anticipate up to \$2.33M of funding support from TICD to fulfill certain subsidy obligations as defined by Section 13.3 of the DDA. The subsidy budget includes:

- *Job Broker Program Subsidy*: \$500,000 for the One Treasure Island (formerly TIHDI) Job Broker program.
- *Developer Housing Subsidy*: \$17,942,123 for costs related to a Relocation Consultant for replacement housing implementation, the pay-out of Early Relocation In-Lieu, the payment of Early Relocation Moving Fees, the total costs related to the annual MOU between TIDA and the Mayor's Office of Housing and Community Development, and pre-development and construction costs for Parcel E1.2 (Behavioral Health Building and Senior Housing).
- *Open Space Annual Subsidy*: \$1,500,000 for costs related to parks and open space operations planning, certain invasive species management on development parcels, and maintenance for the new Dog Park, Hilltop Park West and East, Causeway Slope and Beach Access, Waterfront Plaza, Cityside Park, and stormwater facilities throughout YBI, all of which are scheduled for completion and operations in FY2024.

### NEXT STEPS

TIDA staff will coordinate with the City Administrator's Office of Budget and Planning staff and the Mayor's Budget Office to address any questions prior to submission of the Mayor's Proposed Budget to the Board of Supervisors.

## **RECOMMENDATION**

Staff recommends the Authority Board approve of the FY2024 & FY2025 Budget Submittal and, upon approval of the Budget Submittal by the Mayor's Budget Office and adoption by the Board of Supervisors, authorize the Treasure Island Director to (1) enter into work orders with City Departments, (2) enter into professional services contracts, and (3) enter into agreements with service providers throughout the FY2024 & FY2025 budget cycle consistent with the Budget Submittal.

## **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. 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	7,000,000.00	7,000,000.00
		B. Commercial Leasing Revenue - Non-Tidelands Trust	1,400,000.00	1,400,000.00
		C. John Stewart Company Housing Revenue	1,000,000.00	1,000,000.00
		D. Housing Common Area Maintenance Fees	1,732,540.00	1,629,880.00
		E. Other CFD/IRFD Revenues	145,000.00	145,000.00
Other Revenue		F. Expected Savings	1,000,000.00	1,000,000.00
		<b>Revenue Total</b>	<b>12,277,540.00</b>	<b>12,174,880.00</b>
TIDA Pass-through Revenue		G. BATA Reimbursement Pier E-2 MOA	10,000.00	10,000.00
		H. SFCTA Reimbursement for YBI Pedestrian Path Costs (Vista Point)	100,000.00	100,000.00
		<b>Pass-through Revenue Total</b>	<b>110,000.00</b>	<b>110,000.00</b>
TICD Revenue		I. TICD Reimbursement (Authority Costs)	3,142,334.05	3,247,154.85
		<b>TICD Revenue Total</b>	<b>3,142,334.05</b>	<b>3,247,154.85</b>
<b>Revenues Total</b>			<b>15,529,874.05</b>	<b>15,532,034.85</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	10,000.00	10,000.00
		4. Marketing and Promotion Expenses	15,000.00	15,000.00
		5. One Treasure Island Contractual Services (not incl. abatement costs)	860,000.00	860,000.00
		6. Other Professional Services	1,189,700.00	1,225,391.00
		7. Equipment Leases / Materials & Supplies	87,250.00	87,250.00
		8. Public Safety Work Orders	168,088.00	173,131.00
		9. Public Health and Welfare Work Orders	432,400.00	439,199.50
		10. Other Administrative Work Orders	806,099.94	791,740.81
		<b>Personnel &amp; Administration Total</b>	<b>7,194,399.23</b>	<b>7,336,349.44</b>
B. Development		1. Development Professional Services (Authority Costs, not incl. Subsidy offsets)	1,201,644.32	1,945,000.00
		2. Building Abatements Costs (incl. in One Treasure Island Contract)	1,732,000.00	700,000.00
		3. Planning Department (Authority Costs)	130,000.00	130,000.00
		<b>Development Total</b>	<b>3,063,644.32</b>	<b>2,775,000.00</b>
C. Operations & Maintenance		1. Buildings Maintenance Services (Third-Party Contracts, not incl. Subsidy offsets)	2,630,000.00	2,708,900.00
		2. PUC Utilities and Maintenance	1,513,830.50	1,559,245.42
		3. DPW Operations and Maintenance	818,000.00	842,540.00
		4. BATA Pier E-2 MOA / SFCTA YBI Pedestrian Path Cost	110,000.00	110,000.00
		5. Debt Service - Wastewater Facilities Financing	0.00	0.00
		6. City Attorney - Legal Services (Authority Costs)	200,000.00	200,000.00
		<b>Operations &amp; Maintenance Total</b>	<b>5,271,830.50</b>	<b>5,420,685.42</b>
<b>Expenses Total</b>			<i>(See Note A)</i> <b>15,529,874.05</b>	<b>15,532,034.85</b>

**TIDA City Costs Budget**

Revenues	Budget Category	Cost Category	Fiscal Year 2024	Fiscal Year 2025
TICD Revenue		A. TICD Reimbursement (City Costs)	8,975,269.03	10,181,303.22
		B. TICD Obligated Reimbursement under Westside Bridges Budget (City Costs)	1,248,355.68	0.00
		<b>TICD Revenue Total</b>	<b>10,223,624.71</b>	<b>10,181,303.22</b>
Other Revenue		C. Other CFD/IRFD Revenues	287,460.00	287,460.00
		D. Expected Savings	1,000,000.00	1,000,000.00
		<b>Other Revenue Total</b>	<b>1,287,460.00</b>	<b>1,287,460.00</b>
<b>Revenues Total</b>			<b>11,511,084.71</b>	<b>11,468,763.22</b>
Expenses	Budget Category	Cost Category	Fiscal Year 2024	Fiscal Year 2025
A. Development (City Costs)		1. Development Professional Services	1,470,000.00	1,515,000.00
		1B. TICD Obligated Costs under Westside Bridges Budget	1,248,355.68	0.00
		2. City Attorney - Legal Services	1,050,000.00	1,050,000.00
		3. DPW Engineering Support Services	5,428,853.00	5,710,795.00
		4. PUC Engineering Services	1,516,416.03	1,561,908.22
		5. SFMTA Services	250,000.00	257,500.00
		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	187,460.00
12. Electric Submarine Repayment	0.00	826,100.00		
		<b>Development Total</b>	<b>11,511,084.71</b>	<b>11,468,763.22</b>
<b>Expenses Total</b>			<b>11,511,084.71</b>	<b>11,468,763.22</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	17,942,122.71	19,461,000.00
		D. TICD Parks and Open Space Subsidy	1,500,000.00	1,791,400.00
		<b>TICD Subsidy Total</b>	<b>19,942,122.71</b>	<b>21,752,400.00</b>
VDDA Subsidy		E. Vertical Development Art Fees	0.00	570,289.00
		<b>VDDA Subsidy Total</b>	<b>0.00</b>	<b>570,289.00</b>
<b>Revenues Total</b>			<b>19,942,122.71</b>	<b>22,322,689.00</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>B. Development</b>	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		16,436,544.33	17,955,421.62
	6. SF Arts Commission - Art Installation Cost		0.00	570,289.00
		<b>Development Total</b>	<b>17,942,122.71</b>	<b>20,031,289.00</b>
<b>C. Operations &amp; Maintenance</b>	1. As-Needed Invasive Species Management - Development Parcels		100,000.00	103,000.00
	2. Maintenance of New Parks and Open Spaces		1,207,533.33	1,688,400.00
	3. Parks and Open Space Operations Planning		192,466.67	0.00
		<b>Operations &amp; Maintenance Total</b>	<b>1,500,000.00</b>	<b>1,791,400.00</b>
<b>Expenses Total</b>			<b>19,942,122.71</b>	<b>22,322,689.00</b>
<b>TOTAL TIDA BUDGETED REVENUES</b>			<b>46,983,081.48</b>	<b>49,323,487.07</b>
<b>TOTAL TIDA BUDGETED EXPENSES</b>			<b>46,983,081.48</b>	<b>49,323,487.07</b>

**NOTES**

A. To the extent any costs under the Authority Cost budget is in support of the Job Corps redevelopment planning, such costs may be recoverable under a future Exclusive Neogtiating Agreement (ENA) process, and therefore offset in this budget.

## EXHIBIT B - TIDA REVENUE DETAILS FY2023-24

TIDA Board 2/8/23

### 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	\$7,000,000	\$400,000

This amount reflects executed subleases and potential new subleasing opportunities for commercial space on Treasure Island within the Tidelands Trust. The increase in the proposed budget compared to prior year is to better align with actuals collected in FY 2021-22, which is offset by a reallocation of revenues under Non-Tidelands Trust.

**Projected FY 2024-25 Budget: \$8,400,000**

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

TIDA FY 2022-23 Budget	TIDA FY 2023-24 Budget	Change
\$1,800,000	\$1,400,000	(\$400,000)

This amount reflects executed subleases and potential new subleasing opportunities for commercial space on Treasure Island within the Non-Tidelands Trust. The reduction in the proposed budget compared to prior year is to better align with actuals collected in FY 2021-22, which is offset by a reallocation of revenues under Tidelands Trust.

**Projected FY 2024-25 Budget: \$1,400,000**

#### 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
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## EXHIBIT B - TIDA REVENUE DETAILS FY2023-24

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**\$1,732,540**

**\$1,732,540**

**\$0**

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: \$1,629,880**

### E. Other CFD/IRFD Revenues

TIDA FY 2022-23 Budget	TIDA FY 2023-24 Budget	Change
<b>\$0</b>	<b>\$145,000</b>	<b>\$145,000</b>

This estimated amount reflects revenue from the Cost of Issuance payments taken from public financing bond proceeds paid to TIDA. The revenue directly offsets consultant costs related to the public financing bond issuance process.

**Projected FY 2024-25 Budget: \$145,000**

### F. Expected Savings

TIDA FY 2022-23 Budget	TIDA FY 2023-24 Budget	Change
<b>\$0</b>	<b>\$1,000,000</b>	<b>\$1,000,000</b>

The amount reflects anticipated savings that TIDA expects by FY 2023-24 year-end from Authority Cost expenses. If such savings are not realized, TIDA will need to solve within the appropriated budget.

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

### G. BATA Reimbursement- Pier E- 2

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

## EXHIBIT B - TIDA REVENUE DETAILS FY2023-24

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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**

### H. SFCTA Reimbursement for YBI Pedestrian Path Costs

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

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)

TIDA FY 2022-23 Budget	TIDA FY 2023-24 Budget	Change
\$4,078,446	\$3,142,335	(\$936,111)

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: \$3,247,155**

## EXHIBIT B - TIDA REVENUE DETAILS FY2023-24

TIDA Board 2/8/23

### 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	\$8,977,743	(\$178,143)

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: \$10,067,673**

#### B. TICD Obligated Reimbursement under Westside Bridges Budget (City Costs)

TIDA FY 2022-23 Budget	TIDA FY 2023-24 Budget	Change
\$0	\$1,248,356	\$1,248,356

The amount reflects anticipated funds from TICD pursuant to proposed a letter Agreement between TIDA, TICD, and SFCTA for certain developer-obligated costs, including (1) the cost to install a new water supply line from the YBI Master Meter and the new water tank site that TICD is building, and (2) the cost to install a new gas line from the TICD/Caltrans right of way to the USCG's Oakland Gate as a part of the joint trench work within the Southgate Project. Per this letter Agreement, the SFCTA will directly finance and oversee these projects, and in lieu of funding these projects, TICD will instead rededicate funding to the Westside Bridges project.

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

#### C. Other CFD/IRFD Revenues

TIDA FY 2022-23 Budget	TIDA FY 2023-24 Budget	Change
\$0	\$287,460	\$287,460

This estimated amount reflects revenue from available taxes collected from the Community Facilities District (CFD) and Infrastructure Revitalization Financing District (IRFD) that can fund ongoing financial administration. The revenue directly offsets consultant costs related ongoing administration services provided by the Controller's Office.

**Projected FY 2024-25 Budget: \$287,460**

#### D. Expected Savings

## EXHIBIT B - TIDA REVENUE DETAILS FY2023-24

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

The amount reflects anticipated savings that TIDA expects by FY 2023-24 year-end from City Costs expenses. If such savings are not realized, TIDA will need to solve within the appropriated budget.

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

## EXHIBIT B - TIDA REVENUE DETAILS FY2023-24

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

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

TIDA FY 2022-23 Budget	TIDA FY 2023-24 Budget	Change
\$500,000	\$500,000	\$0

The amount reflects anticipated funds from TICD to TIDA as revenue to directly fund the One Treasure Island Job Broker Program, as defined by Section 13.3.8 of the DDA.

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

#### B. TICD Transportation Subsidy

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

The amount reflects anticipated funds from TICD to TIDA as revenue to directly fund transportation operations, as defined by Section 13.3.2 of 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

TIDA FY 2022-23 Budget	TIDA FY 2023-24 Budget	Change
\$1,199,934	\$17,942,123	\$16,742,187

The amount reflects anticipated funds from TICD to TIDA as revenue to directly fund affordable housing projects and implementation, as defined by Section 13.3.4 of 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 16,436,543 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 - TIDA REVENUE DETAILS FY2023-24

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### D. TICD Parks and Open Space Subsidy

TIDA FY 2022-23 Budget	TIDA FY 2023-24 Budget	Change
\$630,000	\$1,500,000	\$866,000

The amount reflects anticipated funds from TICD to TIDA as revenue to directly fund new parks and open space operations and maintenance, as defined by Section 13.3.1 of the DDA. The amount reflects anticipated funds from TICD to TIDA for parks and open space operations planning, certain invasive species management on development parcels, and maintenance for the new Dog Park, Hilltop Park West and East, Causeway Slope and Beach Access, Waterfront Plaza, Cityside Park, and stormwater facilities throughout YBI, all of which are scheduled for completion and operations in FY 2024.

**Projected FY 2024-25 Budget: \$1,791,400**

### E. Vertical Development Art Fees

TIDA FY 2022-23 Budget	TIDA FY 2023-24 Budget	Change
\$1,044,909	\$0	(\$1,044,909)

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). Due to delayed permitting times, the projected rate in which the arts fees can be collected has also been delayed. Therefore, the proposed budget assumes \$0 in additional revenue collections for FY 2024. As of February 2023, the total Art Fee program on Treasure Island has an appropriated fund balance \$4.3 million.

**Projected FY 2024-25 Budget: \$570,289**



# EXHIBIT C - TIDA EXPENSE DETAILS FY2023-24

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## 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>\$10,000</b>	<b>(\$23,740)</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 Proposed</b>
Training (including cost of travel)	\$1,300	\$1,300
Employee Field Expenses	\$1,000	\$1,000
Membership Fees	\$6,700	\$6,700
HR-Management Training Work Order	\$1,000	\$1,000
<b>Subtotals</b>	<b>\$10,000</b>	<b>\$10,000</b>

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

## EXHIBIT C - TIDA EXPENSE DETAILS FY2023-24

TIDA Board 2/8/23

### 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>\$15,000</b>	<b>(\$35,000)</b>

The Proposed Budget provides funding for marketing and promotional expenses to three on-island TIDA Board meetings. The proposed budget amount has been reduced compared to prior years to reflect actual expenses in more recent years.

**Projected FY 2024-25 Budget: \$15,000**

### 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>\$860,000</b>	<b>(\$605,000)</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.

EXPENDITURE CATEGORY	FY 22-23	FY 23-24 Proposed (Full Contract)	FY 23-24 Proposed (Authority Costs Share)
Agreement with One Treasure Island	\$225,000	\$225,000	\$225,000
Community Planning	\$120,000	\$120,000	\$120,000
Affordable Housing Consultation	\$95,000	\$95,000	\$95,000
LBE/SBE Consultation		\$95,000	\$95,000
Child and Youth Needs Initiatives	\$25,000	\$25,000	\$25,000
Job Broker Program Costs - <i>Subsidy Offset</i>	N/A	\$500,000	<i>See Section III</i>
Pre-Apprentice Program	\$300,000	\$300,000	\$300,000
Abatement	\$700,000	\$1,732,000	<i>See Section I, B.2</i>
<b>Subtotals</b>	<b>\$1,465,000</b>	<b>\$3,092,000</b>	<b>\$860,000</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 - TIDA EXPENSE DETAILS FY2023-24

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- 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. The proposed Authority Cost share includes an amount of \$300,000 for the cost of conducting a multi-week training program. Note that costs related for the abatement of a derelict structure (Building 450) upon completion of training is included as a City Cost (*See Section I, B.2. Development*).

**Projected FY 2024-25 Budget: \$860,000**

### 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>\$1,189,700</b>	<b>\$912,700</b>

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

EXPENDITURE CATEGORY	FY 22-23	FY 23-24 Proposed
Treasure Island Gym Operation, YMCA	\$222,000	\$290,000
Treasure Island Gym As-Needed Maintenance		\$50,000
Boys and Girls Club Camp Mendocino	\$10,000	\$9,900
Security Services		\$725,000
Marine Salvage As-Needed		\$50,000
Other Professional Services	\$45,000	\$64,800
<b>Subtotals</b>	<b>\$277,000</b>	<b>\$1,189,700</b>

- The Proposed YMCA Budget provides funding to operate the TI Gym and after school programs, including additional staff needs to provide more hours of operations and programming to the community. The YMCA provides health, education, youth and adult programs to Island residents free of charge.
- The Proposed budget assumes \$50,000 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 \$725,000 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 an increased level for professional services, reserving approximately \$20,000 for professional services in the case of an emergency. 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

## EXHIBIT C - TIDA EXPENSE DETAILS FY2023-24

TIDA Board 2/8/23

with summer internship programs. This category also funds portable restrooms, messenger services, audio services, periodicals, advertising, and printing.

**Projected FY 2024-25 Budget: \$1,225,391**

### 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>\$87,250</b>	<b>\$12,250</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 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: \$87,250**

### 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>\$168,088</b>	<b>(\$6,694)</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 Proposed
Parking & Traffic	\$25,000	\$25,000

## EXHIBIT C - TIDA EXPENSE DETAILS FY2023-24

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Police Security	\$139,782	\$143,088
Fire	\$10,000	\$0
<b>Subtotals</b>	<b>\$178,388</b>	<b>\$168,088</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.

**Projected FY 2024-25 Budget: \$173,131**

### 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>\$432,200</b>	<b>(\$21,530)</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 Proposed
Children, Youth, & Families Work Order	\$248,180	\$226,650
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>\$432,200</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
- 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: \$439,200**

### 10. Other Administrative Work Orders

<b>TIDA FY 2022-23 Budget</b>	<b>Proposed FY 2023-24</b>	<b>Change</b>
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## EXHIBIT C - TIDA EXPENSE DETAILS FY2023-24

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**\$751,372**

**\$806,100**

**\$73,267**

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 Proposed
General Services Agency Work Order	\$333,143	\$343,137
Risk Management Services – Insurance	\$271,706	\$308,460
Information Technology Work Orders	\$83,662	\$75,124
Purchasing-Central Shops Work Orders	\$18,658	\$23,724
Purchasing-Reproduction Work Order	\$11,933	\$11,933
DT-SFGOV	\$32,271	\$43,723
<b>Subtotals</b>	<b>\$751,372</b>	<b>\$806,100</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 budget reflects 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: \$791,741**

**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>\$1,201,645</b>	<b>(\$1,173,355)</b>

## EXHIBIT C - TIDA EXPENSE DETAILS FY2023-24

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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 Proposed	FY 24 Authority 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 Memorandum of Agreement (SFCTA)		\$1,755,000	\$506,644
Relocation Consultant – Replacement Housing - <b>Subsidy Offset</b>	\$500,000	\$500,000	<i>See Section III</i>
Early Relocation In-Lieu Fees - <b>Subsidy Offset</b>	\$200,000	\$300,000	<i>See Section III</i>
Early Relocation Moving Fees - <b>Subsidy Offset</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>\$1,201,645</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 Memorandum of Agreement (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. The Authority Cost share represents the amount under the MOA not otherwise covered via City Cost obligations paid by TICD, including the cost of the YBI water line replacement and PG&E Gas Line (*See Section II, Development Professional Services*).
- 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**

## EXHIBIT C - TIDA EXPENSE DETAILS FY2023-24

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### 2. TICD Building Abatements Costs

<b>TIDA FY 2022-23 Budget</b>	<b>Proposed FY 2023-24</b>	<b>Change</b>
<b>\$826,100</b>	<b>\$1,732,000</b>	<b>\$1,732,000</b>

The amount reflects anticipated costs to finance the demolition and abatement of Building 450. This total amount is included in the overall contract amount with One Treasure Island. See *Section I, A.5.*

**Projected FY 2024-25 Budget: \$700,000**

### 3. Planning Department (Authority Costs)

<b>TIDA FY 2022-23 Budget</b>	<b>Proposed FY 2023-24</b>	<b>Change</b>
<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)

<b>TIDA FY 2022-23 Budget</b>	<b>Proposed FY 2023-24</b>	<b>Change</b>
<b>\$2,620,000</b>	<b>\$2,630,000</b>	<b>\$10,000</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/YBI Natural Areas – Rubicon	\$1,430,000	\$1,530,000
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	\$400,000



## EXHIBIT C - TIDA EXPENSE DETAILS FY2023-24

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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>\$2,630,000</b>

- 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.
- An additional budget allocation provides as-needed hillside invasive species management under the YBI Habitat Management Plan, a portion of which is contracted with Rubicon Enterprises 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: \$2,708,900**

### 2. PUC Utilities and Maintenance

<b>TIDA FY 2022-23 Budget</b>	<b>Proposed FY 2023-24</b>	<b>Change</b>
<b>\$2,153,172</b>	<b>\$1,513,831</b>	<b>(\$639,341)</b>

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- For PUC water services, the Proposed Budget provides approximately \$154,000 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
- For PUC Hetch Hetchy Power services, the proposed budget allocates \$815,000 for TIDA gas/electric utility fees and \$20,000 for ongoing payments per a service agreement for two backup generators.

**Projected FY 2024-25 Budget: \$1,559,246**

### 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>\$818,000</b>	<b>\$63,500</b>

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

EXPENDITURE CATEGORY	FY 22-23	FY 23-24 Proposed
Bureau of Building Repair (BBR)	\$600,000	\$618,000
Bureau of Street Environments Services (BSES)	\$51,500	\$0
Bureau of Streets and Sewer Repair Services (BSSR)	\$103,000	\$200,000
<b>Subtotals</b>	<b>\$754,500</b>	<b>\$818,000</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 historically 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. TIDA no longer intends to contract with BSES for these services
- BSSR provides street paving and pothole repairs on Treasure and Yerba Buena Islands.

**Projected FY 2024-25: \$842,540**

### 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>

## EXHIBIT C - TIDA EXPENSE DETAILS FY2023-24

TIDA Board 2/8/23

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 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	\$0	(\$568,000)

In prior years, TIDA has intentions of issuing up to \$2.76 million of commercial paper and repay the debt service over 5-year repayment period. Given the pace at which project funding is now expected to occur, TIDA is no longer pursuing this financing option and instead intends to cash-fund such projects over time.

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

### 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 - TIDA EXPENSE DETAILS FY2023-24

TIDA Board 2/8/23

### 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 Proposed	FY 24 City 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)		\$1,755,000	<i>See #1B below</i>
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) – <b><i>CFD/IRFD Offset</i></b>	\$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>\$4,720,000</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 *Acquisition and Reimbursement Agreement*.
- Land Transfer and Closing Costs – no Navy transfers are anticipated in the upcoming fiscal year, but there may be Tideland Trust Exchanges or parcel transfers to TICD.

## EXHIBIT C - TIDA EXPENSE DETAILS FY2023-24

TIDA Board 2/8/23

- 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**

### 1B. TICD Obligated Costs under Westside Bridges Budget

TIDA FY 2022-23 Budget	Proposed FY 2023-24	Change
\$0	\$1,248,356	\$1,248,356

TIDA and the SFCTA entered into a funding Memorandum of Agreement (Westside Bridges MOA) for \$3,505,000 of TIDA funds to partially finance the Westside Bridges project and to serve as a local match source for other state and federal funding sources. The amount reflects the TICD obligated costs pursuant to a proposed letter Agreement between TIDA, TICD, and SFCTA for certain developer-obligated costs, including (1) the cost to install a new water supply line from the YBI Master Meter and the new water tank site that TICD is building, and (2) the cost to install a new gas line from the TICD/Caltrans right of way to the USCG's Oakland Gate as a part of the joint trench work within the Southgate Project. Per this letter Agreement, the SFCTA will directly finance and oversee these projects, and in lieu of funding these projects, TICD will instead rededicate funding to the Westside Bridges project.

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

### 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	\$5,428,853	\$719,073

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

## EXHIBIT C - TIDA EXPENSE DETAILS FY2023-24

TIDA Board 2/8/23

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: \$5,710,795**

### 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 SF 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.

**Projected FY 2024-25 Budget: \$1,561,909**

### 5. SFMTA

TIDA FY 2022-23 Budget	Proposed FY 2023-24	Change
\$250,000	\$250,000	\$0

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

**Projected FY 2024-25 Budget: \$257,500**

### 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**

## EXHIBIT C - TIDA EXPENSE DETAILS FY2023-24

TIDA Board 2/8/23

### 7. Planning Department (City Costs)

<b>TIDA FY 2022-23 Budget</b>	<b>Proposed FY 2023-24</b>	<b>Change</b>
<b>\$170,000</b>	<b>\$170,000</b>	<b>\$0</b>

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

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

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**

### 9. Department of Technology

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

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

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

## EXHIBIT C - TIDA EXPENSE DETAILS FY2023-24

TIDA Board 2/8/23

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

<b>TIDA FY 2022-23 Budget</b>	<b>Proposed FY 2023-24</b>	<b>Change</b>
<b>\$182,000</b>	<b>\$187,460</b>	<b>\$5,460</b>

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: \$187,460**

### 12. Electric Submarine Cable Repayments

<b>TIDA FY 2022-23 Budget</b>	<b>Proposed FY 2023-24</b>	<b>Change</b>
<b>\$826,100</b>	<b>\$0</b>	<b>(\$826,100)</b>

The Proposed Budget assumes TIDA borrows commercial paper in FY2024 (one year later than planned) to repay an outstanding loan balance related to the installation of an electric submarine cable connecting Oakland's Davis Substation to TI/YBI in support the development. Although there was budget allocated in FY2023 to begin repayment, there was no commercial paper borrowed or payment made in FY2023. The budget reflects debt service to start repayment in FY2025, assuming the full commercial paper amount is borrowed in FY2024.

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



## EXHIBIT C - TIDA EXPENSE DETAILS FY2023-24

TIDA Board 2/8/23

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

#### 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 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 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 - TIDA EXPENSE DETAILS FY2023-24

TIDA Board 2/8/23

- 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
\$384,934	\$16,436,545	\$16,051,611

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)

TIDA FY 2022-23 Budget	Proposed FY 2023-24	Change
\$1,044,909	\$0	(\$1,044,909)

## EXHIBIT C - TIDA EXPENSE DETAILS FY2023-24

TIDA Board 2/8/23

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. Due to delayed permitting times, the projected rate in which the arts fees can be collected has also been delayed. Therefore, the proposed budget assumes \$0 for FY 2024 expenses. Prior appropriated fund balance of \$4.3M is still available to the project for program expenses.

**Projected FY 2024-25 Budget: \$570,289**

### 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>\$1,557,534</b>	<b>\$927,534</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 Proposed
As Needed Invasive Species Management (Development Project Areas) - <i>Subsidy Offset</i>	\$100,000	\$100,000
Maintenance of New Parks and Open Spaces - <i>Subsidy Offset</i>	\$180,000	\$1,207,534
New Parks and Open Spaces Operations Planning - <i>Subsidy Offset</i>	\$0	\$192,466
<b>Subtotals</b>	<b>\$530,000</b>	<b>\$1,500,000</b>

- The proposed budget includes \$100,000 of funding for invasive species management for new development parcels anticipated in FY2024 provided to TIDA by TICD as part of the Open Space Subsidy described in the DDA.
- The proposed budget includes \$1,207,534 for new parks and open space maintenance expenditures anticipated in FY2024 provided to TIDA by TICD as part of the Open Space Subsidy described in the DDA. The budget allocation will cover maintenance costs of YBI Parks and Open Spaces for the completed Dog Park, Hilltop West and East Park, Causeway Park, Waterfront Plaza, and Cityside Park, all of which are scheduled to be completed and operational in 2024.
- The proposed budget includes approximately \$192,000 of funding for operations planning for parks and open spaces on YBI/Treasure Island provided to TIDA by TICD as part of the Open Space Subsidy described in the DDA. This planning effort will assist in the overall maintenance plan, ongoing operations, and governance structure of TIDA's parks and open space system.

**Projected FY 2024-25 Budget: \$1,971,400**

1 [Approving the TIDA Annual Budget for Fiscal Year 2023-24 and Fiscal Year 2024-25]  
2 **Resolution Approving the Budget Submittal of the Treasure Island Development**  
3 **Authority for Fiscal Year 2023-24 and Fiscal Year 2024-25 to the Mayor’s Budget Office**  
4 **and Authorizing the Treasure Island Director to Enter into Work Orders for Service with**  
5 **other City Departments, Professional Service Contracts, and Agreements with Service**  
6 **Providers**

7 WHEREAS, Naval Station Treasure Island is a former military base located on  
8 Treasure Island and Yerba Buena Island (together, the “Base”), part of which is owned by the  
9 Treasure Island Development Authority (the “Authority”) and part of which is owned by the  
10 United States of America (“the Federal Government”); and,

11 WHEREAS, On May 2, 1997, the Board of Supervisors passed Resolution No. 380-97,  
12 authorizing the Authority to act as a single entity focused on the planning, redevelopment,  
13 reconstruction, rehabilitation, reuse and conversion of the Base for the public interest,  
14 convenience, welfare and common benefit of the inhabitants of the City and County of  
15 San Francisco; and,

16 WHEREAS, Under the Treasure Island Conversion Act of 1997, which amended  
17 Section 33492.5 of the California Health and Safety Code and added Section 2.1 to Chapter  
18 1333 of the Statutes of 1968 (the “Act”), the California Legislature (i) designated the Authority  
19 as a redevelopment agency under California redevelopment law with authority over the Base  
20 upon approval of the City’s Board of Supervisors, and (ii) with respect to those portions of the  
21 Base which are subject to Tidelands Trust, vested the authority to administer the public trust  
22 for commerce, navigation and fisheries as to such property; and

23 WHEREAS, On February 6, 1998, the Board of Supervisors adopted Resolution  
24 No. 43-98 approving the designation of the Authority as a redevelopment agency for  
25 Treasure Island and Yerba Buena Island; and,

1           WHEREAS, On January 24, 2012, the Board rescinded designation of the Authority as  
2 the redevelopment agency for Treasure Island and Yerba Buena Island under California  
3 Community Redevelopment Law in Resolution No. 11-12, although such rescission did not  
4 affect the Authority's status as the Local Reuses Authority or the Tidelands Trust trustee for  
5 the portions of Treasure Island subject to the Tidelands Trust, or any other powers or authority  
6 of the Authority; and,

7           WHEREAS, Authority Staff have reviewed current year revenue performance and  
8 expenses and consulted with Treasure Island Community Development and City agencies to  
9 determine the work and services necessary to support anticipated operations and  
10 development demands for Fiscal Year 2023-24 and Fiscal Year 2024-25; and,

11           WHEREAS, As provided under the Authority's Bylaws, the Treasure Island Director has  
12 prepared a Budget Submittal for Fiscal Year 2023-24 and Fiscal Year 2024-25, a copy of  
13 which is on file with the Board Secretary; now therefore be it

14           RESOLVED, That the Authority Board of Directors hereby approves the Fiscal Year  
15 2023-24 and Fiscal Year 2024-25 Budget Submittal and hereby authorizes the Treasure  
16 Island Director, subject to finalization of the Budgetary Submittal in consultation with the  
17 Mayor's Budget Staff and adoption by the Board of Supervisors, to (1) enter into work orders  
18 with City Departments for services; (2) enter into professional service contracts; and (3) enter  
19 into agreements with service providers consistent with the Fiscal Year 2023-24 and Fiscal  
20 Year 2024-25 Budget Submittal throughout the Fiscal Year 2023-24 and Fiscal 2024-25  
21 budget cycle.

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**CERTIFICATE OF SECRETARY**

*I hereby certify that I am the duly elected and acting Secretary of the Treasure Island Development Authority, a California nonprofit public benefit corporation, and that the above Resolution was duly adopted and approved by the Board of Directors of the Authority at a properly noticed meeting on February 8, 2023.*

\_\_\_\_\_  
**Mark Dunlop, Secretary**

# Treasure Island Board of Directors

**Item No. 10:** Resolution Approving the Budget Submittal of the Treasure Island Development Authority for Fiscal Year 2023-24 and Fiscal Year 2024-25 to the Mayor's Budget Office and Authorizing the Treasure Island Director to Enter into Work Orders for Service with other City Departments, Professional Service Contracts, and Agreements with Service Provider



**February 8, 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
- **January 11th** – Bring draft budget to the TIDA Board for review/comment
- **February 8th** – Bring proposed budget to the TIDA Board for approval to submit to Mayor’s Budget Office
- **Early February** – TIDA proposed budget submission to City Administrator’s Central Budget & Planning Office
- **Mid-February** – City Administrator submits budget to Mayor’s Budget Office
- **March** – Proposed department budgets are published on the Controller’s Office website. Controller publishes an update to the 5-Year Financial Plan (Joint Report), which highlights near-term budgetary shortfalls
- **June 1st** – Mayor’s Budget Office publishes two-year budget
- **June** – Budget and Finance Committee hearings
- **July 1st** – Mayor’s Proposed Budget is loaded into financial system by Controller’s Office
- **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 – \$46,983,082
- FY 2024-25 – \$49,323,488

*\*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:	\$15,529,875
(2) City Costs Budget:	\$11,511,085
(3) Subsidy Budget:	\$19,942,123

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
- **\$2.73M** – 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)
- **\$2.54M** – Additional revenues from CFD/IRFD taxes for administration (\$432K); revenues from BATA/SFCTA maintenance agreements (\$110K)
- **\$2.0M** – expected savings assumptions for Authority Costs and City Costs (\$2.0M)
- **\$3.14M** – proposed budget assumes a TICD reimbursement amount to cover shortfalls between actual expenditures and actuals revenues
- **\$10.22M** – Certain development costs (City Costs) will be offset by TICD reimbursement
- **\$19.94M** – 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

- \$7.19 M - Personnel & Admin
- \$3.06 M - Development-related contractual services
- \$5.27 M - TIDA operations and maintenance

### City Costs Budget

- \$1.47 M - Development-related contractual services
- \$1.05 M - City Attorney / legal services
- \$8.99 M - City department services

### Subsidy Budget

- \$500,000 - Job Broker Program
- \$17,942,000 - housing development costs (relocation services, in-lieu payments, MOHCD, construction)
- \$1,500,000 - parks and open space maintenance, operations planning, as-needed habitat management

*\*See Exhibit C for full detail*

FY 2023-24 & FY 2024-25 TIDA BUDGET

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

<b>PARKS &amp; OPEN SPACE OPERATING and MAINTENANCE EXPENSES</b>	<b>FY2023-24</b>	<b>FY2024-25</b>
YBI - East Stormwater	119,200	123,400
YBI - 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	332,300
YBI - Causeway Stormwater	30,800	33,800
YBI - Beach Park & Quarters 10 (opening mid-2024)	-	142,200
YBI - Trails (opening mid-2024)	-	101,700
TI - Waterfront Plaza (opening in Fall 2023)	92,533	143,600
TI - Cityside Park (opening in early 2024)	100,200	207,400
TI - Clipper Cove Promenade - Phase 1 (opening mid-2024)	-	26,200
<b>Total</b>	<b>1,207,533</b>	<b>1,688,400</b>



# 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
- **January 11th** – Bring draft budget to the TIDA Board for review/comment
- **February 8th** – Bring proposed budget to the TIDA Board for approval to submit to Mayor’s Budget Office
- **Early February** – TIDA proposed budget submission to City Administrator’s Central Budget & Planning Office
- **Mid-February** – City Administrator submits budget to Mayor’s Budget Office
- **March** – Proposed department budgets are published on the Controller’s Office website. Controller publishes an update to the 5-Year Financial Plan (Joint Report), which highlights near-term budgetary shortfalls
- **June 1st** – Mayor’s Budget Office publishes two-year budget
- **June** – Budget and Finance Committee hearings
- **July 1st** – Mayor’s Proposed Budget is loaded into financial system by Controller’s Office
- **July** – Board of Supervisors adopts FY2023-24 & FY2024-25 Budget



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# *Discussion*