



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

December 13, 2023 – 6:30PM

**ORDER OF BUSINESS**

**1. Call to Order and Roll Call**

V. Fei Tsen, President  
Linda Fadeke Richardson, Vice President  
La'Shawndra Price Breston  
Nabihah Azim  
Timothy Reyff

Director Tsen made welcome comments and discussed 2023 highlights.

**2. General Public Comment**

Jeff Kline, resident, commented on improper towing policies by Admiral Security on Treasure Island and requested that tow policies follow SFMTA policies.  
Barklee Sanders, resident, commented on high number of power outages and asked TIDA to declare an emergency for funding to provide reliable power to island.  
Gerald Carpenter commented on condition of roads and need for road repairs and requested information on bidding process for Lennar.  
James asked about financial viability of development.  
Commenter commented on accessibility issues on roads and the Loop. Asked for improved accessibility and to survey passengers with mobility issues.  
Ben, resident, asked for an update about the toll to Treasure Island.  
Carlos commented that Macalla Rd. is too narrow for two vehicles and has no shoulder.

**3. Report by Treasure Island Director**

Bob Beck, Treasure Island Director, gave an update on development and operation issues. Next year there will be more progress with more roadways opening on TI, new parks, and three new residential buildings on Treasure Island.  
Life Learning Academy held event on 11/30 celebrating 25 years of operation on island.  
TIDA completed cleaning and removal of base rock and K-rail located on 9th Street between Seven Seas Avenue and Avenue H.  
The change in landmarks along 9<sup>th</sup> street resulted in complications for autonomous shuttle and TIDA is working with SFCTA and Loop to adapt to changes.  
TreasureFest will be returning in February 2024. Held Saturday and Sundays the last week of each month.  
Completed interview process for new natural areas management RFP and are working to finalize contract terms with top ranked firm. Bringing contract to TIDA Board in January.  
Continue to work for Office of Public Financing on IRFD and CFD bond issuance.  
DTSC has issued draft land use controls for property being transferred from Coast Guard to TIDA in association with the Hillcrest and Eastbound Ramps projects.

Planning large number of outreach events in 2024 particularly around housing opportunities. There will be an event on January 20<sup>th</sup> with Supervisor Dorsey. TIDA, TIMMA and One Treasure Island staff will be preparing poster boards for the event.

Shiante Lewis, YMCA, gave updates on YMCA facilities, staffing, and programs. YMCA has expanded hours, open Monday-Friday 10am-7pm. Renovations include painted walls, new lighting, additional lights to outside pathway, and updating lines in parking lot. Has successful Tuesday night yoga class and is in process to hire for more group exercise classes. Working with Veggie for Vouchers HSA to provide 40 turkeys and food for residents. Offering two weeks of winter camp. Bringing back swim program in 2024. Offering an area for children to gather while you work out in gym. Hosting island wide holiday gift giveaway with One Treasure Island on Tuesday 12/19. This Saturday taking 40 youth to offsite event for holiday winter party.

Nella Goncalves, Co-Executive Director of One Treasure Island, gave updates. Gearing up to give out supplemental food at food pantry. Gearing up for tax season and will also help set up savings account. Island wide community meeting will be on zoom 12/20. Holiday bingo event at the Ship Shape. Distributing gift cards and asked residents that need extra support during holidays to call the resource line. Hosting free NERT training on island on 1/6 and 1/13. Over 50 people registered. One Treasure Island will be closed 12/25-1/1.

Matais Gandulfo, Bay Padel, opened new business in Hanger 2 on Treasure Island. Includes six padel courts, a mix of tennis with squash and fastest growing sport in the world. Has a lounge and pickleball courts as well. Bay Padel is committed to help the community.

Director Breston asked for update on accessibility during construction. Director Tsen commented the board will follow up with staff for reports on power outages, the timeframe for development, accessibility, towing, and Macalla Road.

There was no public comment.

**4. Communications From and Received by TIDA**

There was no discussion of communications.  
There was no public comment.

**5. Ongoing Business by Board of Directors**

There was no discussion of ongoing business.  
There was no public comment.

**6. CONSENT AGENDA**

- a. Approving the Minutes of the November 8, 2023
- b. Resolution Approving the Treasure Island Development Authority Board of Directors' Regular Meeting Schedule for 2024
- c. Request Authorization for Treasure Island Director to Enter into A Maintenance Agreement between Treasure Island Development Authority and State of California, acting by and through the Department of Transportation, for the Retaining Wall Improvements on State's Right-Of-Way Above a Portion of State Route 80 Above Yerba Buena Island For Hillcrest Widening Project on Yerba Buena Island

- d. Resolution authorizing the Treasure Island Director to enter into Amendment No. 1 to the Memorandum of Agreement #20/21-14 between the Treasure Island Development Authority and the San Francisco County Transportation Authority for Project Management and Oversight, Engineering and Environmental Services for the Hillcrest Road Widening Project on Yerba Buena Island

Director Richardson moved Item 6.

Director Breston seconded the motion.

The item passed unanimously.

There was no public comment.

## **7. Upcoming Parks and Open Space Overview**

Will Benge, CMG, presented an overview on upcoming parks.

The Rocks Dog Park on YBI and Clipper Cove Beach Park are now open.

Causeway Park construction is complete, and the acceptance and opening is planned Q1 2024.

Hilltop Park and Signal Point construction is complete, and the acceptance and opening is planned Q1 2024.

Waterfront Plaza construction complete Q1 2024 and the acceptance and opening is planned Q2 2024.

Cityside Park Phase 1 construction began November 2023, completes Q1 2025, acceptance and opening is planned Q2 2025.

Clipper Cove Park is currently in city permitting and approvals process.

Cultural Park is currently in city permitting and approvals process.

Director Tsen commented on sustainability in parks design including stormwater gardens and native plants.

Director Richardson commented on sustainability.

Director Azim commented on excitement for parks and asked about funding for maintenance.

Carol Harvey commented on creating parks on toxic soil.

Barklee Sanders commented on need for reliable electricity and using bonds to determine cost of utility upgrades.

Jeff Kline commented on Port Chicago monument and asked about shuttle and parking options, and accessibility to parks.

Carlos commented on need for parking.

Atta Pilram, resident, commented on need for garbage bins at Clipper Cove and need for bathroom facilities close to the beach.

## **8. Star View Court Transitional Housing Update**

Evelyn Perdomo, Mercy Housing, presented an update on Star View Court.

Star View Court, the second Authority development on Treasure Island, has 138 units and construction will be completed June 2024.

Evelyn Perdomo reviewed the project location, construction progress, residents, staffing, design features, and schedule.

71 apartments are for families currently living on the island and receiving services from Catholic Charities.

23 apartments for Legacy Households currently living in a unit at The Villages.

Up to 43 apartments for households earning between 50%-60% AMI.

Karen Eddelman, TI Advisor, ARWS, presented on housing opportunities at Star View Court.

All island residents can apply for affordable housing at Star View Court.

TIDA will begin to issue Initial Moves Notices to Legacy and Mixed Households in January.

Star View Court apartments are available for move in July 2024.

All One Treasure Island replacement housing and Transition Units for Legacy Households of The Villages are intended to be provided within the first Major Phase.

Lorraine Lee, TIDA, reviewed the Treasure Island Authority lots in Phase 1 including Healthright 360/Behavioral Health Building, E1.2 Senior Housing and Homerise Transition Units. Karen Eddelman reviewed opportunities to rent market rate and below market rate apartments at the Isle House and Hawkins and opportunities to purchase a market rate or below market rate condominium at Portico. Villages residents are encouraged to contact their TI Advisor to learn more.

Director Richardson asked about methods of disseminating information and that TIDA has committed resources to ensure that all residents understand their opportunities.

Director Breston recommended that ARWS talk to property managers and attend community events and food pantry for more effective outreach.

Director Azim asked for updated numbers for outreach.

Director Tsen reiterated that Villages residents get priority before thousands of others in DAHLIA lottery.

Director Breston commented on children that have grown up on island and now need their own housing and that all residents should receive information on housing, not just Villages.

Director Azim asked to have Mayor's Office of Housing at next meeting.

Byron Kaufman, commented on evictions and asked why Gateview is going to be turned into a park.

A resident commented on loss of community and that there is a need for information and support for non-Villages residents.

A resident commented on community issues raised at the meeting and asked where residents are going to park.

James commented on issue with communication and advised on clear way to explain options to residents.

Scott, resident, commented on issue of gap in Navy fencing on Gateview.

Catherine Fitzgerald, resident, asked how many residents do not qualify for relocation opportunities.

Barklee Sanders commented on need for reliable power.

Jeff Kline commented on residents that are not entitled to replacement units and option of offering interim housing.

## **9. Fiscal Year 24/25 Budget Planning Update**

Jaime Querubin, TIDA, presented.

Draft budget will be brought to the TIDA Board for review in January and for approval in February.

Reviewed FY 22/23 Year end close and TICD shortfall payment. Commercial leasing revenues were approx. \$1.3M above adopted budget. Residential leasing revenues were approx. \$450K under adopted budget. TIDA operating expenditures were approx. \$5.57M below adopted budget. FY 23/24 mid-year performance reviewed. Commercial leasing revenues are tracking at/near budget. Residential leasing revenues are tracking under budget.

Reviewed FY 24/25 budget planning. Anticipated budget growth includes developer housing subsidies to support future development, maintenance for newly completed parks, transitional housing related fees, and SF Planning staff support for Equity Program.

Director Tsen thanked Jamie Querubin for the presentation and commented that it is good TIDA relies on own revenues and not general fund.

There was no public comment.

## **10. Discussion of Future Agenda Items by Directors**

Director Tsen commented on following up on issues that have come up today in meeting.

## **11. Adjourn**

