

TIDA Board Retreat & Strategic Discussion



Agenda



1. Call to Order
2. Walking Tour
3. Beginning
 1. Introductions
 2. TIDA Overview
 3. Legal Overview
4. Strategic Discussion
 1. Finance
 2. Transitions (Navy, Real Estate, Housing)
 3. Building the Neighborhoods (Place, Parks & People)
5. Recess (Lunch)
6. Action Planning
7. Adjournment



Item 1: Call to Order



Item 2: Presidio Tunnel Tops Park
Walking Tour



Item 3: Creating Connection and
**Shared
Understandings**

Item 3a

Introductions/ Ice Breaker



Staff Introductions



Ice breaker, with Kate Austin:

What's something surprising you learned about your fellow board members?

What common themes are there among us?

Ice Breaker

Let's get to know each other!

Pick one question and please keep your answer to 30 seconds.



What was your first job and what did you learn from it?



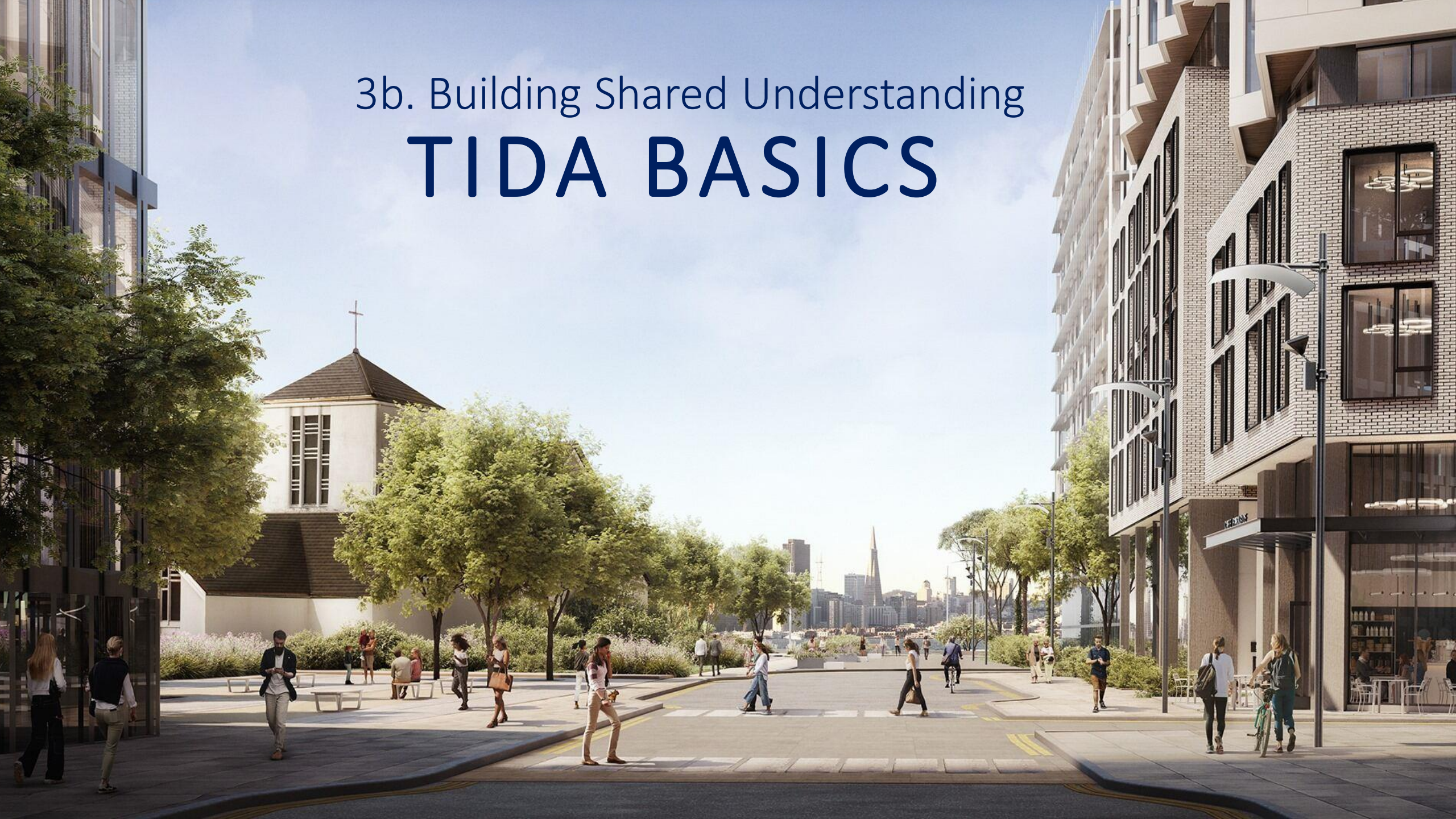
What is your favorite trip you've ever taken and why?



What is a little known fact about yourself? Tell us more!

3b. Building Shared Understanding

TIDA BASICS



History of TIDA

1993 San Francisco designated as the Local Reuse Authority responsible for the conversion of the Naval Station Treasure Island "NTSI" following its closure.

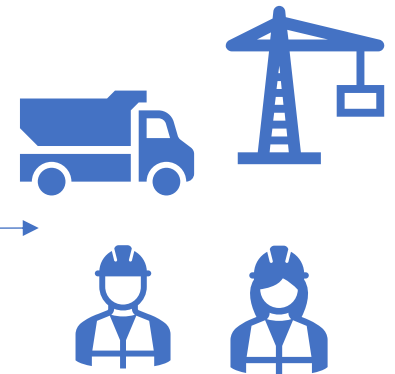
1994 After closing the NTSI a Citizens Reuse Committee representing a broad base of community interests made reuse recommendations to the Planning Commission and Board of Supervisors. Our partnership with OTI begins pursuant to Base Closure Act.

1996 SF BOS endorses a draft reuse plan for the Navy base and creates TIDA.

1997 Treasure Island Conversion Act designate TIDA as a redevelopment agency with authority over NTSI and vested in TIDA the authority to administer the Public Trust .

2008 State legislature creates the transportation agency now known as "TIMMA", Treasure Island Mobility Management Agency.

2011 The City, TIDA and the Treasure Island Community Development, "TICD" entered into in a series of agreements for the disposition and development, establishing TICD as the principal developer.



Mission & Mandate



The Treasure Island Development Authority, TIDA, is a public agency of the City & County of San Francisco. It can function as a separate legal entity for certain transactions.

TIDA is a department within the City Administrator's Office.

MISSION: TIDA is the city agency responsible for administration of the development of the Islands, including acquisition of the property from the U.S. Government, disposal of portions of the property, acting as the trustee for all property that is subject to the public trust for commerce, navigation, and fisheries, and administering agreements to ensure infrastructure and associated public facilities are provided. (SF General Plan)

Aspirational Statement: TIDA, TICD, and One Treasure Island agreed to: create a welcoming, healthy, inclusive and vibrant community that honors the diversity of its past, present and future residents, businesses and visitors. (2023)

The **City Administrator's Office** is strongly committed to

- 1) ensuring efficient and effective government services,
- 2) increasing the City's safety and resiliency,
- 3) strengthening the local economy,
- 4) supporting equity and inclusion, and
- 5) optimizing the City's capital planning and infrastructure.



TREASURE ISLAND DEVELOPMENT AUTHORITY



BOB BECK
Treasure Island Director



ANMARIE RODGERS
Deputy Director

Commission



KATE AUSTIN
Assistant to Director &
Commission Secretary to
TIDA Board of Directors

Real Estate Team



RICHARD ROVETTI
Deputy Director of Real Estate



JACK NATHANSON
Special Events and
Permits Manager



LORAIN LEE
Commercial Leasing
Analyst

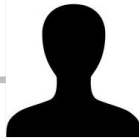


VACANT 1820
Junior Analyst

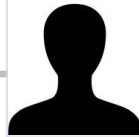
Administration Team



JAMIE QUERUBIN
Finance Manager



DIANNE ALBERTO
Finance Analyst



LIANNE HERNANDIZ
Finance &
Administrative
Analyst

Operations



PETER SUMMERVILLE
Administrative Analyst



Bree-Constance Huffin
Public Relations Specialist

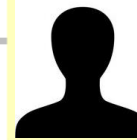
Development Team



WEI ZHANG
Development
Construction Manager



JOEY BENASSINI
Vertical Development
Project Manager



VACANT 5203
Assistant Engineer



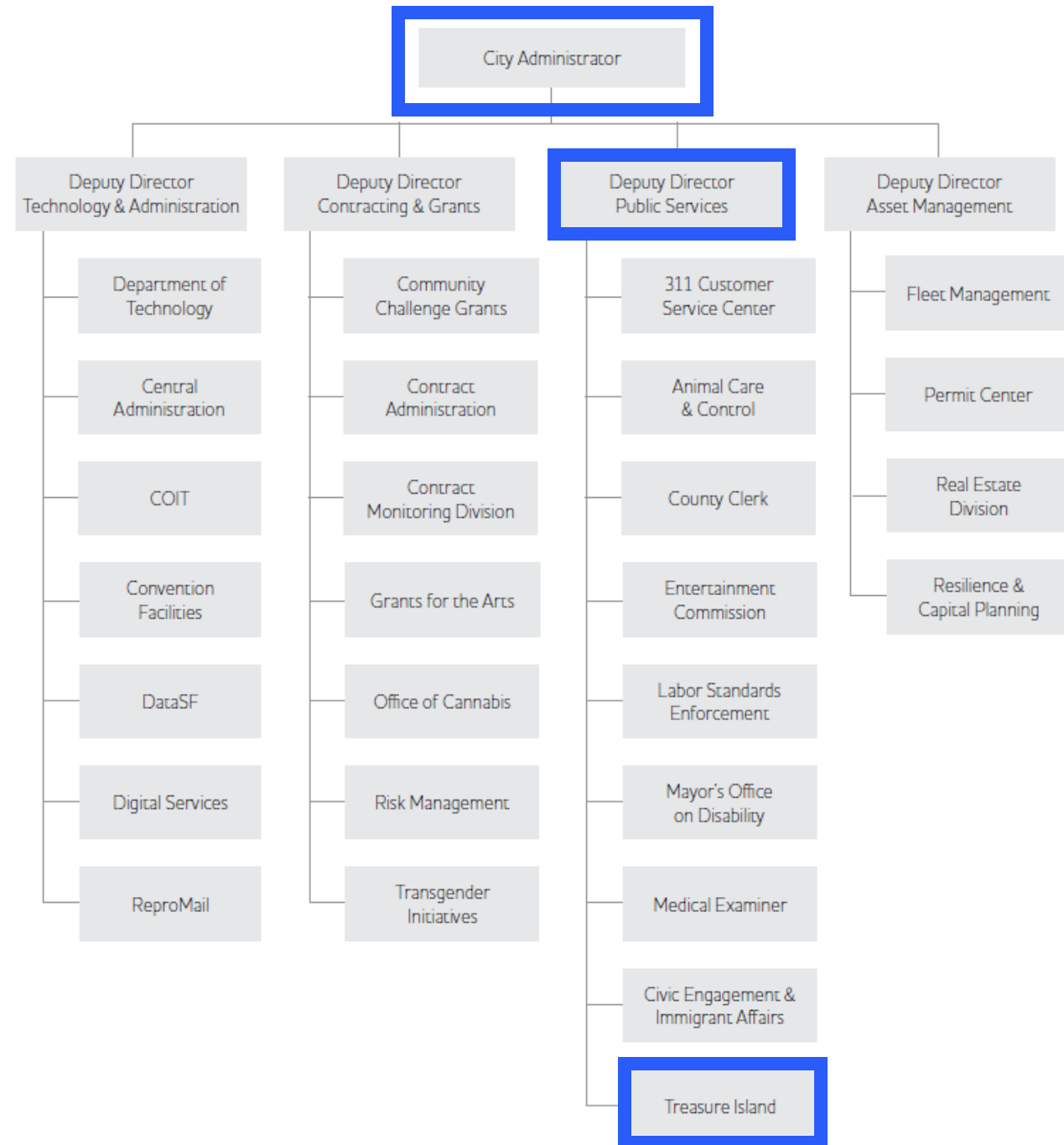
CITY ADMINISTRATOR'S OFFICE



CARMEN CHU
City Administrator

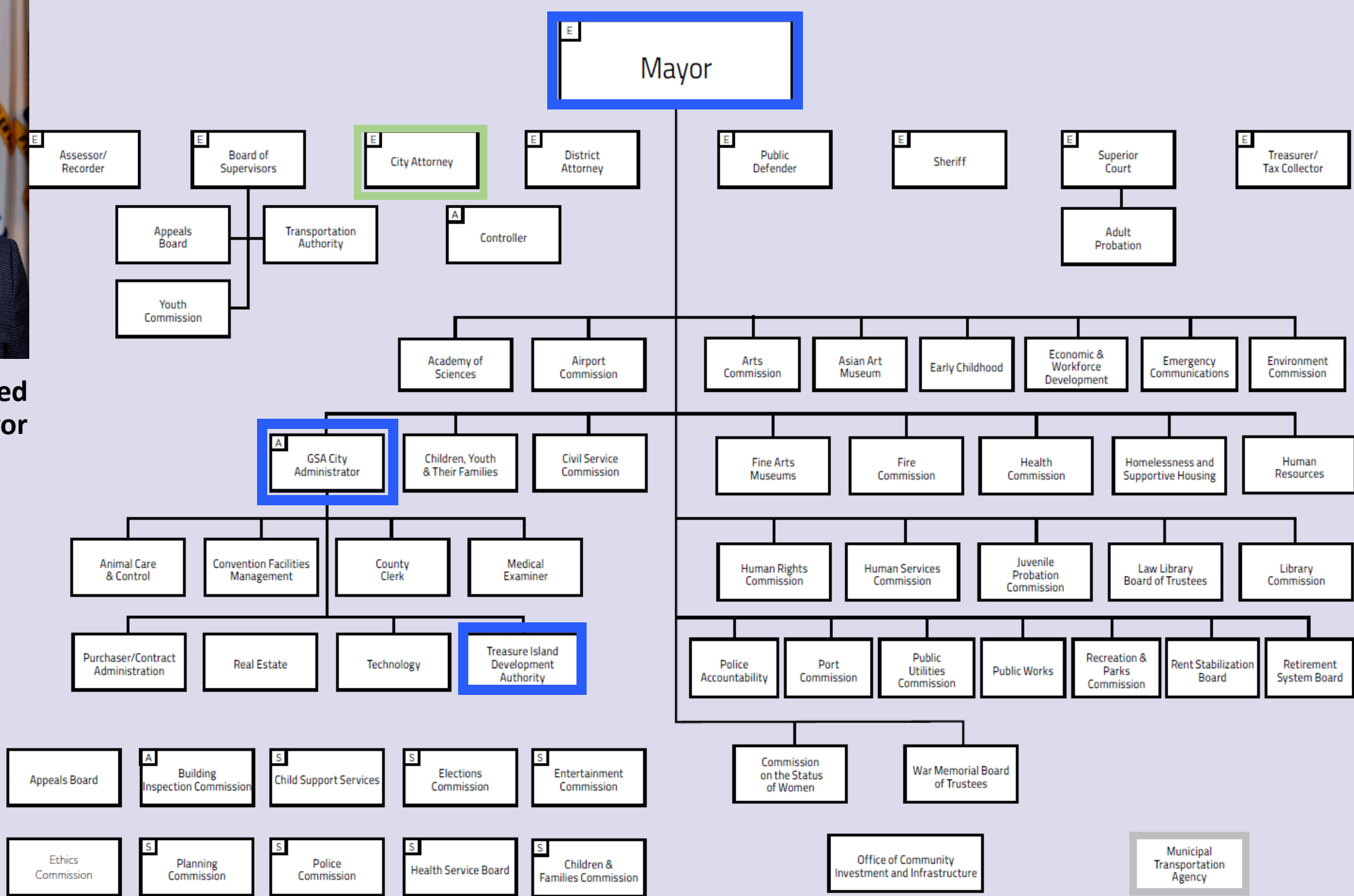


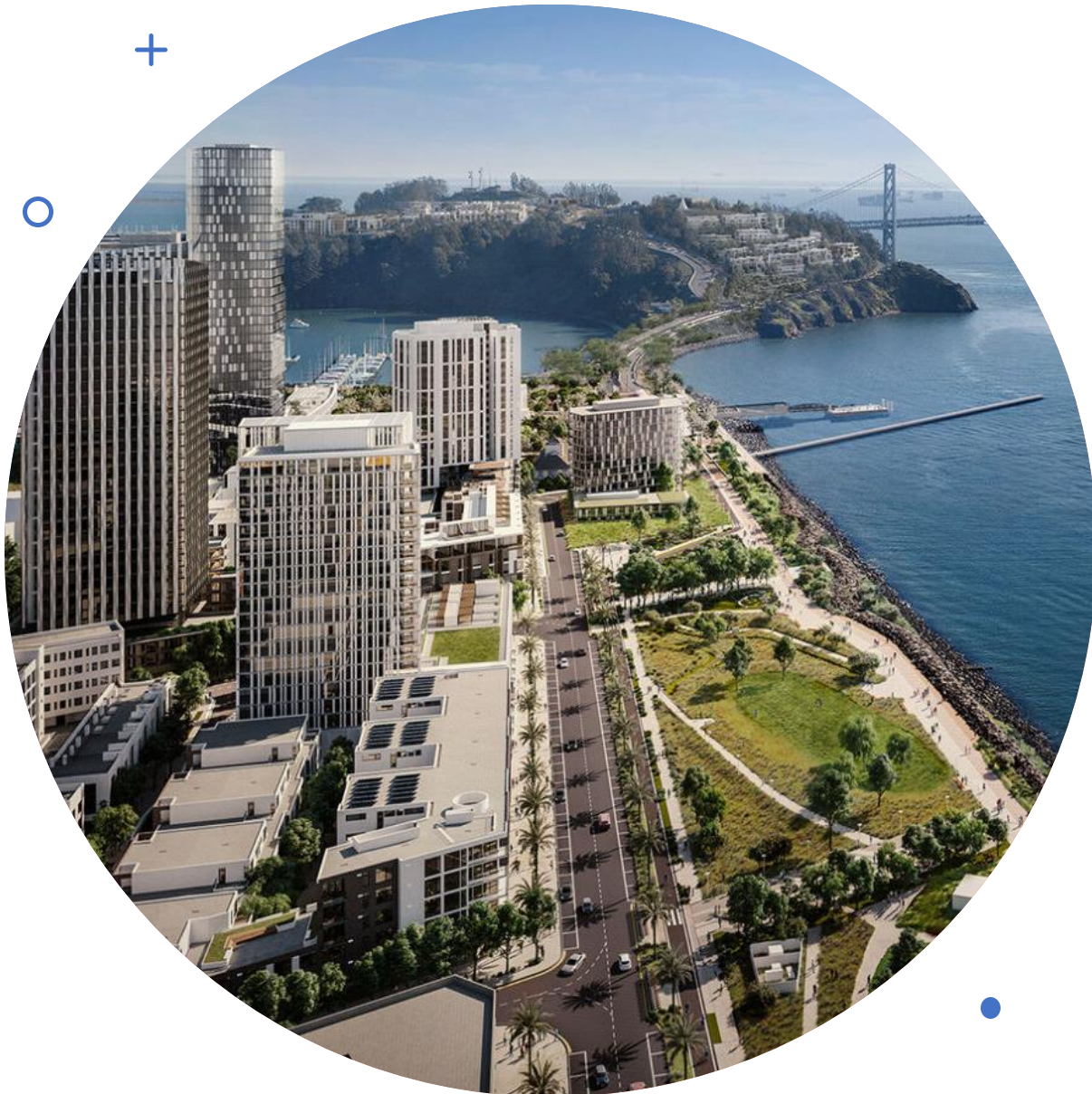
Jennifer Johnston
Deputy City Administrator





Hon. London Breed
Mayor





The Vision

Redevelopment of YBI & TI will reestablish both islands as a vital part of the City, integrating them into the physical fabric and civic consciousness of San Francisco and rekindling the Exposition's groundbreaking vision of the future. ~D4D

Foundational Documents

1. **EDC MOA:** Navy & City
2. **TI & YBI Area Plan:** Highest level policy
3. **DA:** City & TICD
4. **DDA:** TIDA & TICD
5. **Transportation Plan**
6. **Special Use District:** Planning Code Controls
7. **D4D:** Design Standards
8. **ICA:** Interagency
9. **Major Phase & Subphase Applications**
10. **Street Improvement Plans**
11. **Master Plan for Streets, Arts & Signage**
12. **BOD:** Basis for Design



3c
Building Shared Understanding
Legal Framework



DCA Cabrera & Wong

TIDA Board Role & Relationship to the Director, Staff: The Charter, the Admin Code, State Law, Court Precedent



BEHESTED
PAYMENTS



FORM 700,
ECONOMIC
INTEREST



ETHICS &
SUNSHINE
TRAINING



CONFLICT OF
INTEREST/
RECUSAL



INCOMPATIBLE
ACTIVITIES



GIFTS & TRAVEL



INTERFERENCE IN
ADMINISTRATION



CITY CONTRACTS



Item 4: Fiscal, Transitions, & Development

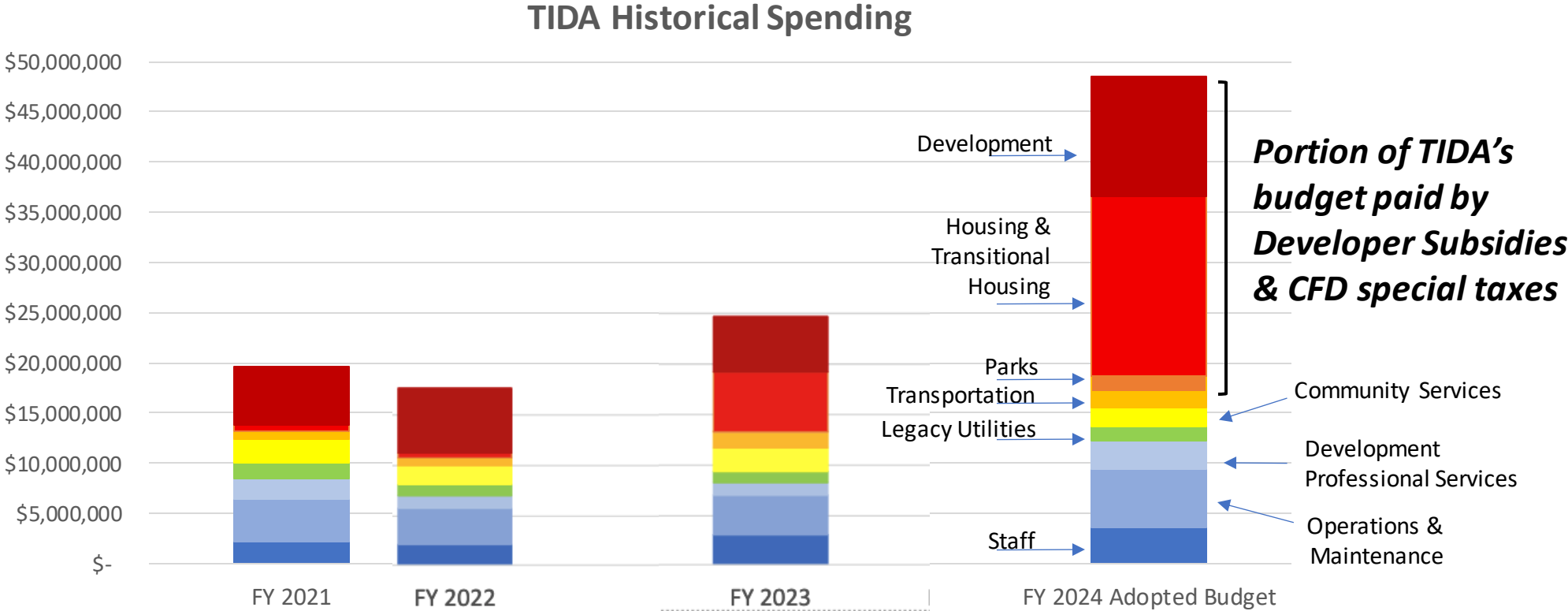
Strategic Discussion

4a
Strengthened
Fiscal Outlook



Historic Budget vs. Actuals

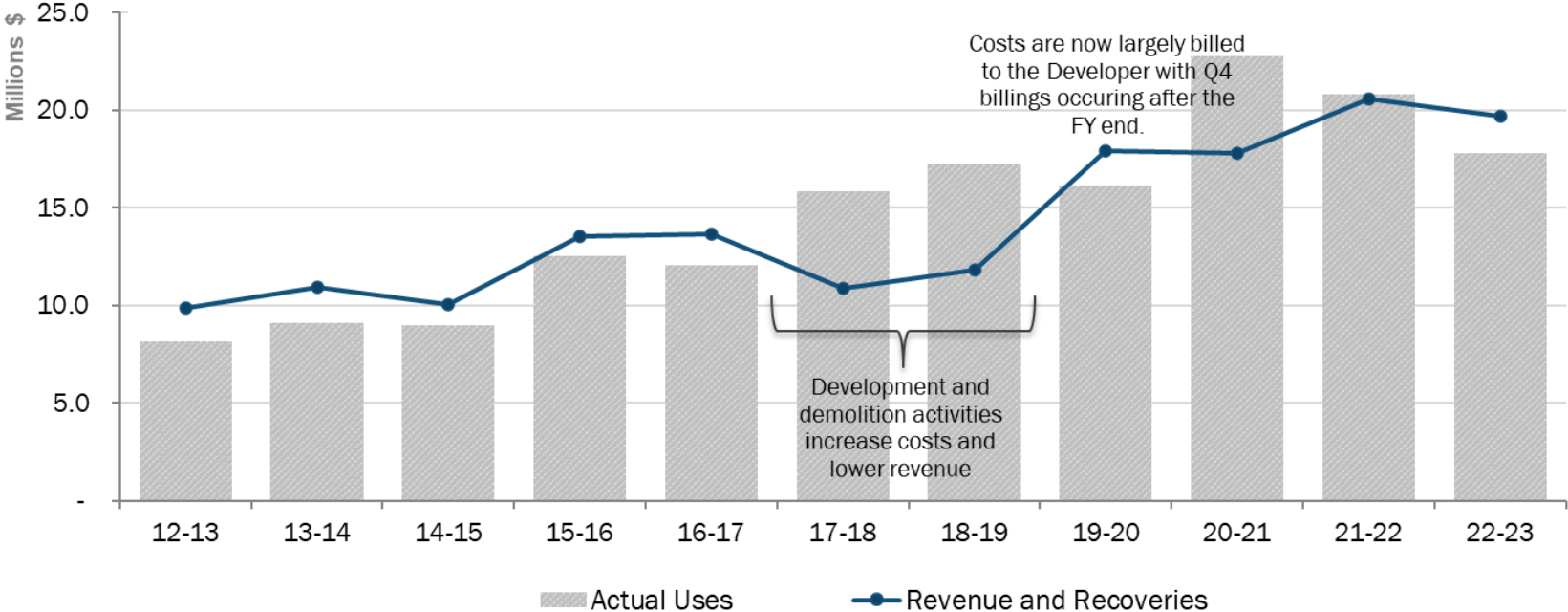
- **Development costs** account for 30-50% of TIDA's overall expenses in recent years
- **Non-development related costs:** staff, operations & building/asset maintenance, legacy utilities, public safety/public health, community services



Revenues

- Current revenues are driven by commercial market and local economy
- Future revenues to stay level until Hangars 2-3 and Building One are converted to a master lease (~10 yrs), when most leasable area will be demolished or converted to master lease
- TIDA should focus on maintaining leasable space, continuing to renew short term leases, and sustaining revenues

**Revenues, Recoveries vs Uses
2013-2023**





Looking Ahead

Mid/Long-term Goals & Strategies:

- Manage operations (leasing, staffing, asset maintenance, operating and professional contracts)
- Plan for a drop in leasing revenues
- Fund operations not covered by Developer Subsidies or CFD/special taxes
- Transition community services to General Fund
- Control legacy utility system costs/obligations
- Plan for newly accepted, TIDA-owned infrastructure

Questions: What role do you think should TIDA play?

- *Support development*
- *Serve as interim caretaker of YBI/Treasure Island*
- *Transition responsibilities to City and other relevant departments*

4b
Livable & Sustainable
Transitions



Maintaining Momentum



Outlook: Commercial Real Estate Throughout Development

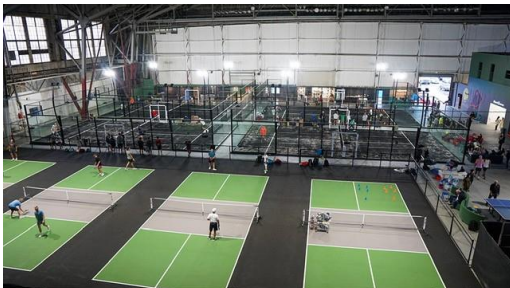
Goals:

- 1) maximizing commercial revenues;
- 2) creating new commercial revenue opportunities while development progresses and
- 3) activation of commercial spaces as population on Island increases.



FY 2023-24: 155 Commercial Tenants
\$10,000,000 Annual Commercial Leasing Revenues
FY 2024-25: 165 projected Commercial Tenants
\$10,500,000 projected Commercial Leasing Revenues

During the next years of development (2025-2032), Board can anticipate similar commercial tenant retention and commercial revenues while activating existing commercial properties in order to attract businesses that will appeal to the new Island population.



Projected Commercial Tenants / Revenues (2025-2032):
160 Commercial Tenants leasing space on Treasure Island
\$11,000,000 projected Annual Commercial Leasing Revenues

Outlook: Residential Leasing of Former US Navy Property Throughout Development

Residential Leasing of Former US Navy Property has and will continue to decrease as Development of the Island continues. As construction of new residential properties are completed, some of the former Navy residential properties will be either demolished or utilized to relocate tenants to prepare for development on the western side of the island.



FY 2023-24: \$1,000,000
Annual Residential Leasing Revenues

FY 2024-25: \$1,000,000
Annual projected Residential Leasing Revenues

During the next years of development (2025-2032), Board can anticipate revenues to continue diminishing and eventually cease to exist. By 2030 all affordable housing residents will be relocated into new homes, and the footprint of The Villages will be reduced by at least 50%.

Navy Remediation & Land Transfer Schedule

2014

- TIDA and the Navy executed the Economic Development Conveyance MOU
- The Navy projected remediation work complete **by the end of 2021.**

2024

- The Navy projects that remediation efforts will continue **beyond 2030.**



Navy Remediation & Land Transfer Schedule

Remaining areas of focus include the current residential area (Site 12) and an investigation of (PFAS) in the groundwater.

The Navy's Feasibility Study Addendum for Site 12 should be finalized in early 2026.



Department of Labor Discussions

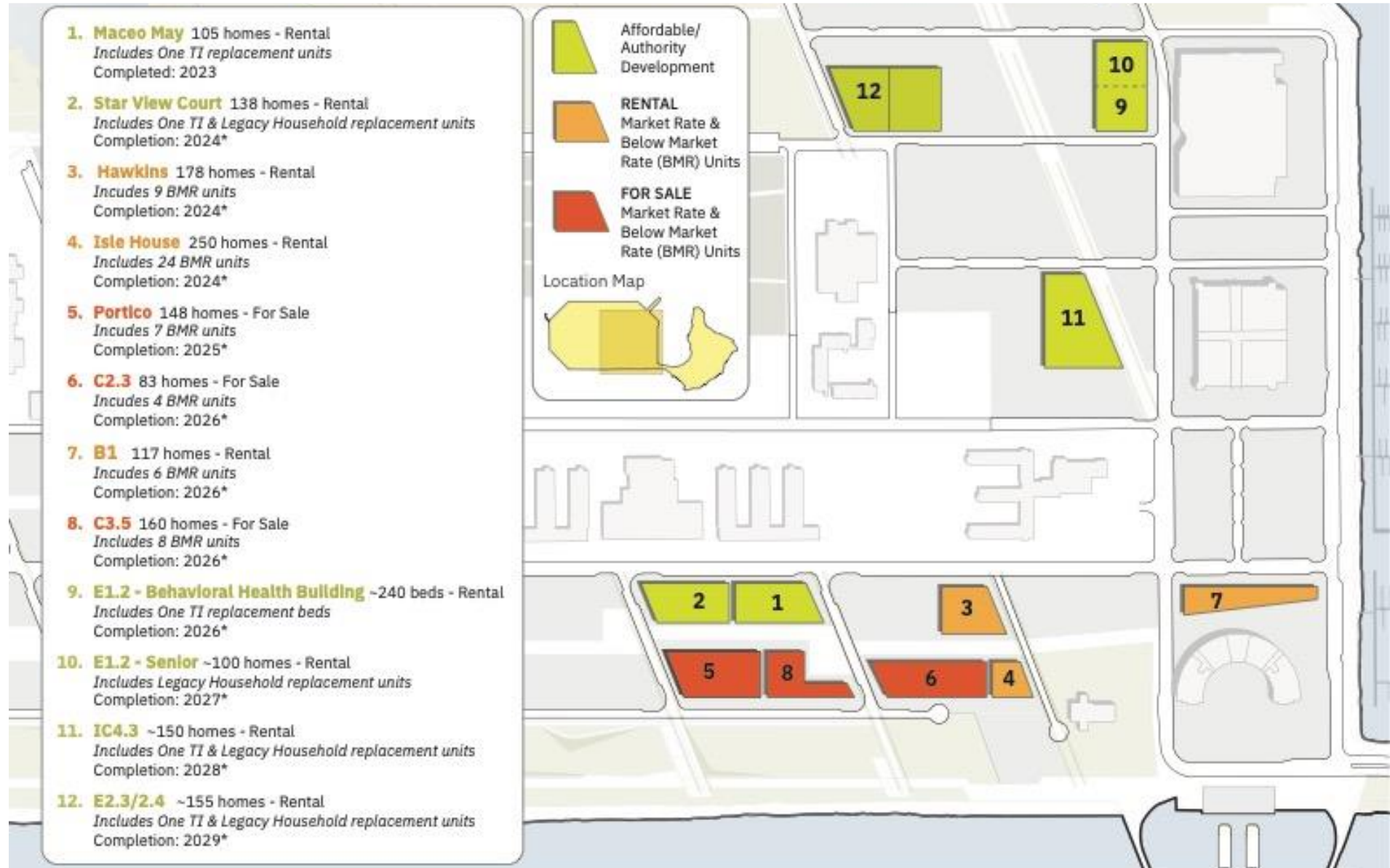


Strengthening Community Through Housing Transition



By 2030 **90% of current low-income households** on Treasure Island will have had the **opportunity to remain** on Treasure Island, if they choose.

Delivering Permanent Homes



4c Parks, Place & People

Building the Neighborhood



1 THE ROCKS DOG PARK

- Open to the public

2 CLIPPER COVE BEACH ACCESS

- Open to the public

3 CAUSEWAY PARK

- Construction Complete
- Acceptance and Opening Planned Q1 2024

4 HILLTOP PARK AND SIGNAL POINT

- Construction Complete
- Acceptance and Opening Planned Q1 2024

5 WATERFRONT PLAZA

- Construction complete Q1 2024
- Acceptance and Opening Planned Q2 2024

6 CITYSIDE PARK - PHASE 1

- Construction start Nov 2023
- Construction complete Q1 2025
- Acceptance and Opening Planned Q2 2025

7 CULTURAL PARK

- Currently in city permitting and approvals process

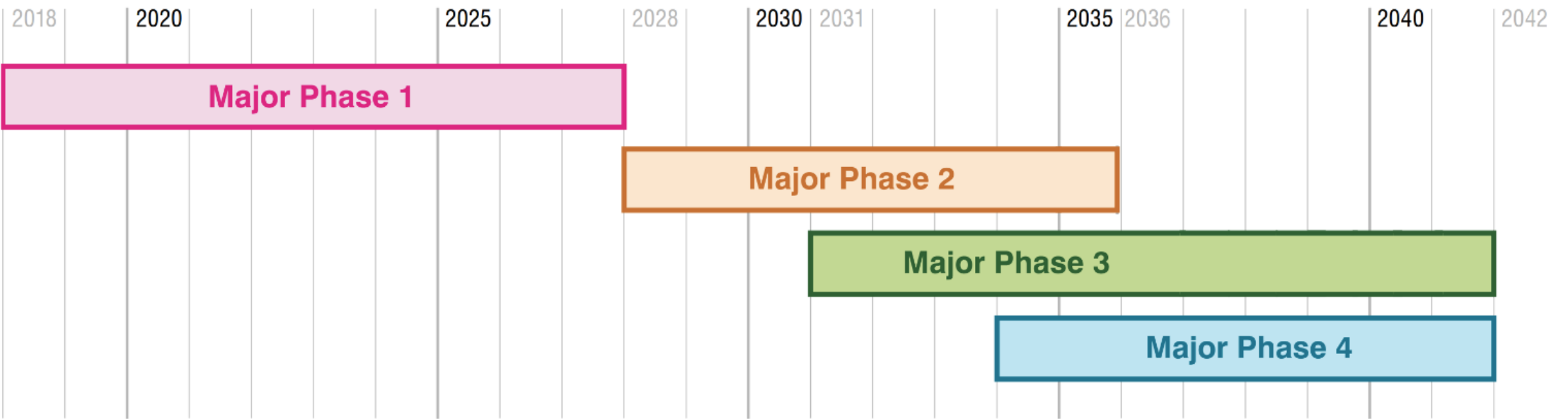
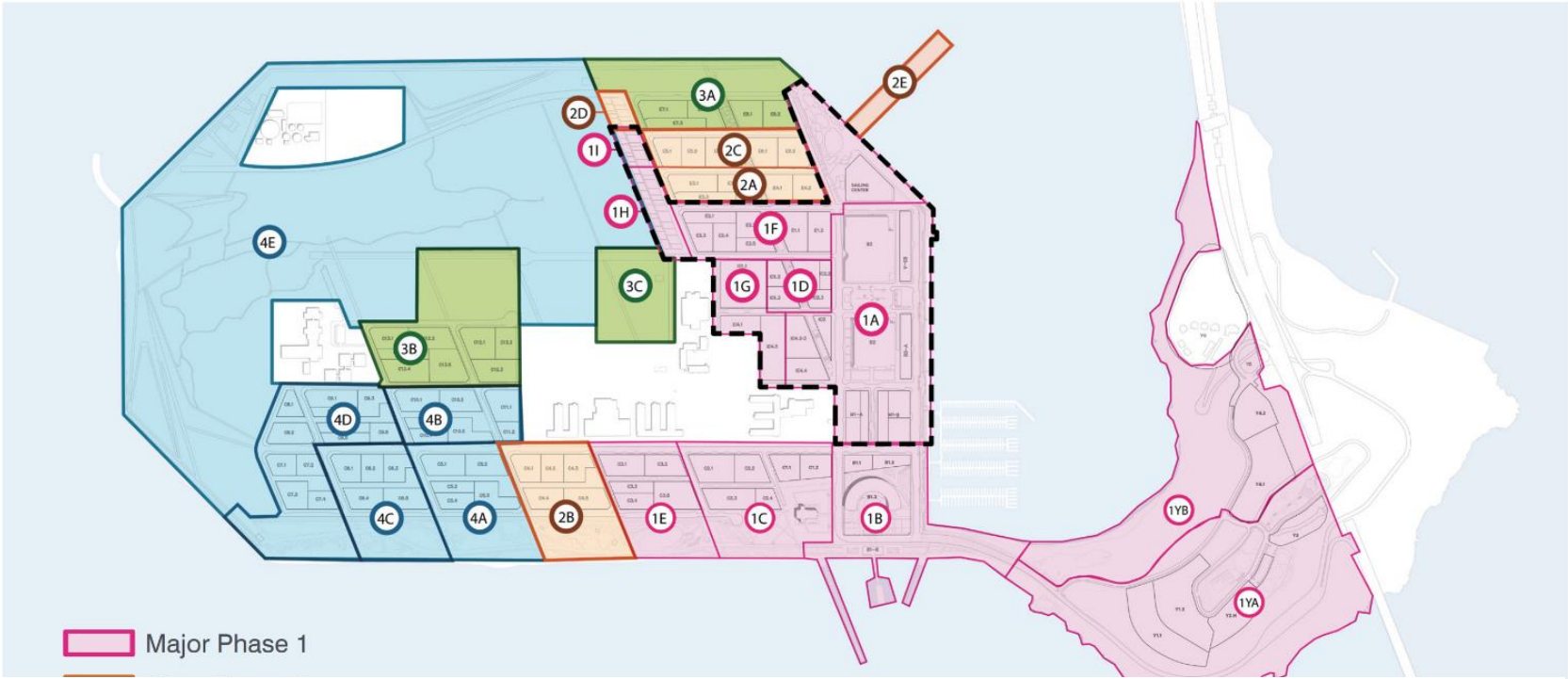
8 CLIPPER COVE PARK

- Currently in city permitting and approvals process



Open Space & Parks

Timeline



A modern, multi-story residential building with a mix of white and dark grey facades. The building features large windows, balconies with metal railings, and a prominent glass-walled ground floor. In the foreground, there is a paved courtyard with several small trees in black planters and a tall, thin black light pole. The building is situated on a waterfront, with a body of water and distant hills visible in the background under a clear sky.

Creating Place Cultivating Community





Item 5

Recess

A break for
Lunch.



Item 6

Action Planning



Hearing from the TIDA Board Members

Board Member Survey Results

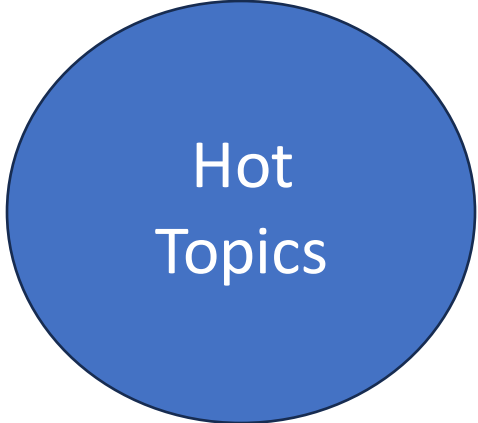
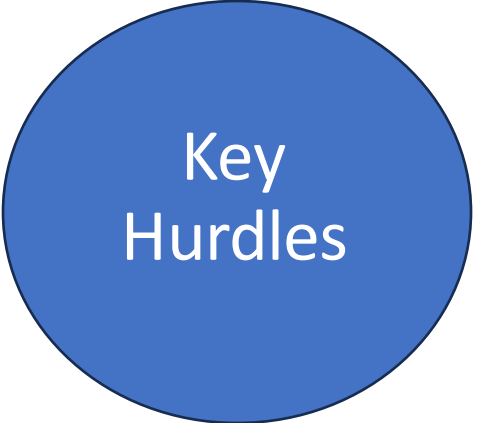
- **Personal goals:** Help shape an equitable and sustainable development for existing and future residents, help implement the master plan, help shape the places that will make the island a community, uphold development policies and agreements
- **Areas of focus for coming year:** Parks and open space, minority business engagement, housing existing residents, project sustainability, transportation, tolling, public art
- **TIDA goals should include:** Parks and open space governance, transportation, staffing and capacity for TIDA, review and reassess transition strategy for housing, tolling policy strategy, art program strategy
- **What could we improve:** Better engagement and communication with staff, better follow up on what is requested at meetings, board member attendance

Today's Goal

Leave with 2-3 policy areas or
2-3 programmatic goals to pursue.

Guiding Questions:

- What do you think are the biggest hurdles that TIDA faces today?
- What are the hot topics that we may need to address?
- What role can the TIDA Board play?





Item 7

Adjournment

The end

Thank you.