



CITY & COUNTY OF SAN FRANCISCO
TREASURE ISLAND DEVELOPMENT AUTHORITY
ONE AVENUE OF THE PALMS,
2ND FLOOR, TREASURE ISLAND
SAN FRANCISCO, CA 94130
(415) 274-0660 FAX (415) 274-0299
WWW.SFTREASUREISLAND.ORG

TREASURE ISLAND DEVELOPMENT AUTHORITY
MEETING MINUTES

March 13, 2024 – 1:30PM

ORDER OF BUSINESS

1. Call to Order and Roll Call

V. Fei Tsen, President
Linda Fadeke Richardson, Vice President
Jeanette Howard, Secretary
Mark Dunlop
Nabihah Azim
Timothy Reyff

2. General Public Comment

Atta Pilram, resident, commented on bringing a new art center to island.

3. Report by Treasure Island Director

Bob Beck, Treasure Island Director, gave an update on development and operation issues. TIDA staff Peter Summerville welcomed son.
The work of One Treasure Island was recognized yesterday by Supervisor Dorsey at the Board of Supervisors.
TreasureFest was extremely well attended. Ferry saw over 1,000 riders each day and added additional runs to absorb demand.
TIDA is working with vendor & MTA on improved traffic/crowd management for next month. TIDA is working with MTA and Public Works on new roadways and parking enforcement. New parking lot has begun taking applications and is expected to open next week.
Hosted second opportunity for SF Housing Authority representatives to meet on island with Villages residents with Section 8 Vouchers.
Catholic Charities has issued initial notices to move to their households on the island. Notices for Villages residents will go out this month.
Mercy continues to hold tours of SVC units for interested residents.
Event on 3/14 at Ship Shape for island residents to learn more about Isle House, Hawkins, and 490 Ave. of the Palms.
Memorandum included in the board package on signs being fabricated for new parks to post hours operation and rules.

Nella Goncalves, Co-Executive Director of One Treasure Island, gave updates.
17th Construction Training Program Cohort graduated 3/1. Next Cohort is in May.
Over 200 taxes were completed during tax prep services for island residents.
The island-wide community meeting was held 2/28 and 15 individuals attended.
Planning for community events has begun including Spring Fling Fair, a 6-week Health & Wellness Workshop Series, and a new support workshop called the TI Healing Circle.
Working with the Department of Elections to increase voter registration on Treasure Island.

Have secured a grant from the Dept. of Emergency Management to work with a consultant to assist in developing an emergency plan for Treasure Island.
Designing a Ticket & Fine Forgiveness Referral Program to assist residents with reducing and resolving tickets and fines that present a barrier to car registration.

Director Tsen commented on TreasureFest traffic.

Director Dunlop thanked One Treasure Island for incredible work and commented on needing more than one bus for Treasure Island.

Director Howard asked if there will be a more in-depth report on housing.

Director Reyff commented on increasing ferry trips to assist with traffic.

Joshua Arce, Special Assistant with Northern California District Council Labors, thanked Bob Beck and TIDA staff for forging partnership with Rec and Park Department.

Anthony Travis, Local 261, commented on parks and thanked TIDA for work.

Beth McDowall, Local 261, thanked TIDA and One TI for partnership and commented on looking forward to more opportunities.

Director Richardson commended Joshua Arce's work with at-risk people and helping them find work.

4. Communications From and Received by TIDA

There was no discussion.

There was no public comment.

5. Ongoing Business by Board of Directors

There was no discussion.

There was no public comment.

6. CONSENT AGENDA

a. Approving the Minutes of the February 14, 2024 TIDA Board Meeting

b. Resolution Approving and Authorizing the Execution of a First Amendment to the Professional Services Agreement between the Treasure Island Development Authority and Rubicon Enterprises, Inc., a California nonprofit public benefit corporation, to increase the annual Scope of Services and not to exceed Contract Amount for Fiscal Year 2023-2024

c. Resolution Authorizing the Treasure Island Director to Execute Two Assignment and Assumption Agreements By and Amongst the Treasure Island Development Authority, Langan Engineering and Environmental Services, Inc. and Langan CA, Inc., a California Corporation, to Assign Assignor's Rights and Obligations Under Two Existing Agreements with The Treasure Island Authority from Assignor to Assignee

Director Richardson moved Item 6.

Director Dunlop seconded the motion.

The item passed unanimously.

There was no public comment.

7. Resolution Approving an Amended and Restated Disposition and Development Agreement with Treasure Island Community Development, LLC, including changes to the attached Financing Plan, and making findings under the California Environmental Quality Act, Approving Proposed Amendments to the Treasure Island and Yerba Buena Island Design for Development

Bob Beck, TIDA, presented.

Reviewed 2011 Entitlement and Transaction Documents including the Disposition and Development Agreement and Development Agreement.

The amendments will be heard by the Planning Commission on 4/4, the BOS Budget & Finance and Land Use Committee on 4/15 and 5/17, and by the Board of Supervisors for approval on 4/30.

Stage 2 infrastructure commences late 2024/early 2025.

AnMarie Rodgers, TIDA presented on policy goals to build on project success.

Due to infrastructure delays and the challenging economy the project is at risk of slowing or stalling and the City and TICD are committed to ensuring that the project does not lose momentum.

Reviewed the objectives that were laid out to guide work.

Jamie Querubin, TIDA, reviewed DDA Amendment highlights including fiscal changes to accelerate project funding for Stage 2 infrastructure and schedule of performance and subsidy changes to improve the financial feasibility of the project in the near term.

Reviewed fiscal changes to the Financing Plan including Stage 2 Alternative Financing in the form of Certificates of Participation, Acquisition and Reimbursement Agreement updates, and miscellaneous updates for clarification at the advice of bond counsel and City Attorney.

Reviewed DDA Amendments in the Housing Plan, Transportation Plan, Community Facilities Plan and other subsidies, and general updates.

Design for Development changes are minor to form controls, such as matching/responding to Code changes post-2011 and lessons learned from first subphase.

Director Tsen thanked TIDA staff for work, asked about funding of parks, and asked to confirm that certain revenues are reinvested back into project.

Director Azim congratulated staff, asked about changes with inclusionary units and arts fee.

Director Richardson thanked staff and commented on financing and partnerships.

Director Dunlop thanked staff, asked about bonds, and asked about role of Navy.

Director Reyff commented on importance of project moving forward.

There was no public comment.

Director Richardson moved Item 7.

Director Reyff seconded the motion.

The item passed unanimously.

8. Resolution to Accept Certain Park and Open Space Improvements on Yerba Buena Island Including Any Structures Thereon, to Designate the Improvements for Park Use, to Dedicate the Improvements for Public Use, and to Accept the Improvements for Maintenance and Liability Purposes

Joey Benassini, TIDA, presented an overview of Panorama Park and Signal Point including the acceptance process, parks operations and maintenance review, interim park management structure and responsibilities, and ongoing parks management planning.

A soft opening of the park in March 2024 and a Grand Opening event is being planned for May 2024.

Operations and Maintenance Manual goals include a comprehensive document defining system-wide and park specific requirements and guidelines, defining individual 'Levels of Service' for each park based on location, program, and scale, providing specific guidance for Management, Engineering, Landscape, Maintenance, and Janitorial Services, creating a 'living document' that is organized to accommodate future, phases parks and document updates, and structured so that it can be used for work orders, procurements and requests for proposals for services.

Care and maintenance of Point of Infinity artwork is funded from parks maintenance budget and Conservator's report provided by SF Arts Commission.

Interim parks management structure and specific tasks related to management, engineering, landscape, and janitorial services were reviewed.

Ongoing Parks Management planning includes analysis of structure and functions by experts in the fields of horticulture, parks management, ecology and integrated pest management and regular and active monitoring, priority-setting, communication and flexibility of Frequency Schedules to assure TIDA standards for the park are being met.

Director Tsen commented on beauty of park and about concern of trees potentially obscuring the artwork and view.

Director Richardson gave their support to resolution and commented on Point of Infinity groundbreaking event.

Director Dunlop commented on tree maintenance and asked if TIDA is getting support from Rec and Park.

Director Richardson moved Item 8.

Director Reyff seconded the motion.

The item passed unanimously.

9. Long-Term Operation and Maintenance of Treasure Island Parks and Open Spaces

AnMarie Rodgers, TIDA, presented on long-term operation and maintenance of Treasure Island parks and open spaces, and reviewed near-term care plan.

While TIDA owns a diverse portfolio now, overtime, TIDA's type of land will transition to be the Major Parks

Land next to development including private landscapes, neighborhood parks and shared ways will be managed by HOAs.

TIDA interest transferred to land such as Buildings 1, 2, and 3, Nimitz House Historic District and common exteriors around retail.

The current plan will continue for near-term care for all parks including TIDA oversight, contracting, & procurement, SFPW for trades work, repairs, and inspections, private contracting for landscape management and IPM, and SFE for natural habitat oversight.

Long-term care of neighborhood parks and private landscape will be managed via "rights of first offer."

Steps to cultivating a conservancy include gaining private momentum, drafting a mission statement and guiding principles, developing the relationship between the nonprofit and SFGov, and a viable business plan.

Steps for long-term care for major parks include exploring fiscal and governmental parameters for SFGov management and to secure consultant support.

Director Tsen commented on appreciation for action plan and discussions with Rec and Park.

Director Tsen commented on need for accurate budget figures and need for conservancy planning to start.

Director Howard commented on models of governance and would like to see the thinking and details behind Rec and Park recommendation.

Director Richardson commented on conservancy models, requested clarification on operations and asked when this this be an action item.

Director Dunlop commented on Transbay Park success.

Chris Childers, Executive Director TISC, commented on including water spaces in projects parks and open spaces vision, and commented on importance of equity, inclusion, and water access.

Paul Heineken, TISC Director, commented that water part of Clipper Cove must be included in park plan and importance of access to water. TISC gets kids and adults out on the water.

10. Discussion of Future Agenda Items by Directors

Director Dunlop congratulated Peter Summerville on birth of son.

11. Adjourn

