



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

October 9, 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, CFO
Timothy Reyff

Director Tsen made welcome comments and commented on Star View Court opening.

2. General Public Comment

A resident commented on issues with in-lieu payment and adding children to lease.

3. Report by Treasure Island Director

Bob Beck, Treasure Island Director, gave an update on development and operation issues.
Hillcrest Groundbreaking Ceremony occurred on Thursday 9/19.
California Native Plant Society hosted natural history walk on 9/19.
TreasureFest was held on 9/28 and 9/29. TreasureFest will likely not return next year due to limited parking that would be available.
Dedication of Port Chicago Panels at Panorama Park on 10/24.
Housing info sessions planned for 10/10 and 10/12.
Finance team is working with Capital Planning and Office of Public Finance staff to lay the groundwork for introduction of BOS legislation next month to authorize debt issuance in the form of Certificates of Participation as provided under the amended Finance Plan.

Nella Goncalves provided an update on the programs of One Treasure Island and community events.

One TI continues to serve an average of 200 households at Food Pantry.

One TI hired a new Support Services Manager, Arion Chapman.

Construction Training Program #19 will begin on 1/6/25.

The Island-wide Community Meeting was held on 9/18. 17 individuals attended the meeting.

Community updates and redevelopment updates were provided to attendees.

Hispanic Heritage Month celebration was held on 9/28.

Coffee Hour, Senior Luncheon, and a soap making workshop were all held in September.

New Resident Treasure Island Info Session, 11/2, 11:00 – 1:00 PM at the Ship Shape.

Digital Security Awareness for Seniors Workshop, 10/24, 5:30 PM at the Ship Shape.

Happy Hour (mocktails only!) 10/9, 6:00 – 7:00 PM.

Director Dunlop thanked Nella Goncalves for her work.

Director Howard commented on memo from SF Environment and asked about oversight.
Director Richardson commented on Star View Court opening ceremony.
Director Tsen commented on the memo from SF Environment and the need for staff supervision and interim plan.

There was no public comment.

4. Communications From and Received by TIDA

Director Howard commented on 311 reports.
There was no public comment.

5. Ongoing Business by Board of Directors

There was no discussion by Directors.
There was no public comment.

6. CONSENT AGENDA

a. Approving the Minutes of the September 11, 2024, TIDA Board Meeting

Director Richardson moved Item 6.
Director Dunlop seconded the motion.
The item passed unanimously.

7. Resolution Approving and Endorsing an Option to Lease Agreement between the Treasure Island Development Authority and the Department of Public Health on behalf of the Behavioral Health Building. Providing an Option with a Term that ends December 31, 2026, with an Extension Option of Twelve Months to Lease a portion of Parcel E1.2 for the Development of Behavioral Health Beds

Natalie Bonnewit presented the resolution.

The Behavioral Health Building is 6 stories with 120 bedrooms, including 172 replacement beds for HealthRight 360.

Funding sources include 2020 SF Proposition A Bond, 2018 Proposition C Gross Receipts Tax for Homelessness Services, Community Care Expansion Grant, and TIDA Developer subsidy.

The TIDA Board already approved site control on July 13, 2022.

Today's action item is to grant Site Control in the form of an Option to Lease.

Director Dunlop moved Item 7.
Director Reyff seconded the motion.
The item passed unanimously.

8. Bay Football Club Letter of Intent

The Bay Football Club ("Bay FC") is part of the National Women's Soccer League.

2024 is their inaugural season in the league.

9/24 announcement of a Letter of Intent between TIDA and Bay FC to make Treasure Island the home of their permanent practice facilities.

Bay FC facility requires three regulation soccer fields and a training and administration facility of up to 25,000.

Development of Bay FC facilities at proposed site would have minimal impact on surrounding existing uses and infrastructure.

Reviewed site delivery, term, and rent.

Phase two option includes hosting public-facing soccer programs with 1-3 fields within the future sports park area.

Ground lease to TIDA Board in November and seeking Board of Supervisors approval in December.

Brady Stewart, CEO Bay FC, discussed training facilities.

Bay FC is the first Bay Area women's sports team.
Treasure Island is iconic location and having facility in SF exemplifies women breaking barriers.

Director Tsen commented on the importance of public use and public availability.
Director Richardson commented on having an iconic women's soccer team.
Director Howard asked if Treasure Island will become home site for Bay FC.
Director Reyff welcomed Bay FC and commented on public involvement.
Director Tsen commented on the location where the agricultural farm was planned.

Katherine Gillespie, President of SF Little League, commented on Little League programs and opportunity to partner with Bay FC.
Nella Goncalves, One TI, commented on support of Bay FC and opportunity for youth programs.

9. Treasure Island Ferry Service Planning Update

Suany Chough, TIMMA, reviewed Treasure Island ferry planning study.
Study scope included ridership demand projections, service scenarios, and operating costs.
Reviewed scenarios studied, preliminary operating cost comparisons, and fare revenue analysis.
Ferry planning study guidance includes providing all day service, 7 days/week, with hourly frequency, and to develop a business plan for TI ferry service.
Business Plan expected to be complete next summer and will include updated development schedule, updated ridership projections, service plan, O&M costs including capital maintenance, fare policy and fare structures, funding strategy, and roles and responsibilities.

Joey Benassini, TIDA, presented WETA's Rapid Electric Emission-Free Ferry ("REEF") program.

In May WETA adopted 2050 Service Vision which includes service to Treasure Island.
WETA has secured over \$136M in federal state and regional funding for REEF program.
TI route is expected to be the first one operated with 149-passenger electric vessels.

There was no public comment.

Director Tsen commented on predicting high future ridership, and ability to be flexible during special events. Commented on electric service.
Director Dunlop praised the service and commented on the possibility of senior pricing.
Director Howard asked when business plan will be completed.
Director Richardson commented on permanent funding.

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

Director Tsen nominated Timothy Reyff, Linda Richardson and Jeanette Howard to the Ad Hoc Nominating Committee.
The committee will meet at 1:00PM prior to the December board meeting.

Director Dunlop moved Item 10.
Director Richardson seconded the motion.
The item passed unanimously.

11. Long-Term Care for TIDA Parks

AnMarie Rodgers, TIDA, reviewed parks operations and maintenance background and the collaboration with Recreation & Parks Department ("RPD").
Reviewed short-term park care as discussed at March meeting. Current parks care will continue.
Long-term care varies based upon 3 land types: TIDA owned parks, land next to development, and TIDA owned buildings and grounds.

RPD plan for RPD staffing in FY26/27 includes engineering, finance & operations staff engaging the full team in 10 working meetings, including Director's participation, as needed working groups, providing full info on new park facilities and environmental conditions, and analyzing needed labor, logistics, equipment, materials & overhead.

TIDA plan for RPD staffing in FY26/27 includes engaging the full team in 9 working meetings, including Director's participation, touring of TIDA parks lands, engaging representation across RPD, comprehensive TIDA asset inventory for use in RPD model, and refreshing fiscal projections on revenue stream.

Reviewed upcoming schedule.

RPD operations begin July 1, 2026.

Jack Avery, RPD Manager of Policy and Public Affairs, discussed confidence in RPD park management and commitment to equity.

Antonio Guerra, RPD Administration and Finance Director, discussed RPD process for analyzing parks, determining costs, and creating staffing model.

Director Tsen commented on priority to have long term plan for parks and asked how Treasure Island is going to be preserved in city wide park plan.

Director Dunlop commented on the ongoing relationship with TIDA.

Director Richardson commented on long term plan, partnership, and equity.

Director Howard commented on the lack of progress and issues with the timeline.

Director Reyff commented on having the plan established as soon as possible.

12. 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 2024-2025

Bob Beck, TIDA, reviewed budget including budget fields and revenues.

Rich Rovetti, TIDA, presented the resolution.

TIDA adding a new staff position to the FY 25/26 budget to act as TIDA's lead in management of the parks and monitoring work of Rubicon and RPD.

TIDA is also exploring immediately accessible alternatives including empowering existing SFE work order staff and increasing their hours, requested proposal from RPD for horticultural supervisor on work order, and requested RPD horticultural review of plans for upcoming park projects at Quarters 10 and the Cultural Park.

Reviewed Rubicon contract value and amendment.

Proposed amendment includes \$398,750 for the maintenance of newly accepted parks.

Director Howard commented on budgeting issues.

Director Dunlop asked about Rubicon connection to RPD.

Director Tsen asked about timeline for horticultural expert on staff.

Director Richardson commented on budget issues.

Directors requested that the horticultural expert is confirmed by the December TIDA Board meeting.

Jamie Querubin, TIDA, addressed budget questions.

Bob Beck, TIDA, addressed budget and planning questions.

Director Dunlop moved Item 12.

Director Reyff seconded the motion.

Director Howard abstained.

The item passed by majority vote.

13. Transition Housing Update

Bob Beck, TIDA, presented.

Star View Court achieved 90% lease up October 1.

Thirty initial 120-day first notices to move.

Isle House includes 24 inclusionary affordable apartments. 5 households have signed leases, 2 approved applications from current residents are pending lease signing, and 6 applications are under review or appeal with Mayors Office of Housing.

Reviewed housing opportunities at Hawkins and 490 Avenue of the Palms.

There was no public comment.

14. Discussion of Future Agenda Items by Directors

Director Tsen commented 11/13 TIDA Board meeting will be on-island and requested to include works of art by TI artists.

15. Adjourn