



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

May 8, 2024 – 1:30PM

ORDER OF BUSINESS

1. Call to Order and Roll Call

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

Director Tsen made commented on lessons learned on recent trip to Italy researching garden design and commented on opening of Panorama Park.

2. General Public Comment

Jeff Kline, resident, commented on property values, Planning Commission, project schedule and financing issues.
Steve Stallone, Treasure Island Organizing Committee, Treasure Island Wines employee, and 48 Hills reporter, commented on plan for project funding and affordable housing.

3. Report by Treasure Island Director

Bob Beck, Treasure Island Director, gave an update on development and operation issues. DDA Amendment package was approved by Board of Supervisors on 4/23.
Update on grant applications submitted including to the Bay Area Housing Finance Authority's Priority Sites pilot program, Department of Transportation Congestion Relief, and EPA.
120 First Notices to Move went out to Villages Households on 4/8 and TI Advisors has been in communications with those households about their housing options at Star View Court.
DAHLIA lottery for Star View Court closed on 5/1.
Isle House is preparing to premarket apartments to Villages residents in advance of opening to the public.
There will be an event 5/11 celebrating the opening of Panorama Park on YBI.
A meeting between TIDA, TICD, TIDA's security team, the Bristol's security team, and SFPD was held to discuss concerns about problem behavior at the park.
Successful TreasureFest events were held in March and April.
7th annual YBI Bioblitz held 4/26 hosted by TIDA, SF Environment and Cal Academy of Sciences.
TIDA, SFE, TIDG and CMG met in late April with representatives from the American Indian Cultural District and the Association of Ramaytush Ohlone.
Building One was significantly featured in the season finale of Vanderpump Rules which included filming at the Gold Bar Whiskey venue.

Extension of property management contract with the John Stewart Company should be introduced at Board of Supervisors next week.

Began demolition of former Swords to Plowshares Units on Halibut Court.

The Department of Toxic Substances Control has approved Land Use Controls for the property being acquired from USCG to support Southgate and Hillcrest projects. Property transfer should be concluded within the next couple of weeks

Bree-Constance Huffin who joined TIDA last October will be joining DEM.

Nella Goncalves, Co-Executive Director of One Treasure Island, gave updates.

Over 200 households are visiting the weekly food pantry. Looking at funding to move pantry to more convenient location.

On 3/1 13 people graduated from the Construction Training Program and all 13 have been employed.

The current Construction Training Program has 20 participants and graduation is in July.

Had successful tax season completing over 300 tax returns.

Over 270 people attended Black History Month event.

Held a community meeting in April and hope to have a meeting back in person.

Spring Fling event was a success.

Had a successful six-week health and wellness series and looking forward to upcoming six-week art series.

In public comment, Steve Stallone, Treasure Island Organizing Committee, commented on needing a reassessment on plan for project and asked about status of affordable housing.

Jeff Kline, resident, requested more information on move notices, and asked why post-DDA tenants are not offered empty units.

Director Azim commented on Board's commitment to keep project moving and asked about 120-day notices.

Director Dunlop commented on successful traffic management at TreasureFest and asked for clarification on the public comments on financing.

Director Reyff asked about micro transit grants.

Director Tsen commented on misinformation on plans and stressed the TIDA Board's commitment to affordable housing.

4. Communications From and Received by TIDA

Jeff Kline commented on articles by Steve Stallone and Carol Harvey included in the board packet and asked about any housing planned for Site 24.

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 March 13, 2024 TIDA Board Meeting

b. Resolution Approving and Authorizing the Execution of a Second Amendment to the Amended and Restated Base Closure and Homeless Assistance Agreement between the Treasure Island Development Authority and One Treasure Island (formerly Treasure Island Homeless Development Initiative)

c. Resolution, Pending the City's Administrative Approval, Authorizing the Treasure Island Director ("Director") to Retroactively Amend the Agreement ("Agreement") between the Treasure Island Development Authority (the "Authority") and Harris and Associates, Inc. ("Contractor") for Community Facility District ("CFD") and Infrastructure and Revitalization Financing District Financial (IRFD") Audit Services for the Treasure Island/Yerba Buena Island Development Project (the "Project"), to Increase the Agreement Amount by \$749,000 and Extend the Agreement Terms by Three Years with a New Expiration Date of April 5, 2027

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

There was no public comment.

7. Star View Court Construction and Resident Transition Update

Evelyn Perdomo, Senior Project Manager Mercy Housing, presented.
Reviewed Star View Court including unit size, project location, construction progress, who the building will serve, interior and exterior design features, and schedule.
Of 138 units, 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, and up to 31 apartments for households earning between 50%-60% AMI.
Construction of SVC is anticipated to be complete in June 2024.
Karen Eddleman, TI Advisors, reviewed community engagement and ongoing assistance.
TIDA issued 31 First Notices to Move in April.
37 Legacy and Vested residents living at The Villages applied for SVC affordable units.

Director Azim congratulated staff on project and asked about information for future reports.
Director Dunlop commented on significant outreach by TI Advisors and asked about amenities.
Director Richardson commented on housing and asked Karen Eddleman about outreach.
Director Tsen asked Catholic Charities to speak about social services.

Jeff Kline, resident, commented that market rate housing pays for the affordable housing.
Nella Goncalves, One Treasure Island, gave support of project.

8. Inclusionary Affordable Opportunities and Resident Outreach

Karen Eddleman, TI Advisors, presented.
Reviewed community outreach events, ongoing assistance, transition housing timeline, and housing opportunities.
Isle House has 226 market rate apartments and 24 inclusionary affordable apartments.
Hawkins has 169 market rate apartments and 9 inclusionary affordable apartments.
490 Avenue of the Palms has 141 condominiums for sale at market rate and 7 condominiums for sale at below market rate.
Reviewed how to apply for a below market rate apartment and how to apply for an inclusionary condominium at below market rate.

Director Richardson commented on project progress.

Jeff Kline, resident, commented on protecting affordable housing.

9. Opening of New Public Parks and Streets on Treasure Island and Yerba Buena Island

Joey Benassini, TIDA, presented.
Reviewed new streets, roads, and parks opening on Treasure Island and Yerba Buena Island.
Grand opening ceremony for Panorama Park in May.
Treasure Island Landing (previously Waterfront Plaza) expected Notice of Completion and Offer of Acceptance by June 2024.

Director Richardson asked about Panorama Park opening event and commented on transit.
Director Tsen commented on Panorama Park, the ferry landing, and joy of public parks.

Paul Heineken, TISC Director, congratulated TIDA on the new park and asked that Clipper Cove be included in thinking of park development.

Jeff Kline, resident, commented on disappointment that there is no shuttle to get up to new park and lack of parking.

10. Discussion of Future Agenda Items by Directors

Director Tsen requested to have ongoing maintenance on agenda.

Director Richardson commented on TIDA outreach.

11. Adjourn