

**AGENDA ITEM 8**  
**Treasure Island Development Authority**  
City and County of San Francisco  
Meeting of October 9, 2024

**Subject:** Bay Football Club Letter of Intent

**Contact:** Robert Beck, Treasure Island Director

**Background**

On September 24<sup>th</sup> Mayor London Breed announced the signing of a Letter of Intent (“LOI”) between the Treasure Island Development Authority (“TIDA”) and Bay FC, a franchise of the National Women’s Soccer League (“NWSL”) to negotiate a ground lease for property on Treasure Island on which Bay FC proposes to construct its permanent training and administration facilities.

The LOI is a non-binding agreement but defines certain terms that the parties propose to incorporate into a ground lease which would be subject to approval of the TIDA Board and the San Francisco Board of Supervisors. The LOI was the culmination of negotiations including TIDA staff, the Office of Economic & Workforce Development (“OEWD”), and the City Attorney’s Office.

**Terms**

The full text of the LOI is attached as Exhibit A, but some of the key terms are as follows

- Area of approximately 8.5 acres, sufficient to support three regulation soccer fields and a training/administration building
- Proposed location to be the existing soil stockpile site west of Avenue H between 5<sup>th</sup> Street and 9<sup>th</sup> Street within footprint of conceptual agricultural farm
- Site would available to Bay FC by June 30, 2025
- Bay FC would be responsible for demolition of Building 258 on the site and all improvements
- Initial Term of 25 years with four 5-year options
- Base rent of \$0.075 per square foot per month
- Phase Two Option for field space within planned Sports Park to host public facing programs promoting soccer

## **Next Steps**

Bay FC has an aggressive schedule to have their permanent training facilities operational for the 2027 NWSL season. Bay FC and TIDA and OEWD staff, supported by the City Attorney's Office, are drafting a ground lease which we propose to bring to the TIDA Board for consideration in November and consideration by the Board of Supervisors in December.

## **Attachments**

- A. Executed Letter of Intent