

AGENDA ITEM 8
Treasure Island Development Authority
City and County of San Francisco
Meeting of December 10, 2024

**Subject: Discussion of Fiscal Year 2025-26 & Fiscal Year 2026-27
Treasure Island Development Authority Budget Preparation
(Informational Item)**

Contacts: Robert Beck & Dianne Alberto

SUMMARY

This is an informational item on the drafting of the Treasure Island Development Authority (“TIDA”) Two-Year Budget for Fiscal Year 2025-26 (FY2026) and Fiscal Year 2026-27 (FY2027), collectively the “Proposed TIDA Budget.”

The Mayor’s Budget Office (“MBO”) is expected to release budget instructions in mid-December. With the change in administration, supplemental budget instructions may be issued in mid-January. The MBO budget instructions largely focus on programs supported by the City’s General Fund. As TIDA receives no General Fund support, the budget instructions are expected to have minimal impact on the Proposed TIDA Budget.

The TIDA Budget is submitted as part of the overall budget for the City Administrator’s Office. TIDA is required to submit its departmental budget to the City Administrator’s Office of Budget and Planning in early February, and the City Administrator’s Office will submit its budget to the MBO in mid to late February. Proposed departmental budgets are published on the Controller’s Office website in March.

Authority staff will present the Proposed TIDA Budget at the January meeting of the TIDA Board and request approval of the final submission to the Mayor’s Budget Office at the meeting of February 12th.

SCHEDULE

A summary of the budget preparation and submission schedule is as follows:

- December 10: Staff briefs the TIDA Board on budget preparation
- Mid-December: Mayor’s Budget Office issues budget instructions
- January 8: Staff presents Proposed TIDA Budget to TIDA Board
- Early February: Staff submits draft Proposed Budget to City Administrator’s Office
- February 12: Staff requests TIDA Board approval of Proposed TIDA Budget Submittal
- Late February: City Administrator submits Budget to MBO
- March: Controller’s Office posts proposed departmental budgets
- June 1st: MBO publishes proposed two-year budget
- July: Board of Supervisors adopts FY 2026 and FY 2027 Budget

DDA AMENDMENT

In the spring of 2024, the TIDA Board and the Board of Supervisors approved amendments to the Disposition and Development Agreement (“DDA”) between TIDA and Treasure Island Community Development (“TICD”) and the Development Agreement (“DA”) between TICD and the City and County of San Francisco. Amongst other changes the DDA Amendment removed a provision that made TICD responsible for any TIDA expenditures in excess of TIDA revenues. While this change eliminated a potentially unlimited financial exposure to TICD, it requires that certain portions of TIDA’s annual expenditure budget must be balanced by its projected revenues and cannot rely upon potential support from TICD.

BUDGET STRUCTURE

In anticipation of the changes incorporated into the DDA Amendment, TIDA Staff revised the structure of the TIDA Budget last year when preparing the FY2025 & FY2026 (approved budget attached for reference). In the revised budget structure, expenditures were grouped into three categories based upon the revenue available to support those expenses.

- Authority Costs Budget: These costs need to balance by projected Authority Revenues, principally leasing revenues.
- City Costs Budget: These are costs of other City agencies in support of development activities. TICD remains obligated to reimburse these expenses in whole.
- Subsidy Budget: These are costs for which TICD provides specific subsidies as defined under the DDA or which specific funds – such as Arts Fees – are available to support these expenses subject to accrued fund balances or annual limits. These funds include a Housing Subsidy, Job Broker Subsidy, Arts Fees, Open Space Subsidy, Transportation Subsidy, unobligated Community Facilities District proceeds, etc.

As we prepare a Proposed TIDA Budget for next year, we are most concerned with balancing the projected TIDA leasing revenues with projected Authority Cost expenditures under the first category and to have contingency plans in place should we experience an unexpected downturn in leasing revenues.

EXPENSE GROWTH

In the spring of 2024, the City reached new agreements with the various labor unions representing City employees. Where the scopes of services/programs are unchanged year-to-year, the Cost-of-Living Adjustments (“COLAs”) included in these agreements will be a primary factor in increasing the cost of TIDA staff and interdepartmental work orders that comprise a significant portion of the TIDA Budget.

We have other areas – most notably in the maintenance of new parks – where we are planning for both an expansion in the scope of services as new parks are completed and opened to the public but also for a change in service providers as we move park maintenance in FY 2027 from Rubicon to the Recreation and Parks Department.

EXHIBITS: ADOPTED FY2025 AND FY2026 BUDGET

Exhibit A – FY2025 & FY2026 Summary of Revenue & Expense Forecasts

Exhibit B – FY2025 Revenue Details

Exhibit C – FY2025 Expense Details

Prepared by: Robert Beck, Treasure Island Director
Dianne Alberto

EXHIBIT A. Summary Proposed FY 2025 & FY 2026 Revenue & Expense Forecast

TIDA Authority Costs Budget

Revenues	Budget Category	Cost Category	ADOPTED	PROPOSED	PROPOSED
			Fiscal Year 2024	Fiscal Year 2025	Fiscal Year 2026
TIDA Revenues					
		A. Commercial Leasing Revenues			
		Tidelands Trust Property	7,000,000	9,400,000	9,400,000
		Non-Tidelands Trust Property	1,400,000	1,100,000	1,100,000
		B. John Stewart Company Housing Revenue	1,000,000	1,722,500	1,362,500
		C. Housing Common Area Maintenance Fees	1,732,540	1,763,460	1,763,460
		Revenue Total	11,132,540	13,985,960	13,625,960
Other Revenues					
		D. Other TIDA and CFD/IRFD Revenues	1,145,000	763,035	775,973
		E. BATA Reimbursement Pier E-2 MOA	10,000	170,000	170,000
		F. SFCTA Reimbursement for YBI Pedestrian Path Costs (Vista Point)	100,000	100,000	100,000
		G. TICD Reimbursement (Authority Costs)	4,063,473	0.00	0.00
		TICD Revenue Total	5,318,473	1,033,035	1,045,973
Revenues Total			16,451,013	15,018,995	14,671,933
Expenses	Budget Category	Cost Category	Fiscal Year 2024	Fiscal Year 2025	Fiscal Year 2026
A. Personnel & Administration					
		1. TIDA Staff Salaries	2,538,103	2,675,294	2,780,413
		2. TIDA Staff Mandatory Fringe Benefits	1,087,758	872,232	896,493
		3. Staff Training, Memberships, and Field Expenses	10,000	10,000	10,000
		4. Marketing and Promotion Expenses	15,000	33,900	33,900
		5. One Treasure Island Contractual Services (not incl. abatement costs)	860,000	1,160,000	850,000
		6. Other Professional Services	1,189,700	1,484,900	1,184,900
		7. Equipment Leases / Materials & Supplies	87,250	125,000	125,000
		8. Public Safety Work Orders	168,088	151,777	154,998
		9. Public Health and Welfare Work Orders	432,400	331,650	331,650
		10. Other Administrative Work Orders	806,100	985,778	1,043,752
		Personnel & Administration Total	7,194,399	7,830,531	7,411,106
B. Development					
		1. Development Professional Services (Authority Costs, not incl. Subsidy offsets)	1,201,644	905,000	905,000
		2. Transportation Contracts / Memorandum of Agreements	921,139	909,629	909,629
		3. Planning Department (Authority Costs)	130,000	322,736	130,000
		4. Building Abatement Costs (incl. in One Treasure Island Contract)	1,732,000	215,000	215,000
		Development Total	3,984,783	2,352,365	2,159,629
C. Operations & Maintenance					
		1. Buildings Maintenance Services (Third-Party Contracts, not incl. Subsidy offsets)	2,740,000	2,160,000	2,185,098
		2. City Attorney - Legal Services (Authority Costs)	200,000	200,000	200,000
		3. SFPUC Utilities and Maintenance	1,513,831	850,000	1,090,000
		4. DPW Operations and Maintenance	818,000	800,000	800,000
		5. Debt Service - Submarine Cable Financing (Commercial Paper)	-	826,100	826,100
		Operations & Maintenance Total	5,271,831	4,836,100	5,101,198
Expenses Total			16,451,013	15,018,995	14,671,933

TIDA City Costs Budget

Revenues	Budget Category	Cost Category	Fiscal Year 2024	Fiscal Year 2025	Fiscal Year 2026
TICD Revenue					
		A. TICD Reimbursement (City Costs)	8,975,269	6,225,000	6,225,000
		B. TICD Obligated Reimbursement under Westside Bridges MOA (City Costs) (Note B)	327,217	-	-
		TICD Revenue Total	9,302,486	6,225,000	6,225,000
Other Revenue					
		C. Other CFD/IRFD Revenues	287,460	187,460	193,084
		D. Expected Savings	1,000,000	-	-
		Other Revenue Total	1,287,460	187,460	193,084
Revenues Total			10,589,946	6,412,460	6,418,084
Expenses	Budget Category	Cost Category	Fiscal Year 2024	Fiscal Year 2025	Fiscal Year 2026
A. Development (City Costs)					
		1. Development Professional Contracts (FY24 incl. Westside Bridges MOA)	1,797,217	750,000	750,000
		2. City Attorney - Legal Services	1,050,000	1,050,000	1,050,000
		3. DPW Engineering Support Services	5,428,853	3,000,000	3,000,000
		4. PUC Engineering Services	1,516,416	800,000	800,000
		5. SFMTA Services	250,000	305,000	305,000
		6. Planning Department	170,000	170,000	170,000
		7. Recreation and Parks Department	100,000	100,000	100,000
		8. Department of Technology	-	-	-
		9. SF Fire Department	10,000	50,000	50,000
		10. Controller's Office - CFD Administration	187,460	187,460	193,084
		11. SF Environment - reflected in Subsidy budget for FY25 & FY26	80,000	-	-
		Development Total	10,589,946	6,412,460	6,418,084
Expenses Total			10,589,946	6,412,460	6,418,084

TIDA Subsidy Budget

Revenues	Budget Category	Cost Category	Fiscal Year 2024	Fiscal Year 2025	Fiscal Year 2026
TICD Subsidy					
		A. TICD Reimbursement for One Treasure Island Job Broker Program	500,000	500,000	500,000
		B. TICD Transportation Subsidy	-	-	-
		C. TICD Developer Housing Subsidy	17,942,123	10,564,678	16,385,178
		D. TICD Parks and Open Space Subsidy	1,500,000	1,500,000	1,500,000
		E. CFD Ongoing Maintenance Fund (payable from CFD special taxes)	-	618,400	477,400
		TICD Subsidy Total	19,942,123	13,183,078	18,862,578
VDDA Subsidy					
		F. Vertical Development Art Fees	-	-	553,148
		VDDA Subsidy Total	-	-	553,148
Revenues Total			19,942,123	13,183,078	19,415,726
Expenses	Budget Category	Cost Category	Fiscal Year 2024	Fiscal Year 2025	Fiscal Year 2026
A. Personnel & Administration					
		1. One Treasure Island Contractual Services - Job Broker Program	500,000	500,000	500,000
		Personnel & Administration Total	500,000	500,000	500,000
B. Development					
		1. Development Professional Services (Relocation Consultant – Replacement Housing)	500,000	500,000	500,000
		2. Development Professional Services (Early Relocation In-Lieu Fees)	300,000	300,000	300,000
		3. Development Professional Services (Early Relocation Moving Fees)	300,000	300,000	270,000
		4. Mayor's Office of Housing Community Development (Direct Project Funding)	405,578	388,256	388,256
		5. Mayor's Office of Housing Community Development (Direct Project Funding)	16,436,544	9,076,422	14,926,922
		6. SF Arts Commission - Art Installation Cost	-	-	553,148
		Development Total	17,942,123	10,564,678	16,938,326
C. Operations & Maintenance					
		1. As-Needed Invasive Species Management - Development Parcels	100,000	100,000	100,000
		2. Maintenance of New Parks and Open Spaces	1,207,533	1,688,400	1,797,400
		3. Parks and Open Space Operations Planning	192,467	250,000	-

4. SF Department of the Environment

		-	80,000	80,000
	Operations & Maintenance Total	1,500,000	2,118,400	1,977,400
Expenses Total		19,942,123	13,183,078	19,415,726
TOTAL TIDA BUDGETED REVENUES		46,983,081	34,614,533	40,505,742
TOTAL TIDA BUDGETED EXPENSES		46,983,081	34,614,533	40,505,742
		-	-	-

NOTES

A. To the extent any costs under the Authority Cost budget is in support of the Job Corps redevelopment planning, such costs may be recoverable under a future Exclusive Neogiating Agreement (ENA) process, and therefore offset in this budget.

B. The amount reflects anticipated funds from TICD pursuant to proposed a letter Agreement between TIDA, TICD, and SFCTA for certain developer-obligated costs, including the cost to install a new water supply line from the YBI Master Meter and the new water tank site that TICD is building within the Southgate Project. The total approximate obligation is \$827,217*, of which \$500,000 was accrued in FY23. Per this letter Agreement, the SFCTA will directly finance and oversee these projects, and in lieu of funding these projects, TICD will instead rededicate funding to the Westside Bridges project. The reimbursements related to this letter Agreement is projected to be fully complete in FY 24, though the final amount of the obligation is still to be agreed upon.

EXHIBIT B - TIDA REVENUE DETAILS FY2024-25

TIDA Board 2/14/24

I. TIDA AUTHORITY COSTS BUDGET REVENUE DETAILS FY 2024-25

A. Commercial Leasing Revenue – Tidelands Trust

TIDA FY 2023-24 Budget	TIDA FY 2024-25 Budget	Change
\$7,000,000	\$9,400,000	\$2,400,000

This amount reflects executed subleases and potential new subleasing opportunities for commercial space on Treasure Island within the Tidelands Trust. The increase in the proposed budget compared to prior year is to better align with actuals collected in FY 2023 and projections for FY 2025.

Projected FY 2025-26 Budget: \$9,400,000

B. Commercial Leasing Revenue – Non-Tidelands Trust

TIDA FY 2023-24 Budget	TIDA FY 2024-25 Budget	Change
\$1,400,000	\$1,100,000	(\$300,000)

This amount reflects executed subleases and potential new subleasing opportunities for commercial space on Treasure Island within the Non-Tidelands Trust. The reduction in the proposed budget compared to prior year is to better align with actuals collected in FY 2023 and projections for FY 2025.

Projected FY 2025-26 Budget: \$1,100,000

C. John Stewart Company Housing Revenue

TIDA FY 2023-24 Budget	TIDA FY 2024-25 Budget	Change
\$1,000,000	\$1,722,500	\$722,500

The projection is based upon approximately 300 rentable units and represents net revenue after expenses including the John Stewart 5% fee. Due the anticipated relocations of current residents, TIDA is continuing to assume reduced rent collections by the John Stewart Company. The FY25 proposed budget did not decrease from prior years because it is expected that TIDA will take on certain security services costs previously paid from John Stewart Company revenues.

Projected FY 2025-26 Budget: \$1,362,500

EXHIBIT B - TIDA REVENUE DETAILS FY2024-25

TIDA Board 2/14/24

D. Housing Common Area Maintenance Fees

TIDA FY 2023-24 Budget	TIDA FY 2024-25 Budget	Change
\$1,732,540	\$1,763,460	\$30,920

The Authority collects common area maintenance (CAM) charges from the island's housing providers to pay for costs common to the housing area, principally landscape maintenance, security, and debris removal costs. This estimated amount reflects anticipated collections from the remaining housing providers following relocation of Swords to Plowshares and Catholic Charities households to new buildings. The CAM rates charged to the remaining housing providers will be increased as the CAM expenses are not anticipated to decrease proportionate with the reduction in the number of occupied units. The projected CAM fees may be revised again based on future unit vacancies.

Swords to Plowshares –\$0.00

Catholic Charities –\$0.00

CHP/Homerise - \$32,490.00 per month or \$389,880.00 yearly

Heathright 360 – \$12,540.00 per month or \$150,480.00 yearly

Villages – \$101,925.00 per month or \$1,223,100.00 yearly

FY 2025-26 Budget: \$1,763,460

E. Other TIDA and CFD/IRFD Revenues

TIDA FY 2023-24 Budget	TIDA FY 2024-25 Budget	Change
\$145,000	\$763,035	\$618,035

This estimated amount reflects approx. \$50,000 of revenue from the Cost of Issuance payments taken from public financing bond proceeds paid to TIDA, \$100,000 in TIDA administration fees to the CFD and IRFD financing districts, \$95,000 of revenue from Vertical Developers for the administration of LBE programs administered by the City's Contract Monitoring Division (CMD), and approximately \$500,000 of other TIDA revenues such as Verizon cellular site and/or other leasing opportunities not yet identified under Commercial Lease revenues.

Projected FY 2025-26 Budget: \$775,973

F. Expected Savings

TIDA FY 2023-24 Budget	TIDA FY 2024-25 Budget	Change
\$1,000,000	\$0	(\$1,000,000)

The amount reflects anticipated savings that TIDA expects by FY 2023-24 year-end from Authority Cost expenses. In FY 25, TIDA expects to fully expend the revised appropriated budget amount for Authority Costs.

Projected FY 2025-26 Budget: \$0

EXHIBIT B - TIDA REVENUE DETAILS FY2024-25

TIDA Board 2/14/24

G. BATA Reimbursement- Pier E- 2

TIDA FY 2023-24 Budget	TIDA FY 2024-25 Budget	Change
\$10,000	\$170,000	\$160,000

The amount reflects anticipated funds from Bay Area Tolling Authority to TIDA as reimbursement of expenses for Pier E-2 operations. The budget increase in FY 25 is based on revised operating hours.

Projected FY 2025-26 Budget: \$170,000

H. SFCTA Reimbursement for YBI Pedestrian Path Costs

TIDA FY 2023-24 Budget	TIDA FY 2024-25 Budget	Change
\$100,000	\$100,000	\$0

The amount reflects anticipated payments from SFCTA to TIDA as revenue to cover costs related to the Bay Bridge Pedestrian path, including janitorial, transportation, and security.

Projected FY 2025-26 Budget: \$100,000

I. TICD Reimbursement (Authority Costs)

TIDA FY 2023-24 Budget	TIDA FY 2024-25 Budget	Change
\$4,063,473	\$0	(\$4,063,473)

The amount reflects anticipated funds from TICD to TIDA as revenue to balance the budget, as defined by Section 19.6 of the DDA, not including development expenditures directly spent on City Costs. TIDA expects to full cover all annual Authority Costs expenses with Authority Revenues.

Projected FY 2025-26 Budget: \$0

EXHIBIT B - TIDA REVENUE DETAILS FY2024-25

TIDA Board 2/14/24

II. TIDA CITY COSTS REVENUE DETAILS FY 2024-25

A. TICD Reimbursement (City Costs)

TIDA FY 2023-24 Budget	TIDA FY 2024-25 Budget	Change
\$8,975,269	\$6,225,000	(\$2,750,269)

The amount reflects anticipated funds from TICD to TIDA as revenue to directly reimburse TIDA for development expenditures spent on City Costs, as defined by Section 19.8 of the DDA. The reduction in the FY 25 proposed budget is due to a reduction in overall City Cost expenditures in the proposed FY 25 proposed budget.

Projected FY 2025-26 Budget: \$6,225,000

B. TICD Obligated Reimbursement under Westside Bridges Budget (City Costs)

TIDA FY 2023-24 Budget	TIDA FY 2024-25 Budget	Change
\$327,217*	\$0	(\$327,217)

The amount reflects anticipated funds from TICD pursuant to a letter Agreement between TIDA, TICD, and SFCTA for certain developer-obligated costs, including the cost to install a new water supply line from the YBI Master Meter and the new water tank site. Per the letter Agreement, the SFCTA will construct these developer obligated improvements within the limits of the Westside Bridges Project, and TICD will dedicate an equivalent amount to fund the Westside Bridges Projects. The total approximate obligation is \$827,217*, of which \$500,000 was accrued in FY23. The reimbursements related to this letter Agreement is projected to be fully complete in FY 24, though the final amount of the obligation is still to under review. No reimbursement related to the letter Agreement is anticipated in FY 25.

Projected FY 2025-26 Budget: \$0

C. Other CFD/IRFD Revenues

TIDA FY 2023-24 Budget	TIDA FY 2024-25 Budget	Change
\$287,460	\$187,460	(\$100,000)

This estimated amount reflects revenue from available taxes collected from the Community Facilities District (CFD) and Infrastructure Revitalization Financing District (IRFD) that can fund ongoing financial administration. The revenue directly offsets ongoing administration services provided by the Controller's Office.

Projected FY 2025-26 Budget: \$193,084

EXHIBIT B - TIDA REVENUE DETAILS FY2024-25

TIDA Board 2/14/24

D. Expected Savings

TIDA FY 2023-24 Budget	TIDA FY 2024-25 Budget	Change
\$1,000,000	\$0	(\$1,000,000)

The amount reflects anticipated savings that TIDA expects by FY 2024-25 year-end from City Costs expenses. If such savings are not realized, TIDA will need to solve within the appropriated budget. In FY 25, TIDA expects to fully expend the revised appropriated budget amount for City Costs.

Projected FY 2025-26 Budget: \$0

EXHIBIT B - TIDA REVENUE DETAILS FY2024-25

TIDA Board 2/14/24

III. TIDA SUBSIDY BUDGET REVENUE DETAILS FY 2024-25

A. TICD Reimbursement for One Treasure Island Job Broker Program

TIDA FY 2023-24 Budget	TIDA FY 2024-25 Budget	Change
\$500,000	\$500,000	\$0

The amount reflects anticipated funds from TICD to TIDA as revenue to directly fund the One Treasure Island Job Broker Program, as defined by Section 13.3.8 of the DDA. Pursuant to the DDA, the total subsidy amount payable by TICD for the Job Broker Program Subsidy is \$3,800,000, plus interest, in \$500,000 annual allotments.

Projected FY 2025-26 Budget: \$500,000

B. TICD Transportation Subsidy

TIDA FY 2023-24 Budget	TIDA FY 2024-25 Budget	Change
\$0	\$0	\$0

The amount reflects anticipated funds from TICD to TIDA as revenue to directly fund transportation operations, as defined by Section 13.3.2 of the DDA. For FY 25, TIDA does not anticipate funding any transportation operations.

Projected FY 2025-26 Budget: \$0

C. TICD Developer Housing Subsidy

TIDA FY 2023-24 Budget	TIDA FY 2024-25 Budget	Change
\$17,942,123	\$10,564,678	(\$7,377,445)

The amount reflects anticipated funds from TICD to TIDA as revenue to directly fund affordable housing projects and implementation, as defined by Section 13.3.4 of the DDA. In FY 25, the entirety of the Developer Housing Subsidy allocation is anticipated to fund costs related to a Relocation Consultant for replacement housing implementation in the amount of \$500,000, costs related to the pay-out of Early Relocation In-Lieu Fees in the estimated amount of \$300,000, costs related to the payment of Early Relocation Moving Fees in the estimated amount of \$300,000, the total costs related to the annual MOU between TIDA and the Mayor's Office of Housing and Community Development in the amount of \$388,256, and the remaining \$9,076,422 amount is for pre-development and construction costs for Parcel E2.3/4 and other affordable housing projects. The FY 25 budget is sized to anticipate the demands of the projects in progress and fully dedicate all available subsidies to ongoing project needs.

Projected FY 2025-26 Budget: \$16,938,326

EXHIBIT B - TIDA REVENUE DETAILS FY2024-25

TIDA Board 2/14/24

D. TICD Parks and Open Space Subsidy

TIDA FY 2023-24 Budget	TIDA FY 2024-25 Budget	Change
\$1,500,000	\$1,500,000	\$0

The amount reflects anticipated funds from TICD to TIDA as revenue to directly fund new parks and open space operations and maintenance, as defined by Section 13.3.1 of the DDA, up to the annual maximum of \$1,500,000. The amount reflects anticipated funds from TICD to TIDA for parks and open space operations planning, certain invasive species management on development parcels, and maintenance for the new Dog Park, Hilltop Park West and East, Causeway Slope and Beach Access, Waterfront Plaza, Cityside Park, and stormwater facilities throughout YBI, all of which are scheduled for completion and operations in FY 2025.

Projected FY 2025-26 Budget: \$1,500,000

E. CFD Ongoing Maintenance Fund (payable from CFD special taxes)

TIDA FY 2023-24 Budget	TIDA FY 2024-25 Budget	Change
\$0	\$618,400	\$618,400

The amount reflects anticipated funds from the CFD Ongoing Maintenance fund to TIDA as revenue to directly fund new parks and open space operations and maintenance, as defined by the Financing Plan. The amount reflects anticipated funds needed beyond the \$1,500,000 annual allotment from from TICD Parks and Open Space Subsidy for parks and open space operations planning, certain invasive species management on development parcels, and maintenance for the new Dog Park, Hilltop Park West and East, Causeway Slope and Beach Access, Waterfront Plaza, Cityside Park, and stormwater facilities throughout YBI, all of which are scheduled for completion and operations in FY 2025.

Projected FY 2025-26 Budget: \$477,400

F. Vertical Development Art Fees

TIDA FY 2023-24 Budget	TIDA FY 2024-25 Budget	Change
\$0	\$0	\$0

The amount reflects anticipated art fees from vertical developers to TIDA as revenue to cover design and engineering of the first artwork commissions, pursuant the Vertical Disposition and Development Agreements (VDDA). Due to delayed permitting times, the projected rate in which the arts fees can be collected has also been delayed. Therefore, the proposed budget assumes \$0 in additional revenue collections for FY 25. As of early calendar year 2024, the total Art Fee program on Treasure Island has an appropriated fund balance \$4.3 million while the actual Art Fees collected are \$3.6 million due to delays in the permitting and start of construction of some anticipated projects.

Projected FY 2025-26 Budget: \$553,148

EXHIBIT C - TIDA EXPENSE DETAILS FY2024-25

TIDA Board 2/14/24

I. TIDA AUTHORITY COSTS BUDGET EXPENSE DETAILS FY 2024-25

The expenditure for daily operations and development functions for Treasure and Yerba Buena Islands are defined under the following three categories: Personnel & Administration, Development, and Operations & Maintenance.

A. PERSONNEL & ADMINISTRATION

1. TIDA Staff Salaries

TIDA FY 2023-24 Budget	Proposed FY 2024-25	Changes
\$2,538,103	\$2,675,294	\$137,191

The Proposed Budget provides funding for 14 full-time positions. All positions are budgeted directly in the TIDA Budget. The increase in the FY 25 budget reflects more accurate alignment with the City Administrator’s Office overall salary budget accounted for TIDA.

Projected FY 2025-26 Budget: \$2,788,156

2. TIDA Staff Mandatory Fringe Benefits

TIDA FY 2023-24 Budget	Proposed FY 2024-25	Changes
\$1,087,758	\$872,232	(\$215,526)

The Proposed Budget provides funding for fringe benefits for 14 full-time positions. This includes funding for benefits such as retirement, Social Security, and health benefits. Funding is adjusted by the Controller to the most up-to-date estimates for the upcoming fiscal year. The reduction in the FY 25 budget reflects more accurate alignment with the City Administrator’s Office overall fringe benefits budget accounted for TIDA.

Projected FY 2025-26 Budget: \$896,493

3. Staff Training, Memberships, and Field Expenses

TIDA FY 2023-24 Budget	Proposed FY 2024-25	Changes
\$10,000	\$10,000	\$0

The Proposed Budget provides the same level of funding for staff expenses. Annual staff performance plans encourage staff participating in professional development.

EXPENDITURE CATEGORY	FY 23-24	FY 24-25 Proposed
Training (including cost of travel)	\$1,300	\$1,300
Employee Field Expenses	\$1,000	\$1,000
Membership Fees	\$6,700	\$6,700

EXHIBIT C - TIDA EXPENSE DETAILS FY2024-25

TIDA Board 2/14/24

HR-Management Training Work Order	\$1,000	\$1,000
Subtotals	\$10,000	\$10,000

Projected FY 2025-26 Budget: \$10,000

4. Marketing and Promotion Expenses

TIDA FY 2023-24 Budget	Proposed FY 2024-25	Change
\$15,000	\$33,900	\$18,900

The Proposed Budget provides funding for marketing and promotional expenses to three on-island TIDA Board meetings and 3-4 on-island Transition Housing open house events for residents. The proposed budget amount has been increased compared to prior years to reflect additional open house events.

Projected FY 2025-26 Budget: \$33,900

5. One Treasure Island Contractual Services

TIDA FY 2023-24 Budget	Proposed FY 2024-25	Change
\$860,000	\$1,16,000	\$300,000

The Proposed Budget provides for the following funding for One Treasure Island as detailed below, not including the Job Broker Program Costs, which are offset by a TICD Subsidy.

EXPENDITURE CATEGORY	FY 23-24 (Full Contract)	FY 24-25 Proposed (Full Contract)	FY 24-25 Proposed (Authority Costs Share)
Agreement with One Treasure Island	\$300,000	\$300,000	\$300,000
Community Planning	\$70,000	\$70,000	\$70,000
Affordable Housing Consultation	\$95,000	\$95,000	\$95,000
Affordable Housing Interim Rent		\$360,000	\$360,000
LBE/SBE Consultation – <i>Reallocated to new line in budget</i>	\$0	\$0	\$0
Special Event Venue / Event Site Management	\$35,000	\$35,000	\$35,000
Job Broker Program Costs - <i>Subsidy Offset</i>	\$500,000	\$500,000	<i>See Section III</i>
Pre-Apprentice Program	\$300,000	\$300,000	\$300,000
Abatement – <i>as presented in contract</i>	\$165,000	\$215,000	<i>Section I, B.4</i>
Abatement – <i>reserved (not included in final FY24 One TI contract)</i>	\$1,627,000	\$0	\$0
Subtotals	\$3,092,000	\$1,875,000	\$1,160,000

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- The services provided under the Agreement between TIDA and One Treasure Island, include coordinating and facilitating participation of community-based homeless service organizations, as well as future development planning. TIDA will continue to contract with One Treasure Island to provide onsite after-hours event services on a limited basis at Administrative Building 1. One Treasure Island also operates the building known as the Shipshape as a community benefit.
- The proposed One TI contract budget includes:
 - I. Funding allocation for various consultation services related to ongoing community planning and affordable housing development.
 - II. Funding allocation for Interim Housing Rents payable to Macey May and Star View Court in the event that there are extended vacancies within Transition Units arising due to delays in implementing the Transition Housing Rules & Regulations. This interim rent covers lost rents incurred by the affordable housing provider for the period in which Transition households have not yet moved into their transition units.
 - III. Funding allocation for Funding for Child Youth Needs Initiatives to continue exploring program implementation to address needs found through prior year needs assessments;
 - IV. Funding for the Job Broker Program, which is fully funded by a Job Broker Program Subsidy paid by TICD, the master developer (*see Section III*);
 - V. Funding for the pre-apprentice program with Laborers Union Locals 67 & 261 is to facilitate one training class for FY 2025 for the purposes of abatement and deconstruction of nuisance structures in Treasure Island. The proposed Authority Cost share includes an amount of \$300,000 for the cost of conducting a multi-week training program; and
 - VI. Funding for costs related to the abatement of vacant building on Treasure Island (*see Section I, B.4*).

Projected FY 2024-25 Budget: \$850,000

6. Other Professional Services

TIDA FY 2023-24 Budget	Proposed FY 2024-25	Change
\$1,189,700	\$1,484,900	\$295,200

The Proposed Budget provides for the following funding for other professional services.

EXPENDITURE CATEGORY	FY 23-24	FY 24-25 Proposed
Treasure Island Gym Operation, YMCA	\$290,000	\$290,000
Treasure Island Gym As-Needed Maintenance	\$50,000	\$50,000
Treasure Island YMCA Community Kitchen Project	\$0	\$350,000
Boys and Girls Club Camp Mendocino	\$9,900	\$9,900
Security Services	\$725,000	\$725,000
Marine Salvage As-Needed	\$50,000	\$20,000
Other Professional Services	\$64,800	\$40,000

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Subtotals	\$1,189,700	\$1,484,900
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- The Proposed YMCA Budget provides funding to operate the TI Gym and after school programs, including additional staff needs to provide more hours of operations and programming to the community. The YMCA provides health, education, youth and adult programs to Island residents free of charge.
- The Proposed budget assumes \$50,000 for as-needed gym improvements and maintenance to ensure the gym facility is in a state of good repair. TIDA maintains the facility.
- During the COVID pandemic, TIDA funded the development of a food preparation area within the YMCA to support the distribution of meals provided by the San Francisco Unified School District for school-aged residents of the island. The proposed budget would add stove and ventilation improvements to develop a Community Kitchen capable of supporting educational and nutrition programs. This project would allow a full commercial kitchen for use by the YMCA or One Treasure Island for educational programs, local residents, community groups, and entrepreneurs/micro businesses. This project was identified as an opportunity in One Treasure Island’s Active Space Interim Implementation Plan efforts.
- The Proposed Budget provides the same level of funding for Treasure Island youth participation at the Boys and Girls Club’s Camp Mendocino.
- The Proposed Budget FY 24 and FY 25 budgets assume a \$725,000 budget allocation to pay for costs associated with security services on Treasure Island. The Authority is concluding an RFP process to select a service provider.
- The Proposed Budget provides the cost of marine salvage and as-needed lien sale and disposal of abandoned vessels from Clipper Cove.
- The Proposed Budget provides an increased level for professional services including: the cost of signage, interpretation and translation services for public meetings and public notices; transportation costs and departmental work orders associated with summer internship programs. This category also funds portable restrooms, messenger services, audio services, periodicals, advertising, and printing.

Projected FY 2025-26 Budget: \$1,184,900

7. Materials, Supplies, and Equipment Leases

TIDA FY 2023-4 Budget	Proposed FY 2024-25	Change
\$87,250	\$125,000	\$37,750

The Proposed Budget provides funding for materials, supplies, and equipment leases.

EXPENDITURE CATEGORY	FY 23-24	FY 24-25 Proposed
Materials and Supplies	\$26,950	\$55,000
Other Materials and Supplies – Public Safety	\$50,000	\$50,000
Rents & Leases - Equipment	\$10,300	\$20,000
Subtotals	\$87,250	\$125,000

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- Materials and supplies includes funding for standard office supplies and materials, food expenses, recreational expenses, nursery plants, flags, and banners.
- The other materials and supplies – public safety expenditure line includes the costs to purchase and maintain TIDA’s departmental response assets, staff personal protective equipment, as well as to fund as-needed awareness programs and community outreach. This amount may also include any as-needed public safety equipment needed for TIDA’s newly completed parks and open space areas.
- Funding for rents & leased equipment provides for rentals including TIDA multi-purpose machine, postage machine, and water dispenser.

Projected FY 2025-26 Budget: \$125,000

8. Public Safety Work Orders

TIDA FY 2023-24 Budget	Proposed FY 2024-25	Change
\$168,088	\$151,777	(\$16,311)

The Proposed Budget funds public safety work orders with other City departments.

EXPENDITURE CATEGORY	FY 23-24	FY 24-25 Proposed
Parking & Traffic	\$25,000	\$25,000
Police Security	\$143,088	\$126,777
Fire	\$0	\$0
Subtotals	\$168,088	\$151,777

- Parking & Traffic provides for traffic control and parking enforcement during major public holidays and events when spectators and large crowds visit the Island. These events may include Fourth of July, Fleet Week, Halloween and New Year’s Eve. This budget also provides funding for stripe and signage work performed on Treasure Island by SFMTA staff.
- Police Security provides for building and grounds patrol Monday - Friday at Building One as well as 10B assistance for special events and other high traffic volume events. The proposed FY25 budget shows a reduction from prior year budget to align closer to prior year actuals and a revision in hourly rates to day-time shifts.

Projected FY 2025-26 Budget: \$154,998

9. Public Health and Welfare Work Orders

TIDA FY 2023-24 Budget	Proposed FY 2024-25	Change
\$432,400	\$331,650	(\$100,750)

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The Proposed Budget funds the following public health and welfare work orders with other City departments.

EXPENDITURE CATEGORY	FY 23-24	FY 24-25 Proposed
Children, Youth, & Families Work Order	\$226,650	\$226,650
Department of Public Health Work Order	\$77,250	\$40,000
Human Services Agency Work Order	\$128,500	\$65,000
Subtotals	\$432,400	\$331,650

- The Department of Children, Youth, and Families work order supports the Treasure Island After-School Program and for the Treasure Island Summer Youth Program.
- The Department of Public Health provides TI Community Nurse Clinic services, community health and wellness programming, and development support.
- The Human Services Agency work order proves funding for Catholic Charities to operate the child development facilities for up to 49 infants, toddlers and preschoolers. Catholic Charities occupies the childcare facility free of charge as a public benefit and TIDA maintains the facility. This FY 25 budget proposal reduces the total subsidy to better align with the childcare centers operating subsidy needs in recent years.

Projected FY 2025-26 Budget: \$331,650

10. Other Administrative Work Orders

TIDA FY 2023-24 Budget	Proposed FY 2024-25	Change
\$806,100	\$985,778	\$179,678

The Proposed Budget provides increased funding for other administrative work orders with other City departments, primarily for back of the office services.

EXPENDITURE CATEGORY	FY 23-24	FY 24-25 Proposed
General Services Agency Work Order	\$343,137	\$354,753
Risk Management Services – Insurance	\$308,460	\$281,784
Information Technology Work Orders	\$75,124	\$95,000
Contract Monitoring Division (LBE/SBE Program)	\$0	\$150,000
Purchasing-Central Shops Work Orders	\$23,724	\$17,308
Purchasing-Reproduction Work Order	\$11,933	\$11,933
DT-SFGOV	\$43,723	\$75,000
Subtotals	\$806,100	\$985,778

- The General Services Agency (GSA) work order provides for financial oversight and IT services. GSA provides services to TIDA in support of human resources, budget, accounting,

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financial reporting including PeopleSoft, and payroll. GSA manages TIDA’s office network and data infrastructure and supports TIDA’s computer hardware and workstation application usage. GSA also supports TIDA’s emergency response activities and departmental emergency logistics planning. The Proposed Budget also provides for TIDA Board Health Benefits.

- The Risk Management work order provides funding for general liability coverage, liability insurance for TIDA’s Board of Directors, and administrative review of proposed subleases and use-permits by the Risk Manager to determine appropriate insurance requirements. The reduction in the FY 25 proposed budget is to better align with actual insurance premium costs from FY 23 compared to the conservative budget estimate in FY 24.
- Information Technology work orders provide for the City’s IT infrastructure projects, IT procurements made on behalf of TIDA, and telephone services for department land line and cellular phones. The budget reflects TIDA’s recent integration with the Department of Technology’s contract with Comcast Services and other IT services in lieu of directly contracting with those entities. The budget also reflects an anticipated IT project to build out a server room located in Building One.
- The work order with the Contract Monitoring Division under the City Administrator will fund TIDA and TICD participation in the CMD Local Business Enterprise Mentorship Program and CMD support to TIDA in monitoring the TICD Small Business Enterprise efforts.
- The Purchasing-Central Shops work orders provide for fleet maintenance services and fuel.
- The Purchasing-Reproduction work order provides for city stationary, envelopes, labels, and other materials.
- DT-SFGOV work order covers TIDA Board Meeting services.

Projected FY 2025-26 Budget: \$1,043,752

B. DEVELOPMENT

1. Development Professional Services (Authority Costs)

TIDA FY 2023-24 Budget	Proposed FY 2024-25	Change
\$1,201,644	\$905,000	(\$296,644)

The Proposed Budget provides for Development Professional Services for Authority Costs, as detailed below under “FY25 Authority Costs Share” not including costs that are offset by TICD Subsidies:

Development Services	FY 23-24	FY 24-25 Proposed	FY 25 Authority Costs Share
Environmental Engineering	\$185,000	\$250,000	\$250,000
Engineering Consulting Contracts	\$500,000	\$400,000	\$400,000
Parks & Open Space Operations Planning	\$250,000	\$250,000	<i>See Section III</i>
Environmental Evaluation Consultation	\$500,000	\$100,000	\$100,000
Relocation Consultant – Replacement Housing - <i>Subsidy Offset</i>	\$500,000	\$500,000	<i>See Section III</i>

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Early Relocation In-Lieu Fees - <i>Subsidy Offset</i>	\$300,000	\$300,000	<i>See Section III</i>
Early Relocation Moving Fees - <i>Subsidy Offset</i>	\$300,000	\$300,000	<i>See Section III</i>
Task Force Services	\$750,000	\$0	\$0
CFD/IRFD Reimbursement Consultants	\$100,000	\$250,000	<i>See Section II</i>
As-Needed Fiscal Consultant	\$45,000	\$45,000	\$45,000
Land Transfer and Closing Costs	\$10,000	\$10,000	\$10,000
State Regulatory Payments - Dept. Toxic Substances Control	\$75,000	\$100,000	\$100,000
Subtotals	\$4,770,000	\$3,414,629	\$905,000

Description of contracts under “Authority Costs”:

- Environmental Engineering contract – TIDA has an environmental engineering contract with Langan Engineering to perform certain oversight services of the Navy’s environmental remediation efforts and to support TIDA in monitoring and compliance reporting for environmental Land Use Controls on properties owned by TIDA.
- Engineering Consultant Contracts – TIDA has on-call service agreements with firms for engineering and architectural support services.
- Environmental Evaluation Consultation – TIDA may need to enter into one or more contracts for environmental planning and/or environmental review services.
- As-Needed Fiscal Consultant Services – TIDA anticipates the need to evaluate the impact of future development on land values and future tax increment related to IRFD public financing bond issuances or as it relates to the possible development of the Job Corps campus.
- Land Transfer and Closing Costs – TIDA anticipates certain land transfer and closing costs related to transactions with the State Lands Commission.
- State Regulatory Payments - TIDA anticipates certain invoices from the state Dept. of Toxic Substances Control for staff oversight of Land Use Control compliance and possible hazardous waste removal fees.

Projected FY 2025-26 Budget: \$905,000

2. Transportation Contracts / Memorandum of Agreements (Authority Costs)

TIDA FY 2023-24 Budget	Proposed FY 2024-25	Change
\$921,139	\$909,629	(\$11,510)

The Proposed Budget provides for Development Professional Services for Authority Costs, as detailed below under “FY25 Authority Costs Share” not including costs that are offset by TICD Subsidies:

Development Services	FY 23-24	FY 24-25 Proposed	FY 25 Authority Costs Share
Westside Bridges Memorandum of Agreement (SFCTA)	\$921,139	\$625,000	\$625,000

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Southgate Memorandum of Agreement (SFCTA)		\$284,629	\$284,629
Subtotals	\$921,139	\$909,629	\$909,629

Description of contracts under “Authority Costs”:

- Westside Bridges Memorandum of Agreement (MOA) – TIDA and the SFCTA entered into a funding Memorandum of Agreement to partially fund the Westside Bridges project to serve as a local match source for other state and federal funding sources. This amount represents 50% of the remaining \$1,250,000 balance under the MOA for FY25 and the other 50% in FY26. The Authority Cost share represents the amount under the MOA not otherwise covered via City Cost obligations paid by TICD, including the cost of the YBI water line replacement (*See Section II, Development Professional Services*). By the end of FY26, costs related to this MOA should be fully repaid.
- Southgate Memorandum of Agreement (MOA) - TIDA and the SFCTA entered into a Construction Memorandum of Agreement for the YBI Ramps projects, including the scope for work for the Southgate Rd. project. Although the principal scope of the project, the new eastbound I-80 offramp opened in May of 2024, certain ancillary scopes, including improvements to the Torpedo Building, remain to be completed. As part of this MOA, TIDA committed AHSC grant proceeds and \$569,257 of TIDA funds to partially fund the Southgate Rd. project. This amount represents 50% of funding in FY25 and 50% of funding in FY26 for a total amount of \$569,257. By FY26, costs related to this MOA should be fully repaid.

Projected FY 2025-26 Budget: \$909,629

3. Planning Department (Authority Costs)

TIDA FY 2023-24 Budget	Proposed FY 2024-25	Change
\$130,000	\$322,736	\$192,736

The Planning Department work order historically has reflected fees for review, oversight, and assistance with environmental impact review efforts related to potential future development proposals. The increase in the FY 25 proposed budget reflects increased work order hours for part-time SF Planning staff work on the TI Equity Program.

Projected FY 2025-26 Budget: \$130,000

4. Building Abatement Costs (incl. in One Treasure Island Contract) (Authority Costs)

TIDA FY 2023-24 Budget	Proposed FY 2024-25	Change
\$1,732,000	\$215,000	(\$1,517,000)

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The amount reflects anticipated costs to finance the demolition and abatement of certain buildings on Treasure Island. This total amount is included in the overall contract amount with One Treasure Island.

Projected FY 2024-25 Budget: \$215,000

C. OPERATIONS & MAINTENANCE

1. Maintenance Services – Buildings & Grounds (Authority Costs)

TIDA FY 2023-24 Budget	Proposed FY 2024-25	Change
\$2,740,000	\$2,160,000	(\$580,000)

The Proposed Budget provides for building maintenance services for Authority Costs, as detailed below under “FY25 Authority Costs Share” not including costs that are offset by TICD Subsidies:

EXPENDITURE CATEGORY	FY 23-24	FY 25 Authority Costs Share
Grounds Maintenance/YBI Natural Areas – Rubicon	\$1,530,000	\$1,530,000
YBI Natural Areas Management - Contracted	\$100,000	\$100,000
YBI Natural Areas Management (Development Project Areas) - <i>Subsidy Offset</i>	<i>See Section III</i>	<i>See Section III</i>
Maintenance of New Parks and Open Spaces (Developer Subsidy) - <i>Subsidy Offset</i>	<i>See Section III</i>	<i>See Section III</i>
Janitorial Services – Toolworks	\$400,000	\$400,000
Building and Facilities Maintenance	\$560,000	\$0
Art & History Preservation	\$50,000	\$30,000
Scavenger Services	\$85,000	\$85,000
Pest Control	\$15,000	\$15,000
Subtotals	\$2,740,000	\$2,160,000

- Rubicon Enterprises provides all landscaping maintenance services following the City’s Integrated Pest management protocols as well as limited trash collection and management on Treasure Island. In addition, Rubicon now also performs natural areas management on Yerba Buena Island. Rubicon manages the Island Community Garden. Rubicon is a member organization of One Treasure Island and employs formerly homeless and economically disadvantaged individuals. A portion of landscaping expenses are offset by common area maintenance (CAM) charges recovered from housing providers.
- An additional budget allocation provides as-needed hillside invasive species management under the YBI Habitat Management Plan, a portion of which is contracted with Rubicon Enterprises and \$100,000 of which will be contracted separately. Note that an additional \$100,000 of hillside invasive species management will be payable under the Parks and Open Space Developer Subsidy.
- Toolworks is a member organization of One Treasure Island that employs formerly homeless and economically disadvantaged individuals. The Proposed Budget includes janitorial

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maintenance services and supplies to Buildings One and the Childcare Center, including collection of trash, recyclables and compostables, in addition to services at the restroom facilities at Quarters 9 for the Bay Bridge Bike path and the North Great Lawn for MerSea Restaurant.

- The Proposed Budget does not have a specific allocation for TIDA building and facilities maintenance services, aside from the scope of services in the DPW work order budget. If TIDA decides to dedicate resources for property maintenance and upkeep, emergency repairs, street paving, seal coating residential parking lots, vegetation management, fencing, and other items, it will need to do so with savings realized in other line items.
- Art & History Preservation includes the annual costs for storage of the Authority's existing historic artifacts including the Pageant of the Pacific murals and TI Museum Collection. Funding also allows for as-needed development of TIDA's collection management capacity including any identified needs for plan development, asset conservation, photo-documentation and asset cataloging.
- The Proposed Budget provides the same level of funding for scavenger services and pest control services.

Projected FY 2025-26 Budget: \$2,185,098

2. City Attorney – Legal Services (Authority Costs)

TIDA FY 2023-24 Budget	Proposed FY 2024-25	Change
\$200,000	\$200,000	\$0

The City Attorney's Office acts as TIDA's General Counsel to provide legal services in TIDA's role as planner and negotiator for development. This includes funding for outside counsel when required.

Projected FY 2025-26 Budget: \$200,000

3. SFPUC Utilities and Maintenance

TIDA FY 2023-24 Budget	Proposed FY 2024-25	Change
\$1,513,831	\$850,000	(\$663,831)

- For PUC water services, the Proposed Budget provides approximately \$100,000 in budget allocation for permitting fees to State Water Resources Control Board (SWRCB), lab services, TIDA water utility fees.
- For PUC wastewater services, the proposed budget assumes \$135,000 to cover wastewater system repair and rehabilitation, and \$70,000 for TIDA wastewater utility fees
- For PUC Hetch Hetchy Power services, the proposed budget allocates \$545,000 for TIDA gas/electric utility fees and \$20,000 for ongoing payments per a service agreement for two backup generators.

Projected FY 2025-26 Budget: \$1,090,000

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4. DPW Operations and Maintenance

TIDA FY 2023-24 Budget	Proposed FY 2024-25	Change
\$818,000	\$800,000	(\$18,000)

The Proposed Budget provides funding for the following work orders with DPW:

EXPENDITURE CATEGORY	FY 23-24	FY 24-25 Proposed
Bureau of Building Repair (BBR)	\$618,000	\$700,000
Bureau of Street Environments Services (BSES)	\$0	\$0
Bureau of Streets and Sewer Repair Services (BSSR)	\$200,000	\$100,000
Subtotals	\$818,000	\$800,000

- BBR provides for a full-time general laborer as well as crafts such as electrical, plumbing, glass, sheet metal, locksmith and carpenter on an as-needed basis. This line item also funds materials and supplies.
- BSES historically provided freeway on/off ramp cleaning, manual landscape cleaning, and streets and roadways sweeping. BSES also provided trash can set-up, clean-up and debris removal for special public events such as New Year’s Eve, Memorial Day, Fourth of July and Fleet Week and during weekends. Certain new roadways constructed in the initial subphase areas will become City streets, and their cleaning will be an obligation of Public Works without funding support from TIDA. TIDA no longer intends to contract with BSES for these services in areas outside of the new development.
- BSSR has historically provided street paving and pothole repairs on Treasure and Yerba Buena Islands. As with street cleaning, the maintenance of new streets will be a responsibility of Public Works. The work order will provide for continued support from Public Works to address needed asphalt repairs in the former Navy housing area and other streets maintained by TIDA.

Projected FY 2025-26: \$800,000

5. Debt Service - Electric Submarine Cable Financing

TIDA FY 2023-24 Budget	Proposed FY 2024-25	Change
\$0	\$826,100	\$826,100

The Proposed Budget assumes TIDA borrows commercial paper in FY2024 (one year later than planned) to repay an outstanding loan balance related to the installation of an electric submarine cable connecting Oakland’s Davis Substation to TI/YBI in support the development. Although there was budget allocated in FY2024 to begin repayment, there was no commercial paper borrowed or payment made in FY2024. The budget reflects debt service to start repayment in FY2025, assuming the full commercial paper amount is borrowed prior to the end of FY2024.

Projected FY 2024-25 Budget: \$826,100

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II. TIDA CITY COSTS BUDGET EXPENSE DETAILS FY 2024-25

A. DEVELOPMENT

1. Development Professional Contracts (City Costs)

TIDA FY 2023-24 Budget	TIDA FY 2024-25 Budget	Change
\$1,797,217	\$750,000	(\$1,047,217)

The proposed budget assumes development professional services consisting of \$500,000 for a possible contract for Task Force Services to assist DPW in project review, and \$250,000 for CFD/IRFD Reimbursement Consultants (Harris & Associates). TIDA intends to renew its multi-year contract for consultants to assist in the reimbursement of development costs payable from the Community Facilities District (CFD) and/or Infrastructure and Revitalization Financing District (IRFD).

Projected FY 2025-26 Budget: \$750,000

2. City Attorney – Legal Services (City Costs)

TIDA FY 2023-24 Budget	Proposed FY 2024-25	Change
\$1,050,000	\$1,050,000	\$0

The City Attorney’s Office acts as TIDA’s General Counsel to provide legal services in TIDA’s role as planner and negotiator for development. This includes funding for outside counsel when required.

Projected FY 2025-26 Budget: \$1,050,000

3. DPW Engineering Support Services

TIDA FY 2023-24 Budget	Proposed FY 2024-25	Change
\$5,428,853	\$3,000,000	(\$2,428,853)

This Department of Public Works (DPW) work order pays for the review of subdivision maps, construction inspection services, including Public Works Task Force Service’s staff needed for Notice of Completion (NOC) process for completed infrastructure and future bond reimbursement package reviews. The reduction in the FY25 proposed budget is to better align with prior year actuals.

Projected FY 2025-26 Budget: \$3,000,000

4. PUC Engineering & Development Field Services

TIDA FY 2023-24 Budget	Proposed FY 2024-25	Change
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\$1,516,416

\$800,000

(\$716,416)

The SF Public Utilities Commission (SFPUC) work order includes engineering review by SFPUC for review of Major Phase and Sub-Phase Applications, subdivision regulations, and other materials prepared by TICD and other technical services performed by SFPUC in support of development. The proposed budget includes field support services by City Distribution Division and Hetch Hetchy to relocate water and electrical lines and abandon existing natural gas lines in support of construction activities and construction inspection services and staffing support for the Wastewater Enterprise to support the development. The reduction in the FY25 proposed budget is to better align with prior year actuals.

Projected FY 2025-26 Budget: \$800,000

5. SFMTA

**TIDA FY 2023-24 Budget
\$250,000**

**Proposed FY 2024-25
\$305,000**

**Change
\$55,000**

This SFMTA work order includes technical services in support of development. The increase in the FY25 proposed budget is to better align with prior year actuals.

Projected FY 2025-26 Budget: \$305,000

6. Planning Department (City Costs)

**TIDA FY 2023-24 Budget
\$170,000**

**Proposed FY 2024-25
\$170,000**

**Change
\$0**

The Planning Department work order amount reflects fees for review of TICD plans and construction documents as well as assistance with environmental impact review efforts.

Projected FY 2025-26 Budget: \$170,000

7. Recreation and Parks Department

**TIDA FY 2023-24 Budget
\$100,000**

**Proposed FY 2024-25
\$100,000**

**Change
\$0**

The Recreation and Parks Department work order amount reflects costs to advise on maintenance and operation of new Yerba Buena Island and Treasure Island Parks.

Projected FY 2025-26 Budget: \$100,000

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8. Department of Technology

TIDA FY 2023-24 Budget	Proposed FY 2024-25	Change
\$0	\$0	\$0

The Department of Technology work order amount reflects no further costs related to implementing municipal fiber system on Yerba Buena Island and Treasure Island to support tolling infrastructure, fiber to affordable housing, and other municipal facilities. To date, TIDA has executed an MOU with the Department of Technology in the amount not to exceed \$801,000 for the initial scope of work, which has been allocated in the FY 2021, FY 2022, and FY 2023 budgets, therefore TIDA does not anticipate allocating additional funds in its budget until future scopes and phases are determined.

Projected FY 2025-26 Budget: \$0

9. SF Fire Department

TIDA FY 2023-24 Budget	Proposed FY 2024-25	Change
\$10,000	\$50,000	\$40,000

The SF Fire Department (Bureau of Fire Prevention) work order amount reflects costs to provide departmental review of the street improvement permit for Stage 2/3 and TI/YBI Stage 1. The increase in the FY25 proposed budget is to better align with prior year actuals.

Projected FY 2025-26 Budget: \$50,000

10. Controller's Office

TIDA FY 2023-24 Budget	Proposed FY 2024-25	Change
\$187,460	\$187,460	\$0

The Controller's Office work order amount reflects costs for annual accounting services, state and federal compliance reporting, and issuing financial statements for the Treasure Island Community Facilities District (CFD) and the Infrastructure Revitalization Financing District (IRFD).

Projected FY 2025-26 Budget: \$193,084

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III. TIDA SUBSIDY BUDGET EXPENSE DETAILS FY 2024-25

A. PERSONNEL & ADMINISTRATION

1. One Treasure Island Contractual Services (Funded by TICD Job Broker Subsidy)

TIDA FY 2023-24 Budget	Proposed FY 2024-25	Change
\$500,000	\$500,000	\$0

The Proposed Budget provides for the following funding for the Job Broker Program Costs, which is included in the One Treasure Island contract. This amount is offset by the TICD Job Broker Program Subsidy, pursuant to the DDA.

EXPENDITURE CATEGORY	FY 23-24	FY 24-25 Proposed
Job Broker Program Costs - <i>Subsidy Offset</i>	\$500,000	\$500,000
Subtotals	\$500,000	\$500,000

- The Proposed Budget for the One Treasure Island contract includes funding for the Job Broker Program Costs are provided to TIDA by TICD as described in the DDA.

Projected FY 2025-26 Budget: \$500,000

B. DEVELOPMENT

1-3. Development Professional Services (Funded by TICD Developer Housing Subsidy)

TIDA FY 2023-24 Budget	Proposed FY 2024-25	Change
\$1,100,000	\$1,100,000	\$0

The Proposed Budget provides for the following funding for certain Development Professional Services Contracts related to housing development. This amount is offset by the TICD Developer Housing Subsidy, pursuant to the DDA.

Development Professional Services	FY 23-24 Proposed
Relocation Consultant – Replacement Housing - <i>Subsidy Offset</i>	\$500,000
Early Relocation In-Lieu Fees - <i>Subsidy Offset</i>	\$300,000
Early Relocation Moving Fees - <i>Subsidy Offset</i>	\$300,000
Subtotals	\$1,100,000

- Relocation Consultant/Replacement Housing – work with the relocation consultant to address resident moves to future new units is expected to ramp up in the upcoming fiscal year. This amount will be offset by the TICD Housing Subsidy.

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- Early Relocation In-Lieu Fees – TIDA anticipates to continue offering early in-lieu fee payments to qualifying pre-DDA residents who wish to exercise the option. This amount will be offset by the TICD Housing Subsidy.
- Early Relocation Moving Fees – TIDA anticipates to cover moving services and fees for qualifying pre-DDA residents who are relocating to new housing units. This amount will be offset by the TICD Housing Subsidy.

Projected FY 2025-26 Budget: \$1,070,000

4. Mayor’s Office of Housing & Community Development (Funded by TICD Developer Housing Subsidy)

TIDA FY 2023-24 Budget	Proposed FY 2024-25	Change
\$405,579	\$388,256	(\$17,322)

The Mayor’s Office of Housing and Community Development work order amount reflect costs of ongoing project management for affordable housing developments on Treasure Island, including the annual cost of managing and maintaining MOHCD’s online DAHLIA system. This amount is offset by the TICD Developer Housing Subsidy, pursuant to the DDA.

Projected FY 2025-26 Budget: \$388,256

5. Affordable Housing Development (Funded by TICD Developer Housing Subsidy)

TIDA FY 2023-24 Budget	Proposed FY 2024-25	Change
\$16,436,545	\$9,076,422	(\$7,360,122)

Pursuant to the DDA, TICD is required to pay a Developer Housing Subsidy set at \$17,500 per Market Rate unit at the point in which a Vertical Disposition Development Agreement (VDDA) is executed. This proposed budget is based on the projected needs of the Behavioral Health Building, Senior Building, IC4.3 and E2.3/4 developments during FY25.

Projected FY 2025-26 Budget: \$14,926,922

6. SF Arts Commission – Art Installation (Funded by VDDA Arts Fees)

TIDA FY 2023-24 Budget	Proposed FY 2024-25	Change
\$0	\$0	\$0

The SF Arts Commission work order amount reflects anticipated art costs, which will be entirely offset by Arts Fees paid by vertical developers to TIDA as revenue to cover design and engineering of the first artwork commissions. Although the current and proposed budgets are shown at \$0, some expenditures are anticipated utilizing expenditure authority established in prior fiscal years. Art Installation work is funded by VDDA Arts Fee revenues, pursuant to the DDA. Due to delayed

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permitting times, the projected rate in which the arts fees can be collected has also been delayed. Prior appropriated fund balance of \$4.3M is still available to the project for program expenses.

Projected FY 2025-26 Budget: \$553,148

C. OPERATIONS & MAINTENANCE

1-4. Maintenance Services – Buildings & Grounds (Funded by TICD Subsidy)

TIDA FY 2023-24 Budget	Proposed FY 2024-25	Change
\$1,500,000	\$2,118,400	\$618,400

The Proposed Budget provides for the following funding for certain maintenance services contracts related to parks and open space maintenance. This amount is offset by the TICD Parks and Open Space Subsidy, pursuant to the DDA.

EXPENDITURE CATEGORY	FY 23-24	FY 24-25 Proposed
As Needed Invasive Species Management (Development Project Areas) - <i>Subsidy Offset</i>	\$100,000	\$100,000
Maintenance of New Parks and Open Spaces - <i>Subsidy Offset</i>	\$1,207,534	\$1,688,400
New Parks and Open Spaces Operations Planning - <i>Subsidy Offset</i>	\$192,466	\$250,000
SF Environment - <i>Subsidy Offset</i>	\$0	80,000
Subtotals	\$1,500,000	\$2,118,400

- The proposed budget includes \$100,000 of funding for invasive species management for new development parcels anticipated in FY2025 provided to TIDA by TICD as part of the Open Space Subsidy described in the DDA.
- The proposed budget includes \$1,688,400 for new parks and open space maintenance expenditures anticipated in FY2025 provided to TIDA by TICD as part of the Open Space Subsidy described in the DDA. The budget allocation will cover maintenance costs of YBI Parks and Open Spaces for the completed Dog Park, Hilltop West and East Park, Causeway Park, Waterfront Plaza, and Cityside Park, all of which are scheduled to be completed and operational in 2024.
- The proposed budget includes approximately \$250,000 of funding for operations planning for parks and open spaces on YBI/Treasure Island provided to TIDA by TICD as part of the Open Space Subsidy described in the DDA. This planning effort will assist in the overall maintenance plan, ongoing operations, and governance structure of TIDA's parks and open space system.
- The proposed budget includes a \$80,000 SF Environment work order covers continued assistance with Habitat Management Plan implementation, monitoring, and support.

Projected FY 2025-26 Budget: \$1,977,400