



TREASURE ISLAND DEVELOPMENT AUTHORITY
MEETING MINUTES

December 10, 2025 – 1:30PM

ORDER OF BUSINESS

1. Call to Order and Roll Call

V Fei Tsen, President
Linda Fadeke Richardson, Vice President
Mark Dunlop
Timothy Reyff

Director Tsen announced that Bob Beck, TIDA Executive Director for over 12 years, is retiring at the end of the year. Director Tsen announced that she will be stepping down from TIDA Board at the end of 2025.

2. General Public Comment

There was no public comment.

3. Report by Treasure Island Director

Bob Beck, Treasure Island Director, gave an update on development and operation issues. The parcel IC4.3 150-unit affordable housing project was awarded \$45M which includes funds for housing, the first section of the Eastside Gardens park, continued ferry service operations, new bus shelters, pedestrian and bike lane improvements, and workforce development and anti-displacement programs. On 11/20 the City sold \$27.16 million of Tax Increment Revenue Bonds from the Infrastructure and Revitalization Financing District (IRFD), the third IRFD bond issuance for the project. Bond proceeds will be used to reimburse \$20.3 million in infrastructure and development costs to TICD, and \$4.2M of the proceeds will be dedicated to funding the E1.2 Senior project currently under predevelopment. The Bonds are scheduled to close tomorrow, December 11th.

Bay FC received SF Planning approval for their new training facility on Treasure Island after a 11/19 Planning Commission hearing

On 12/6 TIDA staff attended presentations by students from the California College of the Arts of design options for future TI Sailing Center site.

SFMTA Board will take up TI parking legislation at January meeting.

Nella Goncalves, One Treasure Island, gave updates.

Last pantry of the year will be hosted on 12/16 and will include a holiday celebration.

Recruiting for 22nd Cohort of Construction Training Program.

The Resident Resource Line opened in November for residents that need supplemental groceries or assistance around the holidays.

The first in-person community meeting mixer was held with over 60 island residents attending.

Black History Month and Chinese New Year events are being planned.

Annual tax site is being planned, and One TI is recruiting for tax site volunteers.

Hosting NERT training in January for island residents.

Director Richardson commented on history and legacy of Treasure Island and tremendous contributions of Director Tsen and Bob Beck.

Director Dunlop commented on appreciation of Director Tsen and Bob Beck.

Director Reyff thanked Director Tsen and Bob Beck for their service.

There was no public comment.

4. Communications From and Received by TIDA

There was no discussion of Communications.

There was no public comment.

5. Ongoing Business by Board of Directors

There was no discussion of ongoing business by directors.

There was no public comment.

6. CONSENT AGENDA

a) Approving the Minutes of the November 19, 2025 TIDA Board Meeting

b) Resolution Approving the Treasure Island Development Authority Board of Directors' Regular Meeting Schedule for 2026

c) Resolution Retroactively Approving and Authorizing the Execution of Lease No. 1,540 with Bay Padel, LLC., a California limited liability company, to develop and operate padel and pickleball facilities in Hangar 2, Treasure Island

Bob Beck requested to pull item 6b from the consent agenda.

Bob Beck proposed to amend the board schedule to move the fall on-island board meeting to September to avoid conflict with One TI event.

Item 6b will be moved to January agenda.

Director Richardson moved Item 6a and 6c.

Director Reyff seconded the motion.

The item passed unanimously.

Director Richardson commented on support of Bay Padel lease.

There was no public comment.

7. Resolution Approving the Election of Officers of the Treasure Island Development Authority as Nominated by the Ad Hoc Nomination Committee, to Serve a Twelve month Term of Office Commencing January 1, 2026 and ending December 31, 2026

The Ad Hoc Nomination Committee nominated Director Richardson to serve as President, Director Reyff to serve as Vice President, Director Dunlop to serve as Secretary, and Director Howard to serve as Chief Financial Officer.

Director Tsen moved Item 7.

Director Dunlop seconded the motion.

The item passed unanimously.

There was no public comment.

8. Proposed Park Maintenance Memorandum of Agreement with Recreation and Parks Department

Peter Summerville, TIDA, and Jamie Querubin, TIDA, presented the proposed park maintenance Memorandum of Agreement with Recreation and Parks Department.

The MOU will begin 7/1/26 with an initial termination date of 6/30/31.

MOU term can be extended by written agreement of both parties.

Applies to TI/YBI New Parks System and YBI undeveloped/natural areas.

At commencement RPD assumes an initial 7 parks (15.4 acres) and the YBI natural areas (57.6 acres) and over the initial 5-year term, RPD assumes an additional 4 parks (4.7 acres) and the YBI trail network (9.1 acres).

Reviewed key sections of agreement including TIDA Ownership of Parks and Development Obligations (Section 3), Management of the TI/YBI Parks (Section 4), Park Maintenance Funding (Section 5), Permits and Reservations (Section 6), Capital Improvements (Section 7), and Public Trust (Section 8).

Next steps include approval at 12/18/25 Recreation and Parks Commission meeting and back to TIDA Board for approval at January meeting.

Director Tsen asked about the MOU and asked who is responsible for security.

Director Tsen commented on need for maintenance facilities and commented on design of upcoming parks.

Director Dunlop asked if there is a need for additional staff and asked about waste management.

Director Richardson asked about MOU, event permits, and security.

There was no public comment.

9. Update with the Contract Monitoring Division on the SBE Mentorship Program

Joey Benassini, TIDA, and Melinda Kanios, CMD, presented an overview of the TIDA Mentor Protégé Program (MPP).

A Memorandum of Understanding is established between TIDA and CMD to launch the MPP specific to the Treasure Island/Yerba Buena Island Development Project with the goal to ensure LBEs are integrated into the growth, building long-term capacity, business stability, and opportunity.

Reviewed TIDA MPP milestones and achievements to date, monitoring growth of protégé progress framework and ensuring protégé development, mentor and protégé collaboration assessment, and upcoming contract opportunities in 2026.

Director Tsen commented on support of program.

Director Richardson thanked staff for work and commented on inclusivity of program.

Director Dunlop thanked staff for work.

Director Reyff commented on importance of supporting LBE's.

10. FY 26/27 Budget Update

Jamie Querubin, TIDA, presented the FY 2026-27 budget update.

TIDA Authority Cost budget experienced a deficit in FY 2025 year-end, requiring the need for structural budget changes and new reserve policies.

Budget objectives will focus on near and long-term investments, making necessary structural changes to the TIDA Authority Cost budget, while preserving existing operations and services where possible.

Reviewed FY24-25 year-end close, FY25-26 first quarter performance, FY26-27 budget planning, transportation subsidies, and the FY26-27 budget timeline.

Director Tsen asked about revenues from leasing and asked about arts funding.

Director Richardson commented on structural changes and commented on importance of arts.

Director Reyff thanked staff for work and echoed comments on arts.

There was no public comment.

11. Update on Transition Housing and TI Advisors Services

Bob Beck, TIDA, presented.

Reviewed households by housing providers.

TIDA has three buildings in Stage II that have begun design and are scheduled to be completed in 2028.

Following completion of a fourth building in 2031-2032, all Legacy Villages and One Treasure Island Households should be in new homes.

TIDA is preparing amendments to John Stewart Property Management Agreement to reflect impacts of declining inventory on revenue and operations and to simplify removal of buildings from lease, and to the Associated Right of Way Services Agreement to extend term through the 2028 relocations.

These amendment will be on the January TIDA Board Meeting agenda.

Director Tsen asked if there is an increase in the budget of the ARWS agreement.

There was no public comment.

12. Discussion of Future Agenda Items by Directors

There was no discussion of future agenda items.

There was no public comment.

13. Adjourn

The meeting was adjourned in recognition and gratitude to Director Tsen and Bob Beck.