

AGENDA ITEM 6h
Treasure Island Development Authority
City and County of San Francisco
Meeting of January 14, 2026

Subject: Resolution Approving and Authorizing the Write-Off of Uncollectible Balance (Rent and Fees) for Lease No. 1,365 with Robert Lacome, an individual for space located in Building 157, Treasure Island (Action Item)

Contact: Richard A. Rovetti, Deputy Director of Real Estate

Phone: 415-274-3365

BACKGROUND

On November 19, 2025, the Treasure Development Authority (“TIDA”) Board of Directors approved the 2025/26 Minimum Monthly Rental Rate Schedule, Leasing Policy, and Standard Form of Lease. Section II D (1) of the Write-Off of Uncollectible Balances (Rent and Fees) and Unclaimed Security Deposits states that uncollected balances over \$25,000 require Authority Board of Directors approval.

On March 1, 2023, TIDA entered into Lease No. 1,365 with Robert Lacome for Parcel A: approximately 1,050 square feet of interior space located on Southwest side of Building 157; and Parcel B: approximately 3,550 square feet of unpaved land located on the Southside of Building 157, Treasure Island (the “Premises”). Starting October 2023, Lacome underpaid rent owed to TIDA, and in January 2025 stopped paying rent altogether. TIDA staff attempted to reach out to Lacome on several occasions to create a workout payment plan so that Lacome could remain on the Premises. Unfortunately, all efforts to work with Lacome were unsuccessful.

On May 6, 2025, Lacome was served a 3-Day Notice to Pay or Quit for not paying rent. On July 21, 2025, Lacome entered into a Settlement Agreement where monies owing or will be owed through August 15, 2025 would be waived if Lacome vacated the premises on or before August 15, 2025. Unfortunately, Lacome failed to vacate by the agreed date and time which resulted in an unlawful detainer being filed to recover possession of the Premises. Possession of Premises was recovered on November 6, 2025.

As a result of Lacome vacating the Premises, Staff recommends writing off this uncollectible balance based of a determination of collectability. The Treasure Island Director in consultation with the City Attorney’s Office has determined that the delinquent account is uncollectable and not cost effective to pursue and therefore recommends writing off the balance of \$30,900 as bad debt.

To make this determination, Authority staff have completed the following steps (See Attachment #1):

1. Timely and diligently notified and invoiced the debtor and made repeated attempts to collect by written and oral communications.
2. Acted diligently in order to minimize the accrual of late fees and interest and to preserve evidence and Authority's rights within the statute of limitations period for the relevant claim.
3. Exhausted the potential for a payment plan or negotiated settlement and payment under an existing payment plan or settlement agreement.
4. Applied all security deposits or other financial assurances to the outstanding balance.
5. Determined that all commercially reasonable efforts to collect the amount owed have been exhausted.
6. Worked with its legal counsel to conduct a business and asset search of available records to assess the debtor's (and responsible related parties') assets and assess the likelihood of success on the merits given possible defenses and counterclaims and estimate the cost of litigation and collection of a successful judgement, the likelihood of collection and of recovering attorneys' fees.
7. Given the factors above, Authority staff, and Authority's legal counsel have together analyzed the case and made the following determinations in their best professional judgement:
 - The debtor has insufficient assets to pay the amounts owed.
 - For assets which the debtor may have, it would not be cost effective to further pursue the case given the potential cost and/or risks of litigation.
 - There are no other policy issues aside from the money owed.

It would not make financial sense to expend any further resources to pursue further collections

BUDGET IMPACT

This transaction will have no impact on the FY 2025-2026 budget.

RECOMMENDATION

Project Staff recommend the Authority Board approve the Write-Off of Uncollectible Balance (Rent and Fees) for Lease No. 1,365 with Robert Lacome, an individual for space located in Building 157, Treasure Island, and authorize the Treasure Island Director or his designee to execute said Write-Off.

EXHIBITS

ATTACHMENT 1: Write-Off of Uncollected Fees Request Form

Prepared by: Richard A. Rovetti, Deputy Director of Real Estate
For: Robert P. Beck, Treasure Island Director

Treasure Island Development Authority

Write-Off of Uncollected Fees Request Form (Over \$25,000)

1. Request Information

Date of Request: 01/05/2026

TIDA Contact: Richard Rovetti

Phone Number/Email: richard.rovetti@sfgov.org

2. Tenant Information

Lease Number: 1,365

Tenant Name: Robert Lacombe

Property Location: Building 157

Lease Commencement Date: 03/01/2023

Lease Termination Date: 10/31/2025

Property Return Date: 10/31/2025

Comments: _____

3. Fee Details

Invoice No.	Description	Amount Due	Balance Due
	October 2023 Rent	\$2,650	\$150
	November 2023 Rent	\$2,650	\$200
	December 2023 Rent	\$2,650	\$200
	January 2024 Rent	\$2,650	\$200
	February 2024 Rent	\$2,650	\$200
	March 2024 Rent	\$2,650	\$200
	April 2024 Rent	\$2,650	\$200
	May 2024 Rent	\$2,650	\$200

	June 2024 Rent	\$2,650	\$200
	October 2024 Rent	\$2,650	\$2,650
	January 2025 Rent	\$2,650	\$2,650
1139568	February 2025 Rent	\$2,650	\$2,650
1156068	March 2025 Rent	\$2,650	\$2,650
1172484	April 2025 Rent	\$2,650	\$2,650
1198253	May 2025 Rent	\$2,650	\$2,650
1220607	June 2025 Rent	\$2,650	\$2,650
1245829	July 2025 Rent	\$2,650	\$2,650
1266401	August 2025 Rent	\$2,650	\$2,650
1285042	September 2025 Rent	\$2,650	\$2,650
1304284	October 2025 Rent	\$2,650	\$2,650

Total Outstanding Balance Due & Write-off Amount: \$30,900

4. Collection Summary

Legal Notice(s) Sent Date(s): 05/06/2025

Referral to Legal Date(s): 04/28/2025

Action Taken By Legal: Legal served a 3 day notice to pay or quit to Robert Lacome on 05/06/2025. Tenant signed a Settlement Agreement to vacate by a specific date. Tenant failed to return possession which resulted in an eviction.

TIDA Board of Directors Approval - Resolution No. / Date: _____

☐ TIDA Board of Directors Resolution (attached)

5. Determination of Un-collectability

☐ Debtor Deceased

☐ Bankruptcy (Documentation Attached)

☐ Statute of Limitations Expired

- ☐ Unable to Locate Tenant
- ☐ Cost of Collection Exceeds Potential Recovery
- ☐ Administrative/Lease Error
- ☒ Other (Specify):

Explanation: See email from TIDA Attorney

6. Amount to be Written Off

Total Amount Requested for Write-Off: \$30,900

7. Authorization

Prepared by:

Name: Annie Wu Title: _____

Signature: _____ Date: 01/08/2025

Reviewed and Recommended for Approval by (Deputy Director of Real Estate):

Name: Richard Rovetti Title: Deputy Director of Real Estate

Signature: _____ Date: 01/08/2025

Reviewed and Recommended for Approval by (Deputy City Attorney):

Name: _____ Title: _____

Signature: _____ Date: _____

Authorized by (TIDA Director):

Name: _____ Title: _____

Signature: _____ Date: _____

Authorized by (City Administrator's Office):

Name: _____ Title: _____

Signature: _____ Date: _____



Re: Lacome - no financial resources

From mgavinlaw@aol.com <mgavinlaw@aol.com>

Date Thu 1/8/2026 9:48 AM

To Rovetti, Richard (ADM) <richard.rovetti@sfgov.org>; Wu, Annie (ADM) <annie.wu@sfgov.org>

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Rich:

I am writing in regards to the Robert Lacome (hereafter "Lacome") unlawful detainer action filed by our office to recover possession of 849 Avenue D - Building 157 Parcel A and Parcel B, San Francisco, CA (hereafter the "Premises") pursuant to Lacome's breach of Lease No. 1,365 for failure to pay rent.

Although Lease No. 1,365 was a commercial lease between Treasure Island Development Authority (hereafter "TIDA") as Landlord and Robert Lacome an individual as a Tenant, the evidence supported that Lacome was using the Premises as his sole residence.

Ultimately, when an asset search did not show Lacome had any assets to pay the back rent due and owing and Lacome continued to not pay the monthly rent, TIDA was left with no choice but to take steps to recover physical possession of the Premises by filing an unlawful detainer.

Other than reporting Lacome to collections, it does not make financial sense to expend further resources as it relates to Lacome.

Mercedes Gavin
Law Offices of Mercedes Gavin
145 Town Center #593
Corte Madera, CA 94925
415 497-1493 No Fax

1 [Write-Off of Uncollectible Balance (Rent and Fees)]

2 **Resolution Approving and Authorizing the Write-Off of Uncollectible Balance (Rent and**
3 **Fees) for Lease No. 1,365 with Robert Lacome, an individual for space located in**
4 **Building 157, Treasure Island.**

5 WHEREAS, Naval Station Treasure Island is a military base located on Treasure Island
6 and Yerba Buena Island (together, the "Base"), which is currently owned by the United States
7 of America ("the Federal Government"); and,

8 WHEREAS, The Base was selected for closure and disposition by the Base
9 Realignment and Closure Commission in 1993, acting under Public Law 101-510, and its
10 subsequent amendments; and,

11 WHEREAS, On May 2, 1997, the Board of Supervisors passed Resolution No. 380-97,
12 authorizing the Mayor's Treasure Island Project Office to establish a nonprofit public benefit
13 corporation known as the Treasure Island Development Authority (the "Authority") to act as a
14 single entity focused on the planning, redevelopment, reconstruction, rehabilitation, reuse and
15 conversion of the Base for the public interest, convenience, welfare and common benefit of
16 the inhabitants of the City and County of San Francisco; and,

17 WHEREAS, Under the Treasure Island Conversion Act of 1997 (the "Act"), which
18 amended Section 33492.5 of the California Health and Safety Code and added Section 2.1 to
19 Chapter 1333 of the Statutes of 1968, the California Legislature (i) designated the Authority as
20 a redevelopment agency under California redevelopment law with authority over the Base
21 upon approval of the City's Board of Supervisors, and (ii) with respect to those portions of the
22 Base which are subject to the Tidelands Trust, vested in the Authority the authority to
23 administer the public trust for commerce, navigation and fisheries as to such property; and,
24

1 WHEREAS, On February 6, 1998, the Board of Supervisors adopted Resolution No.
2 43-98 approving the designation of the Authority as a redevelopment agency for Treasure
3 Island and Yerba Buena Island; and,

4 WHEREAS, On January 24, 2012, the Board of Supervisors rescinded designation of
5 the Authority as the redevelopment agency for Treasure Island under California Community
6 Redevelopment Law in Resolution No. 11-12; although such rescission does not affect
7 Authority's status as the Local Reuse Authority for Treasure Island or the Tidelands Trust
8 trustee for the portions of Treasure Island subject to the Tidelands Trust, or any other powers
9 or authority of the Authority; and,

10 WHEREAS, On November 19, 2025, Authority Board of Directors approved the
11 2025/26 Minimum Monthly Rental Rate Schedule, Leasing Policy, and Standard Form of
12 Lease, and Section II D (1) of the Write-Off of Uncollectible Balances (Rent and Fees) and
13 Unclaimed Security Deposits states that uncollected balances over \$25,000 require Authority
14 Board of Directors approval; and,

15 WHEREAS, On March 1, 2023, Authority entered into Lease No. 1,365 with Robert
16 Lacome for Parcel A: approximately 1,050 square feet of interior space located on Southwest
17 side of Building 157; and Parcel B: approximately 3,550 square feet of unpaved land located
18 on the Southside of Building 157, Treasure Island (the "Premises"); and,

19 WHEREAS, Starting October 2023, Lacome underpaid rent owed to Authority, and in
20 January 2025 stopped paying rent altogether, and Authority staff attempted to reach out to
21 Lacome on several occasions to create a workout payment plan so that Lacome could remain
22 on the Premises, unfortunately, all efforts to work with Lacome were unsuccessful; and,

23 WHEREAS, On May 6, 2025, Lacome was served a 3-Day Notice to Pay or Quit for not
24 paying rent, and on July 21, 2025, Lacome entered into a Settlement Agreement where
25

1 monies owing or will be owed through August 15, 2025 would be waived if Lacome vacated
2 the premises on or before August 15, 2025, unfortunately, Lacome failed to vacate by the
3 agreed date and time which resulted in an unlawful detainer being filed to recover possession
4 of the Premises and possession of Premises was recovered on November 6, 2025; and,

5 WHEREAS, As a result of Lacome vacating the Premises, Staff recommends writing off
6 this uncollectible balance based of a determination of collectability, and the Treasure Island
7 Director in consultation with the City Attorney's Office has determined that the delinquent
8 account is uncollectable and not cost effective to pursue and therefore recommends writing off
9 the balance of \$30,900 as bad debt; now, therefore be it

10 RESOLVED, That the Board of Directors hereby approves the proposed Write-Off of
11 Uncollectible Balance (Rent and Fees) for Lease No. 1,365 with Robert Lacome, an individual
12 for space located in Building 157, Treasure Island, and authorizes the Treasure Island
13 Director or his designee to execute said Write-Off of Uncollectible Balance (Rent and Fees) in
14 substantially the form attached hereto as Exhibit A; and be it

15
16 FURTHER RESOLVED, That the Board of Directors hereby finds that (i) entering into
17 the Write-Off of Uncollectible Balance (Rent and Fees) will serve the goals of the Authority
18 and the public interests of the City, and (ii) the terms and conditions of the Write-Off of
19 Uncollectible Balance (Rent and Fees) are economically reasonable; and be it

20 FURTHER RESOLVED, That the Board of Directors hereby authorizes the Treasure
21 Island Director or his designee to enter into any additions, amendments or other modifications
22 to the Write-Off of Uncollectible Balance (Rent and Fees) that the Treasure Island Director or
23 his designee determines in consultation with the City Attorney are in the best interests of the
24 Authority, that do not materially increase the obligations or liabilities of the Authority, that do
25 not materially reduce the rights of the Authority, and are necessary or advisable to complete

1 the preparation and approval of the Write-Off of Uncollectible Balance (Rent and Fees), such
2 determination to be conclusively evidenced by the execution and delivery by the Treasure
3 Island Director or his designee of the documents and any amendments thereto.

4
5
6
7 **CERTIFICATE OF SECRETARY**

8 I hereby certify that I am the duly elected Secretary of the Treasure Island
9 Development Authority, a California nonprofit public benefit corporation, and that the
10 above Resolution was duly adopted and approved by the Board of Directors of the
11 Authority at a properly noticed meeting on January 14, 2026.

12
13
14
15

Mark Dunlop, Secretary