

AGENDA ITEM 8
Treasure Island Development Authority
City and County of San Francisco
Meeting of February 11, 2026

Subject: **Resolution Approving the Budget Submittal of the Treasure Island Development Authority for Fiscal Year 2026-27 and Fiscal Year 2027-28 to the Mayor’s Budget Office and Authorizing the Treasure Island Director to Enter into Work Orders for Service with other City Departments, Professional Service Contracts, and Agreements with Service Providers (Action Item)**

Contact: Jamie Querubin, Acting Treasure Island Director

SUMMARY

The proposed resolution approves the Treasure Island Development Authority (the “Authority” or “TIDA”) Budget Submittal to the Mayor’s Budget Office for Fiscal Year 2026-27 (“FY2027”) and Fiscal Year 2027-28 (“FY2028”), collectively the “Proposed Budget”. Additionally, the resolution authorizes the Treasure Island Director to enter into Work-Orders with other City Departments for services associated with the Authority’s development and operational needs, professional service contracts with vendors, and grants and agreements with service providers consistent with the proposed budget.

The Proposed Budget attached to this report includes:

- Exhibit A – FY2027 & FY2028 Summary of Proposed Revenue & Expense Forecast
- Exhibit B – FY2027 Revenue Details
- Exhibit C – FY2027 Expense Details

Exhibit A is a summary of the Proposed Budget by revenue and expense line item while Exhibits B & C include a breakdown of the revenues and expenses included in each line item with a limited narrative description. These documents forecast obligations and revenues over the next two fiscal years.

DDA AMENDMENT & BUDGET STRUCTURE

In 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 (“DDA Amendment”). 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 our projected revenues and cannot rely upon potential support from TICD or other sources.

In alignment with the DDA Amendment, TIDA Staff revised the structure of the TIDA Budget beginning in FY25. In this revised budget structure, expenditures are grouped into three categories based upon the revenue sources available to support those expenses.

- ***Authority Costs Budget***
These costs need to be balanced by projected Authority Revenues, principally leasing revenues.
- ***City Costs Budget***
These are expenses of other City agencies in support of development activities. Under the amended DDA, 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 for which specific funds – such as Arts Fees – are available to support these expenses subject to annual limits or accrued fund balances. These funds include a Job Broker Subsidy, Housing Subsidy, Open Space Subsidy, Transportation Subsidy, Arts Fees, Community Facilities District Special Taxes, etc.

FISCAL YEAR 2026-27 and FISCAL YEAR 2027-28 BUDGET

Authority Costs Budget

For the Proposed Budget for FY27 and FY28, the central challenge is balancing projected Authority Cost expenditures against constrained TIDA leasing revenues. The absence of the safety net provided by the TICD reimbursement obligation eliminated in the DDA Amendment requires more precise budgeting and closer monitoring and tighter control of expenditures.

Authority Revenues

In aggregate Authority Revenues are projected to increase significantly in FY2027 from the anticipated revenues in FY2026. This is entirely due to anticipated one-time grant sources that are intended to fund certain Authority Expenditures. Despite this year-over-year increase, commercial leasing revenues, which make up a majority of Authority Revenues, are expected to be level compared to prior year. **Total FY2027 Authority Revenues are projected to be \$24,407,975.**

- ***Commercial Leasing Revenues***
Commercial leasing revenues are projected to be flat in FY2027 and FY2028. As TICD prepares to mobilize for Stage II development, some tenants have elected to terminate their leases rather than relocate to another site on the island. While we anticipate backfilling the revenue from these terminated leases, we are not projecting any growth in commercial leasing revenues in FY2027 or FY2028. Leasing revenues associated with Tidelands and non-Tidelands properties are tracked separately to fulfill reporting requirements to the State Lands Commission. **Commercial Leasing Revenues account for \$10.7 million in Authority Revenues**

- ***Residential Housing Revenues***

Following completion of Permanent Moves by residents of The Villages at Treasure Island into Star View Court projected housing revenues from the John Stewart Company (“JSCo”) property management agreement have been adjusted downwards in FY2026 and will continue at the same levels in FY2027. TIDA also collects Common Area Maintenance (“CAM”) Fees from the housing providers to offset the costs of maintaining the grounds within the housing area and providing security services. The CAM Fees assessed per door continue to stay level in FY2027.

- ***Other Revenue***

Other projected revenues for FY2027 include reimbursements from Bay Area Tolling Authority and the San Francisco County Transportation Authority for expenses incurred in maintaining Pier E-2, the Bay Bridge Pedestrian Path, and Vista Point, as well as certain payments to TIDA for the administration of the CFD and the issuance of CFD/IRFD bonds. The Other Revenue category is projected to increase significantly due to:

- (1) New revenue as a result of cost recovery of DPW city oversight costs for the West Side Bridges project. TIDA has historically paid for DPW city oversight costs via its interdepartmental Work Order agreement with DPW. However, since the SFCTA administers the West Side Bridges project and it is funded largely by non-TIDA sources, TIDA anticipates recovering/seeking reimbursement from the project budget for costs incurred under its Work Order agreement. In doing so, these anticipated reimbursements are projected as “other revenue.”
- (2) New revenues as a result of one-time grant sources to be received and spent in FY2027. This amount reflects the total amount of grant proceeds TIDA intends to accept in FY2027, including \$2,300,000 from the Priority Sites program award by the Bay Area Housing Finance Authority (BAHFA) and \$6,468,000 from the Infill and Infrastructure (IIG) Grant awarded by the CA Dept. of Housing and Community Development via MOHCD in late 2025.

Authority Cost Expenses

Projected Authority Cost expenses must be adjusted to reflect anticipated revenues. In addition, some expense categories within the Authority Costs Budget are destined to increase which must be addressed through additional cost reductions elsewhere within the budget. Expenses within the Authority Costs budget are grouped into three categories:

- ***Personnel and Administration***

Including staff salaries and benefits, materials and supplies, administrative interagency work orders, and community programs that are defined as Authority Costs in the DDA. Staff costs alone comprise more than a quarter of the Authority Costs. Although the DDA defines these TIDA staff costs as solely “Authority Costs,” a significant portion of staff resources directly support development work and activities.

- ***Development***

Including contract services and interdepartmental work orders supporting development activities, legal counsel, and related expenses that are defined as Authority Costs in the DDA. Note that although the DDA may define these TIDA development costs as solely “Authority Costs,” a significant portion of TIDA’s third-party professional services and contractual services are in direct support of the development, including support for the roadway projects being delivered by the San Francisco County Transportation Authority, oversight of the Navy’s environmental program, and other expenses.

- ***Operations and Maintenance***

Including Public Works and Public Utilities work orders for facilities maintenance and utility operations, utility fees, and contract services for waste disposal, janitorial, and landscape services that are defined as Authority Costs in the DDA.

- ***One-Time Grant Expenditures***

Related to the “Other Revenues” discussion above, the Proposed Budget reflects significant increases due to the anticipation of one-time grant expenditures in FY2027 and FY2028, including:

- (1) Building Abatement Costs: Approx. \$2,300,000 abate and/or demolish structures on Treasure Island, including Building 450. This amount is included in the agreement with One Treasure Island, as it is directly funded and affiliated with the Pre-Apprenticeship program. This scope of work will be funded by the Priority Sites Program award administered by BAHFA.
- (2) IIG Reallocation Funds: Due to a reallocation of approx. \$12 million in Infill and Infrastructure Grant (IIG) funds originally programmed with the Mayor’s Office of Housing and Community Development (MOHCD), the Proposed Budget reflects \$6,468,000 in FY2027 and \$5,432,000 in FY2028 across the Treasure Island Roadway Improvement (TIRI) project, Stage 2 infrastructure (SIP), and other YBI roadway projects.

As grant-funded projects that are not reliant on TIDA revenues, budget appropriation for these uses are not typically approved via the annual budget process and instead are approved the Board of Supervisors Accept and Expend legislative process. However, because the grant proceeds will be directly distributed to TIDA via MOU, and grant expenditures require TIDA contract authority and appropriation, they are being incorporated into the annual budget.

Aside from one-time grant expenditures, the vast majority of line items within the projected FY2027 Authority Cost Budget are unchanged from the prior year. Balancing the budget, however, requires absorbing increases in the cost of Authority Staff, security, software licenses, and various administrative work orders. This was largely achieved through right-sizing some line items to better align with lower actual expenses in FY2025 and restructuring certain expenses previously categorized as Authority Costs to instead be appropriately categorized as City Costs or Subsidy Costs, therefore, relieving reliance on TIDA Authority Cost revenues.

City Costs Budget

Pursuant to Section 19.8 of the DDA, the Authority is responsible for gathering invoices from other City Agencies of costs associated with the review of submittals, inspection of construction, and related development activities and submitting them to TICD on a quarterly basis. TICD is required to pay for all of these “City Costs” upon receipt of each invoice. As such, City Costs and TICD Reimbursements are isolated into their own budget component to ensure the delineation of City Costs.

City Costs Expenses and Revenues

As a direct reimbursement of actual expenses limited only by the annual budgetary authority, projected City Cost Revenues are adjusted to correspond to the sum of the projected expenditures. Although we are anticipating an increase in development construction activity in FY2027 and FY2028, FY2026 expenditures are tracking to be well within budget. **The FY2027 City Costs Expenses/Revenues are projected to be \$6,675,000.**

Certain line items have increased in the City Costs projected expenditures, primarily due to a reallocation of costs from the Authority Cost budget to the City Cost budget. Such costs include fiscal consultant fees, SF Planning staff support, and Contract Monitoring Division (CMD) costs for the SBE/LBE monitoring. Lastly, the City Costs budget increased due new additions, including a new Work Order Agreement with the Office of Economic and Workforce Development (OEWD) and a one-time contractual payment payable by TICD to TIMMA.

- ***Development Costs***

Including contract services and interdepartmental work orders supporting development activities, legal counsel, and related expenses that are defined as City Costs in the DDA. All City Costs are by their nature categorized as Development Costs although, as discussed above, not all development costs are captured under the definition of City Costs under the DDA. There are currently no identified City Costs that fall within the “Personnel and Administration” or “Operations and Maintenance” cost categories.

Subsidy Budget

Pursuant to Section 13.3 of the DDA, TICD is responsible to provide the Authority the following subsidies, as defined: Open Space Annual Subsidy, Transportation Subsidies, Transportation Capital Contributions Subsidy, Additional Transportation Subsidy, Community Facilities Subsidy, Developer Housing Subsidy, School Improvement Payment, Ramps/Viaduct Subsidy, Fill Payment, and the TIHDI Job Broker Program Subsidy. As such, certain costs tied to these subsidies are isolated into their own budget component to ensure the delineation and tracking of Subsidy costs.

In addition to the TICD obligated subsidies, TIDA has certain expenses that are reimbursable from specific dedicated funding sources including Arts Fees and IRFD and CFD proceeds. CFD proceeds are also intended to be the permanent source of funds for parks and open space operation and maintenance and are an eligible and available source of funds for current parks

related expenses in excess of the limits of the Open Space Annual Subsidy providing further rational for including these related special fund reimbursements within the Subsidy Budget. **The FY2027 Subsidy Costs Expenses/Revenues are projected to be \$17,032,521.** Subcategories of the Subsidy Expenses include:

- ***Personnel and Administration***

One of the DDA required subsidies is support for the One Treasure Island Job Broker Program as established under the Jobs and Equal Opportunity Plan attached to the DDA.

- ***Development***

The DDA includes several subsidies that fall under the heading of development related subsidies, including the Affordable Housing Subsidy, future subsidies associated with new childcare and school facilities, and, potentially, some transit costs. The Arts Fee supported programs have also been included within the Development related expenses.

- ***Operations and Maintenance***

Required developer subsidies that would fall under Operations and Maintenance include a subsidy for the operations of parks and open spaces and the transit operations subsidy. As discussed, we have classified all expenses related to the operation and maintenance of new parks and natural areas on Yerba Buena Island as Subsidy budget expenses and will draw upon CFD proceeds to fund expenses in excess of the \$1.5 million annual Open Space Subsidy cap.

Certain line items within these larger categories merit further explanation:

- ***Developer Housing Subsidy***

The largest change in the Subsidy Budget between FY2026 and FY2027 is an increase in the Housing Subsidy related expenses of more than \$6.9 million related to construction funding support for the Behavioral Health Building and predevelopment costs for E1.2 Senior and IC4.3. Other Housing Subsidy funded activities in the FY2027 budget include implementation of the Transitional Housing Rules and Regulations and annual costs related to the MOU between TIDA and the Mayor's Office of Housing and Community Development.

- ***Landscape Maintenance***

Rubicon's services are found in two separate locations in the budget. Services to maintain the grounds within the former Navy housing area, around the gymnasium, and along streets on Treasure Island outside of the newly accepted City streets are included in the Authority Cost portion of the Proposed Budget and are supported by TIDA leasing revenues. These responsibilities have been supported by Rubicon for more than 20 years.

In FY27, TIDA will be transitioning the maintenance of new parks from Rubicon to the Recreation and Parks Department. The FY27 budget reflects the first full year of maintenance services provided by the Recreation and Parks (RPD) department. Although Rubicon will continue to perform the services under the Authority Cost Budget in FY27 as they historically have, there will be a wind down in the scope of

Rubicon services for the newly constructed parks as RPD will take on primary responsibilities of maintaining new parks that are completed and opened to the public. The Chapel Grove and Clipper Cove Park around Quarters 10 are expected to be completed in 2026 so the budget includes funding for maintenance services beginning in FY27. Funding has been included under the Operation and Maintenance section of the FY27 Subsidy Budget to reflect the full contribution to RPD, pursuant to the adopted MOU effective July 1st 2026 to assume full responsibility for the new parks maintenance at the start of FY27.

The maintenance of natural areas on Yerba Buena Island and of newly constructed parks are included in the Subsidy Budget, because these costs will be funded by the \$1.5 million TICD open space maintenance subsidy and by proceeds from the Community Facilities District.

The FY27 budget also includes an expansion of additional security services to oversee and patrol the new parks and open spaces on both weekdays and weekends.

- ***Arts Program***

The budget for the San Francisco Arts Commission and the installation of new art is included in the Subsidy Budget because the program is funded by Arts Fees collected from vertical developments upon issuance of building permits which are deposited in a special fund for support of the Treasure Island Arts Master Plan. Currently accrued funds have already been appropriated through prior year's budgets and no new building permits are expected to be issued in FY27.

Where eligible, the Community Facilities District may fund certain temporary art installations and contribute to art maintenance if qualified as a cost to maintain and operate open spaces. To account for this, the FY27 budget reflects \$250,000 for operations and maintenance of art installations located within the parks and open spaces on Treasure Island and YBI to support of the Treasure Island Arts Master Plan.

- ***Transportation Operations Planning & Services***

This Transportation Subsidy budget is intended to cover a variety of transit planning and operations related scopes, funded via Memorandum of Understanding (MOU) with the Treasure Island Mobility Management Agency (TIMMA). FY27 proposed scope of work includes ferry service business plan, bikeshare, on-island shuttle, and TIMMA program management costs.

NEXT STEPS

The TIDA Budget is submitted to the Mayor's Budget Office ("MBO") as part of the overall budget for the City Administrator's Office. Upon TIDA Board approval, Staff will submit the attached Proposed Budget documents to the City Administrator's Office of Budget and Planning for inclusion in the composite City Administrator's formal budget submittal to the MBO on February 23rd.

Draft budget documents will be posted on the Controller's Office website in March. TIDA staff will coordinate with the City Administrator's Office of Budget and Planning staff and the MBO to address any questions prior to submission of the Mayor's Proposed Budget to the Board of Supervisors on June 1st.

RECOMMENDATION

Staff recommends the Authority Board approve of the FY2027 & FY2028 Budget Submittal and, upon approval of the Budget Submittal by the Mayor's Budget Office and adoption by the Board of Supervisors, authorize the Treasure Island Director to (1) enter into work orders with City Departments, (2) enter into professional services contracts, and (3) enter into agreements with service providers throughout the FY2027 & FY2028 budget cycle consistent with the Budget Submittal.

EXHIBITS

Exhibit A – FY2027 & FY2028 Summary Revenue & Expense Forecast

Exhibit B – FY2027 Revenue Details

Exhibit C – FY2027 Expense Details

Prepared by: Jamie Querubin, Acting Treasure Island Director

EXHIBIT A. Summary Proposed FY 2027 & FY 2028 Revenue & Expense Forecast

EXHIBIT A. Summary Proposed FY 2027 & FY 2028 Revenue & Expense Forecast					ORIGINAL ADOPTED (as Budget Year 2)		PROPOSED CHANGES		BY	BY+1	Year-to-Year Changes (FY26 Adopted vs. FY27 Proposed)
TIDA Authority Costs Budget					ADOPTED				PROPOSED REVISED	PROPOSED	
Revenues	Budget Category	Cost Category	Fiscal Year 2026		Fiscal Year 2027				Fiscal Year 2027	Fiscal Year 2028	
TIDA Revenues	A. Commercial Leasing Revenues	Tidelands Trust Property	9,400,000		9,400,000		332		9,400,332	9,400,332	332
		Non-Tidelands Trust Property	1,100,000		1,100,000		237,667		1,337,667	1,337,667	237,667
		B. John Stewart Company Housing Revenue	1,400,000		1,387,144		(87,144)		1,300,000	1,300,000	(100,000)
		C. Housing Common Area Maintenance Fees	1,763,460		1,763,460		(56,484)		1,706,976	1,724,976	(56,484)
		Revenue Total	13,663,460		13,650,604		94,371		13,744,975	13,762,975	81,515
	Other Revenues	D. Other TIDA Revenues	763,035		763,035		861,965		1,625,000	775,000	861,965
		E. TIDA Grant Revenues					8,768,000		8,768,000	5,432,000	8,768,000
		F. BATA Reimbursment Pier E-2 MOA	170,000		170,000		-		170,000	170,000	-
		G. SFCTA Reimbursement for YBI Pedestrian Path Costs (Vista Point)	100,000		100,000		-		100,000	100,000	-
	TICD Revenue Total		1,033,035		1,033,035		9,629,965		10,663,000	6,477,000	9,629,965
Revenues Total			14,696,495		14,683,639		9,724,336		24,407,975	20,239,975	9,711,480
Expenses	Budget Category	Cost Category	Fiscal Year 2026		Fiscal Year 2027				Fiscal Year 2027	Fiscal Year 2028	
A. Personnel & Administration		1. TIDA Staff Salaries	3,067,337		3,159,357		(48,945)		3,110,412	3,229,721	43,075
		2. TIDA Staff Mandatory Fringe Benefits	1,023,281		1,053,979		(16,328)		1,037,651	1,073,147	14,370
		3. Staff Training, Memberships, and Field Expenses	10,000		10,000		-		10,000	10,000	-
		4. Marketing and Promotion Expenses	33,900		33,900		(0)		33,900	33,900	-
		5. One Treasure Island Contractual Services (not incl. abatement costs)	800,000		800,000		(95,000)		705,000	705,000	(95,000)
		6. Other Professional Services	1,304,900		1,304,900		386,300		1,691,200	1,341,200	386,300
		7. Equipment Leases / Materials & Supplies	125,000		125,000		(80,000)		45,000	45,000	(80,000)
		8. Public Safety Work Orders	154,998		167,998		(142,998)		25,000	25,000	(129,998)
		9. Public Health and Welfare Work Orders	291,650		291,650		(36,827)		254,823	261,718	(36,827)
		10. Other Administrative Work Orders	1,058,752		1,110,662		(41,295)		1,069,368	1,128,867	10,615
Personnel & Administration Total		7,869,818		8,057,447		(75,094)		7,982,353	7,853,553	112,535	
B. Development		1. Development Professional Services (Authority Costs, not incl. Subsidy offsets)	905,000		905,000		(30,000)		875,000	875,000	(30,000)
		2A. Transportation Contracts / Memorandum of Agreements - TIDA funded	909,629		-		750,000		750,000	-	(159,629)
		2B. Transportation Contracts / Memorandum of Agreements - Grant funded	-		-		-		6,468,000	5,432,000	6,468,000
		3. Planning Department (Authority Costs)	328,518		135,956		70,000		205,956	205,956	(122,563)
		4. Building Abatement Costs (incl. in One Treasure Island Contract) - Grant funded	215,000		215,000		2,085,000		2,300,000	-	2,085,000
Development Total		2,358,147		1,255,956		2,875,000		10,598,956	6,512,956	8,240,808	
C. Operations & Maintenance		1. Buildings Maintenance Services (Third-Party Contracts, not incl. Subsidy offsets)	2,090,000		2,090,000		370,000		2,460,000	2,460,000	370,000
		2. City Attorney - Legal Services (Authority Costs)	200,000		200,000		-		200,000	200,000	-
		3. SFPUC Utilities and Maintenance	1,278,529		1,327,136		232,864		1,560,000	1,606,800	281,471
		4. DPW Operations and Maintenance	900,000		927,000		(27,000)		900,000	900,000	-
		5. Debt Service - Submarine Cable Financing (Commercial Paper)	-		826,100		(426,100)		400,000	400,000	400,000
Operations & Maintenance Total		4,468,529		5,370,236		149,764		5,520,000	5,566,800	1,051,471	
D. Fund Balance Reserve		1. Fund Balance Reserve - 10% of Total Authority Cost Budget	-		-		306,666		306,666	306,666	306,666
		Fund Balance Reserve Total		-		306,666		306,666	306,666	306,666	
Expenses Total			14,696,495		14,683,639		3,256,336		24,407,975	20,239,975	9,711,481
TIDA City Costs Budget											
Revenues	Budget Category	Cost Category	Fiscal Year 2026		Fiscal Year 2027				Fiscal Year 2027	Fiscal Year 2028	
TICD Revenue		A. TICD Reimbursement (City Costs)	6,225,000		6,225,000		520,000		6,745,000	6,675,000	520,000
		TICD Revenue Total		6,225,000		520,000		6,745,000	6,675,000	520,000	
Revenues Total			6,225,000		6,225,000		520,000		6,745,000	6,675,000	520,000
Expenses	Budget Category	Cost Category	Fiscal Year 2026		Fiscal Year 2027				Fiscal Year 2027	Fiscal Year 2028	
A. Development (City Costs)		1. Development Professional Contracts (Harris, TIMMA, Fiscal Consultant)	750,000		750,000		45,000		795,000	795,000	45,000
		2. City Attorney - Legal Services	1,050,000		1,050,000		-		1,050,000	1,050,000	-
		3. DPW Engineering Support Services	3,000,000		3,000,000		-		3,000,000	3,000,000	-
		4. PUC Engineering Services	800,000		800,000		-		800,000	800,000	-

	5. SFMTA Services		305,000	305,000	-	305,000	305,000	-
	6. Planning Department		170,000	170,000	200,000	300,000	300,000	130,000
	7. Recreation and Parks Department		100,000	100,000	-	100,000	300,000	-
	8. Department of Technology		-	-	-	-	-	-
	9. SF Fire Department		50,000	50,000	-	50,000	50,000	-
	10. Office of Economic Workforce Development (OEWD)		-	-	70,000	70,000	-	70,000
	11. Contract Monitoring Division (CMD) - LBE/SBE Program		-	-	75,000	75,000	75,000	75,000
	12. Treasure Island Mobility Management Agency (TIMMA)		-	-	200,000	200,000	-	200,000
	Development Total		6,225,000	6,225,000	590,000	6,745,000	6,675,000	520,000
Expenses Total			6,225,000	6,225,000	590,000	6,745,000	6,675,000	520,000
TIDA Subsidy Budget								
Revenues	Budget Category	Cost Category	Fiscal Year 2026	Fiscal Year 2027		Fiscal Year 2027	Fiscal Year 2028	
	TICD Revenue	A. TICD Reimbursement for One Treasure Island Job Broker Program	500,000	500,000	-	500,000	500,000	-
		B. TICD Transportation Subsidy	-	-	900,000	900,000	-	900,000
		C. TICD Developer Housing Subsidy	2,958,256	2,958,256	6,939,437	9,897,693	1,597,693	6,939,437
		D. TICD Parks and Open Space Subsidy	1,500,000	1,500,000	-	1,500,000	1,500,000	-
		TICD Subsidy Total	4,958,256	4,958,256	7,839,437	12,797,693	3,597,693	7,839,437
	Other Special Funds	E. CFD Ongoing Maintenance Fund (payable from CFD special taxes)	1,145,030	2,807,828	1,228,124	4,035,952	3,109,011	2,890,922
		F. CFD/IRFD Administration Fund (payable from CFD/IRFD taxes)	-	-	198,876	198,876	204,843	198,876
		G. Vertical Development Art Fees	-	-	-	-	-	-
		Other Special Funds Total	1,145,030	2,807,828	1,427,000	4,234,828	3,313,854	3,089,798
Revenues Total			6,103,286	7,766,084	9,266,437	17,032,521	6,911,547	10,929,235
Expenses	Budget Category	Cost Category	Fiscal Year 2025	Fiscal Year 2027		Fiscal Year 2027	Fiscal Year 2028	
	A. Personnel & Administration	1. One Treasure Island Contractual Services - Job Broker Program	500,000	500,000	-	500,000	500,000	-
		Personnel & Administration Total	500,000	500,000	-	500,000	500,000	-
	B. Development	1. Development Professional Services (Relocation Consultant – Replacement Housing)	500,000	500,000	-	500,000	500,000	-
		2. Development Professional Services (Early Relocation In-Lieu Fees)	300,000	300,000	-	300,000	300,000	-
		3. Development Professional Services (Early Relocation Moving Fees)	300,000	300,000	-	300,000	300,000	-
		4A. Mayor's Office of Housing Community Development (Work Order)	388,256	388,256	14,437	402,693	402,693	14,437
		4B. Mayor's Office of Housing Community Development (Direct Project Funding)	1,500,000	1,500,000	6,800,000	8,300,000	-	6,800,000
		5. One TI Housing Consultant	-	-	95,000	95,000	95,000	95,000
		6. SF Arts Commission - Art Maintenance & Temporary Installation Program Costs	-	-	250,000	250,000	250,000	250,000
		7. Transportation Planning & Services (TIMMA)	-	-	900,000	900,000	-	900,000
		Development Total	2,988,256	2,988,256	8,059,437	11,047,693	1,847,693	8,059,437
	C. Operations & Maintenance	1. Maintenance of YBI Natural Areas and New Parks and Open Spaces (Rubicon & Toolworks)	1,400,000	250,000	675,000	925,000	-	(475,000)
		2. As-Needed Invasive Species Management - Development & Permanent Project Areas)	200,000	200,000	-	200,000	200,000	-
		3. Maintenance of New Parks and Open Spaces (Recreation and Parks Dept)	731,946	3,538,952	-	3,538,952	3,537,011	2,807,006
		4. Other Parks Operations Contracts (A1 Security)	-	-	525,000	525,000	525,000	525,000
		5. Parks and Open Space Operations Planning	-	-	-	-	-	-
		6. SF Department of the Environment	90,000	90,000	7,000	97,000	97,000	7,000
		7. Controller's Office - CFD Administration	193,084	198,876	-	198,876	204,843	5,793
		Operations & Maintenance Total	2,615,030	4,277,828	1,207,000	5,484,828	4,563,854	2,869,798
Expenses Total			6,103,286	7,766,084	9,266,437	17,032,521	6,911,547	10,929,235
TOTAL TIDA BUDGETED REVENUES								
			27,024,781	28,674,723	19,510,773	48,185,496	33,826,522	21,160,715
TOTAL TIDA BUDGETED EXPENSES								
			27,024,780	28,674,723	13,112,773	48,185,496	33,826,522	21,160,716

EXHIBIT B - TIDA REVENUE DETAIL FY 2026-27

Draft Budget Proposal - TIDA Board 2/11/2026

I. TIDA AUTHORITY COSTS BUDGET REVENUE DETAILS FY 2026-27**A. Commercial Leasing Revenue – Tidelands Trust**

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$9,400,000	\$9,400,332	\$332

This amount reflects executed subleases and potential new subleasing opportunities for commercial space on Treasure Island within the Tidelands Trust. The projected revenues for FY27 and FY28 slightly increased, but mainly unchanged on the assumption that leasing opportunities impacted by construction will be offset by increased revenues elsewhere.

Projected FY 2027-28 Budget: \$9,400,332

Commercial Leasing Revenue – Non-Tidelands Trust

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$1,100,000	\$1,337,667	\$237,667

This amount reflects executed subleases and potential new subleasing opportunities for commercial space on Treasure Island within the Non-Tidelands Trust.

Projected FY 2027-28 Budget: \$1,337,667

B. John Stewart Company Housing Revenue

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$1,400,000	\$1,300,000	-\$100,000

The projection is based upon approximately 290 rentable units and represents net revenue after expenses including the John Stewart 5% fee. Following recent relocations of residents into Star View Court and Isle House and unit turnover costs associated with interim moves, net revenues are forecast to decline in FY27.

Projected FY 2027-28 Budget: \$1,300,000

C. Housing Common Area Maintenance Fees

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$1,763,460	\$1,706,976	-\$56,484

EXHIBIT B - TIDA REVENUE DETAIL FY 2026-27

Draft Budget Proposal - TIDA Board 2/11/2026

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.

VENDOR	Monthly	Yearly
Swords to Plowshares	\$0	\$0
Catholic Charities	\$0	\$0
CHP/Homerise	\$36,500	\$438,000
Heathright 360	\$14,500	\$174,000
Villages	\$91,248	\$1,094,976
Subtotals	\$142,248	\$1,706,976

Projected FY 2027-28 Budget: \$1,724,976

D. Other TIDA Revenues

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$763,035	\$1,625,000	\$861,965

This estimated amount reflects revenue from the Cost of Issuance payments taken from public financing bond proceeds paid to TIDA, TIDA administration fees to the CFD and IRFD financing districts, and revenues from leasing opportunities not included in Commercial Lease revenues. In FY2027, the budget also reflects TIDA's recovery of approximately \$500,000 in reimbursement revenue from DPW city oversight costs recovered from the West Side Bridges project.

Projected FY 2027-28 Budget: \$775,000

E. TIDA Grant Revenues

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$0	\$8,768,000	\$8,768,000

This amount reflects the total amount of grant proceeds TIDA intends to accept in FY2027, including \$2,300,000 from the Priority Sites program award by the Bay Area Housing Finance Authority (BAHFA) and \$6,468,000 from the Infill and Infrastructure (IIG) Grant awarded by the CA Dept. of Housing and Community Development via MOHCD in late 2025.

Projected FY 2027-28 Budget: \$5,432,000

EXHIBIT B - TIDA REVENUE DETAIL FY 2026-27

Draft Budget Proposal - TIDA Board 2/11/2026

F. BATA Reimbursement- Pier E- 2

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$170,000	\$170,000	\$0

The amount reflects anticipated funds from Bay Area Tolling Authority to TIDA as reimbursement of expenses for Pier E-2 operations.

Projected FY 2027-28 Budget: \$170,000

G. SFCTA Reimbursement for YBI Pedestrian Path Costs

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$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 and Quarters 9 Vista Point, including janitorial, transportation, and security.

Projected FY 2027-28 Budget: \$100,000

II. TIDA CITY COSTS REVENUE DETAILS FY 2025-26**A. TICD Reimbursement (City Costs)**

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$6,225,000	\$6,745,000	\$520,000

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.

Projected FY 2027-28 Budget: \$6,675,000

EXHIBIT B - TIDA REVENUE DETAIL FY 2026-27

Draft Budget Proposal - TIDA Board 2/11/2026

III. TIDA SUBSIDY BUDGET REVENUE DETAILS FY 2026-27**A. TICD Reimbursement for One Treasure Island Job Broker Program**

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$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 2027-28 Budget: \$500,000

B. TICD Transportation Subsidy

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$0	\$900,000	\$900,000

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 FY27, TIDA anticipates funding up to \$900,00 to support transportation operations administered by the Treasure Island Mobility Management Agency (TIMMA), including ferry service, bikeshare, and an on-island shuttle.

Projected FY 2027-28 Budget: \$0

C. TICD Developer Housing Subsidy

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$2,958,256	\$9,897,693	\$6,939,437

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. The large increase in contributions reflects \$6,250,000 in funding obligations for the Behavioral Health Building project (BHB), approx. \$2,000,000 for the E1.2 Senior and IC4.3 predevelopment work, \$1,195,000 in professional services supporting the affordable housing program and Transition Housing Program, and approximately \$400,000 related to the annual MOU between TIDA and the Mayor's Office of Housing and Community Development.

Projected FY 2027-28 Budget: \$1,597,693

EXHIBIT B - TIDA REVENUE DETAIL FY 2026-27

Draft Budget Proposal - TIDA Board 2/11/2026

D. TICD Parks and Open Space Subsidy

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$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. Eligible operation and maintenance activities include the Rocks Dog Park, Hilltop Park West and East, Causeway Slope and Beach Access, Waterfront Plaza, Cityside Park, and stormwater facilities as well as natural area and Habitat Management programs on YBI. Eligible expenses above the subsidy limit will be funded by CFD special tax revenues.

Projected FY 2027-28 Budget: \$1,500,000

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

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$1,145,030	\$4,035,952	\$2,890,922

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 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, to be primarily delivered by the annual MOU between TIDA and REcreation and Parks Department. This amount also includes any maintenance and programmatic costs related to parks operations and arts installations located in the parks.

Projected FY 2027-28 Budget: \$3,109,011

E. CFD and IRFD Administration Fund (payable from CFD/IRFD taxes)

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$193,084	\$198,876	\$5,792

The amount reflects anticipated funds from the CFD Administration fund to TIDA as revenue to directly fund costs related to the administration of the CFD and IRFD, almost exclusively via the MOU between TIDA and the Controller's Office for services related to accounting, auditing, and budget for the CFD and IRFD.

Projected FY 2027-28 Budget: \$204,843

EXHIBIT B - TIDA REVENUE DETAIL FY 2026-27

Draft Budget Proposal - TIDA Board 2/11/2026

F. Vertical Development Art Fees**TIDA FY 2025-26 Budget**
\$0**Proposed FY 2026-27**
\$0**Changes**
\$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). Fees are collected at the issuance of the building permit to commence vertical construction. No new permits are anticipated in FY27 so the proposed budget assumes no additional revenue collections for FY 28.

Projected FY 2027-28 Budget:**\$0**

EXHIBIT C - TIDA EXPENSE DETAIL FY 2026-27

Draft Budget Proposal - TIDA Board 2/11/2026

I. TIDA AUTHORITY COSTS BUDGET EXPENSE DETAILS FY 2026-27

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 2025-26 Budget	Proposed FY 2026-27	Changes
\$3,067,337	\$3,110,412	\$43,075

The Proposed Budget provides funding for 15 full-time positions. The increase in the FY 27 budget also reflects Cost of Living Allowances, some minor classification adjustments, and more accurate alignment with the City Administrator's Office overall salary budget accounted for TIDA.

Projected FY 2027-28 Budget: **\$3,229,721**

2. TIDA Staff Mandatory Fringe Benefits

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$1,023,281	\$1,037,651	\$14,370

The Proposed Budget provides funding for fringe benefits for 15 full-time positions. This includes funding for benefits such as retirement, Social Security, and health benefits. Required funding is adjusted by the Controller to the most up-to-date estimates for the upcoming fiscal year.

Projected FY 2027-28 Budget: **\$1,073,147**

3. Staff Training, Memberships, and Field Expenses

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$10,000	\$10,000	\$0

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

EXPENDITURE CATEGORY	FY 25-26	FY 26-27 Proposed
Training (including cost of travel)	\$1,300	\$1,300
Employee Field Expenses	\$1,000	\$1,000
Membership Fees	\$6,700	\$6,700
HR-Management Training Work Order	\$1,000	\$1,000
Subtotals	\$10,000	\$10,000

Projected FY 2027-28 Budget: **\$10,000**

4. Marketing and Promotion Expenses

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
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EXHIBIT C - TIDA EXPENSE DETAIL FY 2026-27

Draft Budget Proposal - TIDA Board 2/11/2026

\$33,900**\$33,900****\$0**

The current budget includes funding for marketing and promotional expenses, support of on-island TIDA Board meetings, and 3-4 on-island Transition Housing open house events for residents.

Projected FY 2027-28 Budget: \$33,900

5. One Treasure Island Contractual Services

**TIDA FY 2025-26 Budget
\$800,000**

**Proposed FY 2026-27
\$705,000**

**Changes
-\$95,000**

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 25-26	FY 26-27 Proposed
Agreement with One Treasure Island	\$300,000	\$300,000
Community Planning	\$70,000	\$70,000
Affordable Housing Consultation - <i>Housing Subsidy</i>	\$95,000	<i>See Section III</i>
Affordable Housing Interim Rent	\$360,000	\$0
Special Event Venue / Event Site Management	\$35,000	\$35,000
Job Broker Program Costs - <i>Subsidy Offset</i>	<i>See Section III.A.1</i>	<i>See Section III</i>
Pre-Apprentice Program	\$300,000	\$300,000
Subtotals	\$1,160,000	\$705,000

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. One Treasure Island also operates the building known as the Shipshape as a community benefit. TIDA also contracts with One Treasure Island to provide onsite after-hours event services on a limited basis at Administrative Building 1.

The proposed One TI contract budget also includes:

- Funding to support operation of the ShipShape Community Center and One Treasure Island's community-building efforts, including emergency preparedness.
- Funding allocation for various consultation services related to ongoing community planning and affordable housing development.
- Funding support for One TI's pre-apprentice Construction Training Program with Laborers Union Locals 67 & 261 sufficient to support one cohort through the multi-week training program.

Also included in the One Treasure Island Contract, but not included in the figures above are:

- One TI operates a Job Broker Program connecting individuals with employment with contractors working on the development program and with on-island employers. This service is supported by a Job Broker Program Subsidy paid by TICD (*see Section III - Subsidy Budget*).
- Funding for affordable housing consultant (*see Section III - Subsidy Budget*).

Projected FY 2027-28 Budget: \$705,000

6. Other Professional Services

**TIDA FY 2025-26 Budget
\$1,304,900**

**Proposed FY 2026-27
\$1,691,200**

**Changes
\$386,300**

EXHIBIT C - TIDA EXPENSE DETAIL FY 2026-27

Draft Budget Proposal - TIDA Board 2/11/2026

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

EXPENDITURE CATEGORY	FY 25-26	FY 26-27 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	\$850,000	\$850,000
Marine Salvage As-Needed	\$20,000	\$20,000
Software Licensing	\$0	\$46,300
Other Professional Services	\$85,000	\$75,000
Subtotals	\$1,304,900	\$1,691,200

- The YMCA Budget provides funding to operate the TI Gym and after school programs to the community. The YMCA provides health, education, youth and adult programs to Island residents free of charge.
- The 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 FY27 budget includes funding to add stove and ventilation improvements to create a full commercial kitchen for use by the YMCA or One Treasure Island as a Community Kitchen capable of hosting educational programs, local residents, community groups, and entrepreneurs/micro businesses.
- 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 includes \$850,000 for security services on Treasure Island.
- 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 the cost of annual subscription services for the Re-Leased property management software licensing to manage the commercial lease portfolio.
- The Proposed Budget provides funding 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 2027-28 Budget: \$1,341,200

7. Materials, Supplies, and Equipment Leases

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$125,000	\$45,000	-\$80,000

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

EXPENDITURE CATEGORY	FY 25-26	FY 26-27 Proposed
Materials and Supplies	\$55,000	\$35,000
Other Materials and Supplies – Public Safety	\$50,000	\$0
Rents & Leases - Equipment	\$20,000	\$10,000
Subtotals	\$125,000	\$45,000

EXHIBIT C - TIDA EXPENSE DETAIL FY 2026-27

Draft Budget Proposal - TIDA Board 2/11/2026

- Materials and supplies includes funding for standard office supplies and materials, food expenses, recreational expenses, nursery plants, flags, and banners.
- Due to other available resources offered to TIDA at no cost, the budget no longer allocates funding for departmental response assets, staff personal protective equipment, as well as to fund as-needed awareness programs and community outreach.
- Funding for rents & leased equipment provides for rentals including TIDA multi-purpose machine, postage machine, and water dispenser.

Projected FY 2027-28 Budget: **\$45,000**

8. Public Safety Work Orders

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$154,998	\$25,000	-\$129,998

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

EXPENDITURE CATEGORY	FY 25-26	FY 26-27 Proposed
Parking & Traffic	\$25,000	\$25,000
Police Security	\$129,998	\$0
Fire	\$0	\$0
Subtotals	\$154,998	\$25,000

- Parking & Traffic - This budget also provides funding for stripe and signage work on TIDA streets performed by SFMTA staff.
- Due to increased private security services, the budget no longer reflects the need for police security for the building and grounds patrol at Building One.

Projected FY 2027-28 Budget: **\$25,000**

9. Public Health and Welfare Work Orders

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$291,650	\$254,823	-\$36,827

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

EXPENDITURE CATEGORY	FY 25-26	FY 26-27 Proposed
Children, Youth, & Families Work Order	\$226,650	\$229,823
Department of Public Health Work Order	\$40,000	\$0
Human Services Agency Work Order	\$65,000	\$25,000
Subtotals	\$331,650	\$254,823

- 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 has been unable to staff the TI Community Nurse Clinic. Funding for its operation is discontinued due to low utilization of services.
- The Human Services Agency work order provides funding for Catholic Charities to operate the child development center facility as a public benefit. TIDA maintains the facility.

EXHIBIT C - TIDA EXPENSE DETAIL FY 2026-27

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Projected FY 2027-28 Budget: \$261,718**10. Other Administrative Work Orders**

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$1,058,752	\$1,069,367	\$10,615

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 25-26	FY 26-27 Proposed
General Services Agency Work Order	\$367,691	\$367,691
Risk Management Services – Insurance	\$324,052	\$372,659
Information Technology Work Orders	\$95,000	\$129,000
Contract Monitoring Division (LBE/SBE Program)	\$150,000	\$75,000
Purchasing-Central Shops Work Orders	\$17,827	\$25,000
Purchasing-Reproduction Work Order	\$11,933	\$5,000
DT-SFGOV	\$92,250	\$95,017
Subtotals	\$1,058,752	\$1,069,367

- 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, 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.
- 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 increased budget in FY27 accounts for a newly operating security camera system for the ferry terminal.
- 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 full scope of the program costs \$150,000 per year, however TIDA is only responsible to cover 50% of costs as TICD will cost the remaining 50% share.
- 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 2027-28 Budget: \$1,128,867**B. DEVELOPMENT****1. Development Professional Services (Authority Costs)**

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$905,000	\$875,000	-\$30,000

Development Services	FY 25-26	FY 26-27 Proposed
Environmental Program Oversight Consultants	\$250,000	\$500,000

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As-Needed Engineering Consulting Contracts	\$400,000	\$250,000
Environmental Evaluation Consultation; Fiscal Consultant	\$145,000	\$0
Land Transfer and Closing Costs	\$10,000	\$0
State Regulatory Payments - Dept. Toxic Substances Control	\$100,000	\$125,000
Subtotals	\$905,000	\$875,000

Description of contracts under "Authority Costs":

- Environmental Engineering contract – TIDA has an environmental consultation 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 & Fiscal Consultant Contracts – TIDA has on-call service agreements with firms for engineering and architectural support services. In FY26 approved budget, this line item included an allocation for as-needed fiscal consultant services which has been moved to the Subsidy budget.
- 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 2027-28 Budget: \$875,000**2. Transportation Contracts / Memorandum of Agreements (Authority Costs)****TIDA FY 2025-26 Budget
\$909,629****Proposed FY 2026-27
\$7,218,000****Changes
\$6,308,371**

TIDA has Memoranda of Agreement with the San Francisco Transportation Authority (SFCTA) relating to the various roadway projects on Yerba Buena Island being managed by the SFCTA.

Development Services	A) TIDA Funded	B) Grant Funded	FY 26-27 Proposed
Hillcrest Memorandum of Agreement (SFCTA)	\$250,000		\$250,000
Westside Bridges Memorandum of Agreement (SFCTA) - <i>Partially Fee Funded; Partially Grant Funded</i>	\$500,000	\$600,000	\$1,100,000
Joint Trench / Westside Bridges Memorandum of Agreement (SFCTA) - <i>Grant Funded</i>		\$500,000	\$500,000
YBI Treasure Island Roadway Improvement - TIRI (SFCTA) - <i>Grant Funded</i>		\$5,368,000	\$5,368,000
Subtotals	\$750,000	\$6,468,000	\$7,218,000

Description of Transportation contracts:

EXHIBIT C - TIDA EXPENSE DETAIL FY 2026-27

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- Hillcrest Roadway Memorandum of Agreement (MOA) – TIDA and the SFCTA entered into a funding Memorandum of Agreement to partially fund the Hillcrest Roadway project to serve as a local match source for other state and federal funding sources. The increase in the FY27 proposed budget is due to an amendment increasing the project's overall budget by \$500,000. Primary funding for the project is through an Infill Infrastructure Grant (IIG) awarded to TIDA in 2020. As a TIDA obligation, TIDA intends to offset this annual budget amount (\$250,00 across 2 fiscal years) by entering into project-related contractor leases to increase TIDA's overall lease revenues by approx. \$500,000. The Hillcrest Roadway Improvement Project is scheduled for completion in FY2026, with final closeout costs in early FY2027.
- Westside Bridges Memorandum of Agreement (MOA) – TIDA and the SFCTA entered into a funding Memorandum of Agreement to partially fund the Westside Bridges project up to \$3,505,000 to serve as a local match source for other state and federal funding sources. SFCTA anticipates invoicing the remaining balance of approx. \$1,100,000 in FY2027, with the final amount depending on available project funding contingencies. As a prior TIDA obligation, TIDA intends to offset this annual budget amount by: 1) seeking approx. \$500,000 in reimbursements for DPW oversight fees incurred by TIDA, and 2) reallocating funds from an IIG grant source made available to TIDA by MOHCD in FY2026. The Westside Bridges project is scheduled for completion in FY2027.
- Joint Trench / Westside Bridges Memorandum of Agreement (MOA) – In FY2026, TIDA and the SFCTA entered into a second funding Memorandum of Agreement to fund an additional scope of the Westside Bridges project, including the Joint Trench component with a budget of \$500,000. SFCTA anticipates invoicing the full \$500,000 scope in FY2027. TIDA intends to offset this annual budget amount by reallocating funds from another IIG grant source made available to TIDA by MOHCD in FY2026 to fund \$500,000 in FY2027. The Joint Trench component is project is scheduled for completion in FY2027.
- YBI Treasure Island Roadway Improvement ("TIRI") (MOA) – In FY2026, TIDA and the SFCTA entered into a funding Memorandum of Agreement to fund the YBI Treasure Island Roadway Improvement ("TIRI") project in an amount of \$10,300,000. SFCTA anticipates invoicing the full \$5.368 million scope in FY2027, and the remaining balance in FY2028. TIDA intends to offset this total budget amount by: 1) reallocating funds from another IIG grant source made available to TIDA by MOHCD in FY2026, and 2) seeking reimbursement from TICD for an approx. \$3 million scope of work originally within their obligation to deliver. The Joint Trench component is project is scheduled for completion in FY2027.

Projected FY 2027-28 Budget: **\$5,432,000**

3. Planning Department (Authority Costs)

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$328,518	\$205,956	-\$122,563

The Planning Department work order historically has reflected fees for review, oversight, and assistance with environmental impact review efforts related to current facilities programming, potential future development proposals, and for additional SF Planning staff work related the TI Equity Program.

Projected FY 2027-28 Budget: **\$205,956**

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

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$215,000	\$2,300,000	\$2,085,000

EXHIBIT C - TIDA EXPENSE DETAIL FY 2026-27

Draft Budget Proposal - TIDA Board 2/11/2026

The amount provides an allowance for costs to abate or demolish structures on Treasure Island. This amount is included in the agreement amount with One Treasure Island and reflects a proposal to demolish and abate Building 450.

Projected FY 2027-28 Budget: **\$0**

C. OPERATIONS & MAINTENANCE**1. Maintenance Services – Buildings & Grounds (Authority Costs)**

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$2,090,000	\$2,460,000	\$370,000

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 TIDC Subsidies:

EXPENDITURE CATEGORY	FY 25-26	FY 26-27 Proposed
Grounds Maintenance – Rubicon	\$1,560,000	\$1,560,000
As-Needed Building Management Contracts		\$450,000
Janitorial Services – Toolworks	\$400,000	\$400,000
Art & History Preservation	\$30,000	\$10,000
Scavenger Services	\$85,000	\$30,000
Pest Control	\$15,000	\$10,000
Subtotals	\$2,090,000	\$2,460,000

- 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. 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.
- The proposed budget provides an additional budget allocation for as-needed general maintenance work that may come up, as-needed, through the general course of business. A specific contractor has not yet been identified for future scope of work, but One TI member organizations will be under primary consideration per the Jobs EOP.
- Toolworks is a member organization of One Treasure Island that employs formerly homeless and economically disadvantaged individuals. The Proposed Budget includes janitorial 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.
- 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 2027-28 Budget: **\$2,460,000**

EXHIBIT C - TIDA EXPENSE DETAIL FY 2026-27

Draft Budget Proposal - TIDA Board 2/11/2026

2. City Attorney – Legal Services (Authority Costs)

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$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 2027-28 Budget: \$200,000

3. SFPUC Utilities and Maintenance

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$1,278,529	\$1,560,000	\$281,471

- For PUC water services, the Proposed Budget provides approximately \$560,000 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 \$200,000 for TIDA wastewater utility fees.
- For PUC Hetch Hetchy Power services, the proposed budget assumes \$800,000 for TIDA gas/electric utility fees and as-needed field services on legacy system assets.

Projected FY 2027-28 Budget: \$1,606,800

4. DPW Operations and Maintenance

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$900,000	\$900,000	\$0

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

EXPENDITURE CATEGORY	FY 25-26	FY 26-27 Proposed
Bureau of Building Repair (BBR)	\$700,000	\$800,000
Bureau of Street Environments Services (BSES)	\$0	\$0
Bureau of Streets and Sewer Repair Services (BSSR)	\$100,000	\$100,000
Subtotals	\$800,000	\$900,000

- 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. Line item also funds materials and supplies.
- BSES historically provided limited freeway on/off ramp cleaning and streets and roadways sweeping on Treasure Island with funding support from TIDA. New roadways constructed in the initial subphase areas are now City streets, and their cleaning is an obligation of Public Works without funding support from TIDA. In FY24, TIDA ceased contracting 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 is a responsibility of Public Works. The work order provides 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 2027-28 Budget: \$900,000

EXHIBIT C - TIDA EXPENSE DETAIL FY 2026-27

Draft Budget Proposal - TIDA Board 2/11/2026

5. Debt Service - Electric Submarine Cable Financing

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$0	\$400,000	\$400,000

The FY27 budget assumes TIDA borrows commercial paper in FY2026 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. That debt issuance has not yet occurred and is not anticipated to occur until sometime in FY27 at the earliest.

Projected FY 2027-28 Budget: \$400,000

D. FUND BALANCE RESERVE**1. Fund Balance Reserve - 10% of Total Authority Cost Budget**

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$0	\$306,666	\$306,666

The FY27 budget proposal includes a new line item to begin funding a Fund Balance Reserve to address TIDA's ongoing cashflow volatility and the need to build in reserves for one-time emergency costs or unexpected reductions in revenues. This annual target assumes a Fund Balance Reserve target of 10% of the FY27 Authority Cost budget, funded over 5 years (approximately 2% each year).

Projected FY 2027-28 Budget: \$306,666

II. TIDA CITY COSTS BUDGET EXPENSE DETAILS FY 2026-27**A. DEVELOPMENT****1. Development Professional Contracts (City Costs)**

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$750,000	\$795,000	\$45,000

The proposed budget assumes development professional services consisting of \$500,000 for Task Force Services to assist DPW in project review, \$250,000 for CFD/IRFD Reimbursement Consultants (both provided by Harris & Associates), and \$45,000 for as-needed fiscal consultant services. TIDA intends to renew its multi-year contract for consultants to assist in the reimbursement of development costs, ultimately payable from the Community Facilities District (CFD) and/or Infrastructure and Revitalization Financing District (IRFD).

Projected FY 2027-28 Budget: \$795,000

EXHIBIT C - TIDA EXPENSE DETAIL FY 2026-27

Draft Budget Proposal - TIDA Board 2/11/2026

2. City Attorney – Legal Services (City Costs)

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$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 2027-28 Budget: \$1,050,000

3. DPW Engineering Support Services

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$3,000,000	\$3,000,000	\$0

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.

Projected FY 2027-28 Budget: \$3,000,000

4. PUC Engineering & Development Field Services

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$800,000	\$800,000	\$0

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 TIDC 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.

Projected FY 2027-28 Budget: \$800,000

5. SFMTA

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$305,000	\$305,000	\$0

This SFMTA work order includes technical services in support of development.

Projected FY 2027-28 Budget: \$305,000

6. Planning Department (City Costs)

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$170,000	\$300,000	\$130,000

EXHIBIT C - TIDA EXPENSE DETAIL FY 2026-27

Draft Budget Proposal - TIDA Board 2/11/2026

The Planning Department work order amount reflects fees for review of TIDC plans and construction documents as well as assistance with environmental impact review efforts. The increase in the FY27 budget assumes additional staff review required for potential changes to the project's entitlements as well as additional staffing needed for the studying the design and programming of future community facilities and open spaces.

Projected FY 2027-28 Budget: \$305,000

7. Recreation and Parks Department

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$100,000	\$100,000	\$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 2027-28 Budget: \$300,000

8. Department of Technology

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$0	\$0	\$0

The Department of Technology is implementing municipal fiber system on Yerba Buena Island and Treasure Island to support tolling infrastructure, fiber to affordable housing, and other municipal facilities.

Projected FY 2027-28 Budget: \$0

9. SF Fire Department

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$50,000	\$50,000	\$0

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.

Projected FY 2027-28 Budget: \$50,000

10. Office of Economic and Workforce Development (OEWD)

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$0	\$70,000	\$70,000

The work order with the Office of Economic and Workforce Development (OEWD) amount reflects budget capacity needed to for OEWD staff time to evaluate certain development proposals related to potential increased housing capacity on Treasure Island and possible development agreement amendments requiring Board of Supervisors approval.

EXHIBIT C - TIDA EXPENSE DETAIL FY 2026-27

Draft Budget Proposal - TIDA Board 2/11/2026

Projected FY 2027-28 Budget: \$0**11. Contract Monitoring Division (CMD) - LBE/SBE Program**

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$0	\$75,000	\$75,000

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 full scope of the program costs \$150,000 per year, however TICD is obligated to fund 50% of the share of program costs.

Projected FY 2027-28 Budget: \$75,000**12. Transportation Planning & Services - TI Mobility Management Agency**

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$0	\$200,000	\$200,000

The budget amount reflects costs to deliver a portion of the TI Ferry Plaza project, administered and constructed by the TIMMA. Per a prior Ferry Swap Agreement, in which TICD agreed to provide funding for Ferry Terminal enhancements in exchange for the TIMMA dedicating FHWA grant funding for an otherwise developer obligation.

Projected FY 2027-28 Budget: \$0**III. TIDA SUBSIDY BUDGET EXPENSE DETAILS FY 2026-27****A. PERSONNEL & ADMINISTRATION****1. One Treasure Island Contractual Services (Funded by TICD Job Broker Subsidy)**

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$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 25-26	FY 26-27 Proposed
Job Broker Program Costs - Subsidy Offset	\$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 2027-28 Budget: \$500,000

EXHIBIT C - TIDA EXPENSE DETAIL FY 2026-27

Draft Budget Proposal - TIDA Board 2/11/2026

B. DEVELOPMENT**1-3. Transitional Housing Program (Funded by TICD Developer Housing Subsidy)**

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$1,100,000	\$1,100,000	\$0

The Proposed Budget provides for the following funding for certain Development Professional Services Contracts supporting the implementation of the Transitional Housing Rules and Regulations providing benefits to residents of the former Navy housing. These expenses are supported by the TICD Developer Housing Subsidy.

Development Professional Services	FY 25-26	FY 26-27 Proposed
Relocation Consultant – Replacement Housing	\$500,000	\$500,000
Early Relocation In-Lieu Fees	\$300,000	\$300,000
Early Relocation Moving Fees	\$300,000	\$300,000
Subtotals	\$1,100,000	\$1,100,000

- Relocation Consultant/Replacement Housing – relocation consultant support in implementation of the Transitional Housing Rules and Regulations, including Permanent and Interim Moves.
- Early Relocation In-Lieu Fees – TIDA continues to offer early in-lieu fee payments to qualifying pre-DDA residents who wish to exercise the option.
- Early Relocation Moving Fees – TIDA anticipates to cover moving services and fees for qualifying pre-DDA residents who are relocating to new housing units.

Projected FY 2027-28 Budget: \$1,100,000

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

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$388,256	\$402,693	\$14,437

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 2027-28 Budget: \$402,693

4B. Affordable Housing Development (Funded by TICD Developer Housing Subsidy)

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$1,500,000	\$8,300,000	\$6,800,000

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. The proposed budget reflects \$6,250,000 in funding obligations for the Behavioral Health Building project (BHB) and approx. \$2,000,000 for the E1.2 Senior and IC4.3 predevelopment work.

Projected FY 2027-28 Budget: \$0

EXHIBIT C - TIDA EXPENSE DETAIL FY 2026-27

Draft Budget Proposal - TIDA Board 2/11/2026

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

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$0	\$95,000	\$95,000

This budget is for ongoing consulting services for affordable housing development projects provided to TIDA via the One Treasure Island contract.

Projected FY 2027-28 Budget: \$95,000

6. SF Arts Commission – Art Maintenance & Temporary Installation Program Costs (Funded by the CFD)

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$0	\$250,000	\$250,000

The SF Arts Commission work order amount reflects anticipated maintenance costs on art installations and other temporary installation costs located in the newly developed parks and open space, which will be entirely offset by CFD special taxes.

Projected FY 2027-28 Budget: \$250,000

7. Transportation Planning & Services - TI Mobility Management Agency (Funded by TICD Transportation Subsidy)

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$0	\$900,000	\$900,000

This budget is to cover a variety of transit planning and operations related scopes, funded via Memorandum of Understanding (MOU) with the Treasure Island Mobility Management Agency (TIMMA). FY27 scopes include ferry service business plan, bikeshare, on-island shuttle, and TIMMA program management costs.

Projected FY 2027-28 Budget: \$0

C. OPERATIONS & MAINTENANCE**1-6. Maintenance Services – Buildings & Grounds (Funded by TICD Subsidy)**

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$2,421,946	\$5,285,952	\$2,864,006

The Proposed Budget provides for the following funding for certain maintenance services contracts related to parks and open space maintenance. These amounts are partially offset by the TICD Parks and Open Space Subsidy with the balance eligible for reimbursement from CFD Special Tax proceeds, pursuant to the DDA.

EXPENDITURE CATEGORY	FY 25-26	FY 26-27 Proposed
As Needed Invasive Species Management (Development and Permanent Project Areas)	\$200,000	\$200,000

EXHIBIT C - TIDA EXPENSE DETAIL FY 2026-27

Draft Budget Proposal - TIDA Board 2/11/2026

Maintenance of New Parks, Natural Areas, and Open Spaces (Rubicon, Toolworks)	\$1,400,000	\$925,000
Maintenance of New Parks and Open Spaces (Recreation and Parks Department Work Order)	\$731,946	\$3,538,952
Security of New Parks, Natural Areas, and Open Spaces (A1 Security)	\$0	\$525,000
SF Environment	\$90,000	\$97,000
Subtotals	\$2,421,946	\$5,285,952

- The proposed budget includes \$200,000 of funding support in implementing the Habitat Management Plan by contractor Habitat Potential. These costs will be funded by the Parks and Open Space Developer Subsidy and CFD Special Tax proceeds.
- The proposed budget includes \$925,000 in funding for maintenance services on new parks and open space, including \$525,000 allocation for Rubicon, \$350,000 allocation for Yerba Buena Island Natural Areas tasks, and \$50,000 allocation for Toolworks services. Services for areas on Treasure Island outside of the newly developed parcels are included in the Authority Budget.
- The proposed budget of \$3,338,952 is in anticipation of the Recreation and Parks Department (RPD) assuming responsibility for the new parks and open space maintenance in FY27. This includes a full-time manager and hiring/training of new staff in the last two months of FY26 so that RPD can assume full responsibility in July 2027.
- The proposed budget includes a SF Environment work order covers continued assistance with Habitat Management Plan implementation, monitoring, and support.

Projected FY 2027-28 Budget: \$4,359,011

7. Controller's Office

TIDA FY 2025-26 Budget
\$193,084

Proposed FY 2026-27
\$198,876

Changes
\$5,793

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 2027-28 Budget: \$204,843

1 [Approving the TIDA Annual Budget for Fiscal Year 2026-27 and Fiscal Year 2027-28]

2 **Resolution Approving the Budget Submittal of the Treasure Island Development**
3 **Authority for Fiscal Year 2026-27 and Fiscal Year 2027-28 to the Mayor's Budget Office**
4 **and Authorizing the Treasure Island Director to Enter into Work Orders for Service with**
5 **other City Departments, Professional Service Contracts, and Agreements with Service**
6 **Providers**

7 WHEREAS, Naval Station Treasure Island is a former military base located on
8 Treasure Island and Yerba Buena Island (together, the "Base"), part of which is owned by the
9 Treasure Island Development Authority (the "Authority") and part of which is owned by the
10 United States of America ("the Federal Government"); and,

11 WHEREAS, On May 2, 1997, the Board of Supervisors passed Resolution No. 380-97,
12 authorizing the Authority to act as a single entity focused on the planning, redevelopment,
13 reconstruction, rehabilitation, reuse and conversion of the Base for the public interest,
14 convenience, welfare and common benefit of the inhabitants of the City and County of
15 San Francisco; and,

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

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

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

7 WHEREAS, Authority Staff have reviewed current year revenue performance and
8 expenses and consulted with Treasure Island Community Development and City agencies to
9 determine the work and services necessary to support anticipated operations and
10 development demands for Fiscal Year 2026-27 and Fiscal Year 2027-28; and,

11 WHEREAS, As provided under the Authority's Bylaws, the Treasure Island Director has
12 prepared a Budget Submittal for Fiscal Year 2026-27 and Fiscal Year 2027-28, a copy of
13 which is on file with the Board Secretary; now therefore be it

14 RESOLVED, That the Authority Board of Directors hereby approves the Fiscal Year
15 2026-27 and Fiscal Year 2027-28 Budget Submittal and hereby authorizes the Treasure
16 Island Director, subject to finalization of the Budgetary Submittal in consultation with the
17 Mayor's Budget Staff and adoption by the Board of Supervisors, to (1) enter into work orders
18 with City Departments for services; (2) enter into professional service contracts; and (3) enter
19 into agreements with service providers consistent with the Fiscal Year 2026-27 and Fiscal
20 Year 2027-28 Budget Submittal throughout the Fiscal Year 2026-27 and Fiscal 2027-28
21 budget cycle.

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CERTIFICATE OF SECRETARY

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

Mark Dunlop, Secretary