



TREASURE ISLAND DEVELOPMENT AUTHORITY
MEETING MINUTES

March 11, 2026 – 1:30PM

ORDER OF BUSINESS

1. Call to Order and Roll Call

Linda Fadeke Richardson, President
Timothy Reyff, Vice President
Mark Dunlop, Secretary
Jeanette Howard, CFO
Nabihah Azim

Director Richardson made welcome comments.

2. General Public Comment

Director Richardson commented on accomplishments of previous TIDA Board President Fei Tsen.

Fei Tsen made comments of appreciation of TIDA Directors and staff, on project achievements, and on future work priorities.

Director Dunlop made comments of appreciation for Fei Tsen.

Director Azim made comments of appreciation for Fei Tsen.

Director Howard made comments of appreciation for Fei Tsen.

Director Reyff made comments of appreciation for Fei Tsen.

Nella Goncalves, One Treasure Island, made comments of appreciation for Fei Tsen.

Jamie Querubin, TIDA, thanked Fei Tsen for her work and guidance.

There was no public comment.

3. Report by Treasure Island Director

Jamie Querubin, Treasure Island Acting Director, gave an update on development and operation issues.

TIDA is working with TICD on two events on 3/20 for Spring Equinox and an Island Picnic and Bay Lights event.

Off the Grid coming back to Cityside Park on 4/11-5/16 and 9/20-10/17.

Reviewed improvements at Bay Padel.

Reviewed parking changes and improvements.

TIDA and TIMMA staff have been partnering with SFMTA on parking legislation.

Reviewed gas service interruption and repair.

Nella Goncalves, One Treasure Island, gave updates.

Construction Training Program 22nd Cohort has 18 candidates and 15 have been certified in abatement work to take down Building 450.

Ambassador program is up and running.

TI residents received outreach about SFMTA parking meeting.
Tax site is up and running. One TI is a safe haven and encourages all to have taxes done.
Chinese New Year event was a success.
Launching Health and Wellness Program on 4/25.
The Spot project, adding a gathering space at Island Cove Market, has received funding.

Director Dunlop commented on appreciation of the Island Cove Market.
Director Azim commented on The Spot.
Director Richardson commented on Bay Padel and One Treasure Island.

There was no public comment.

4. Communications From and Received by TIDA

There was no discussion of Communications.

There was no public comment.

5. Ongoing Business by Board of Directors

Director Dunlop commented on TI Marina.

There was no public comment.

6. CONSENT AGENDA

- a. Approving the Minutes of the February 11, 2026 TIDA Board Meeting
- b. Resolution, Pending the Approval of Civil Service Commission to Provide Additional Contract Capacity, Authorizing the Treasure Island Director (“Director”) to Amend the Agreement between the Treasure Island Development Authority (the “Authority”) and Harris and Associates, Inc. (“Contractor”) for Community Facility District (“CFD”) and Infrastructure and Revitalization Financing District Financial (“IRFD”) Audit Services for the Treasure Island/Yerba Buena Island Development Project (the “Project”), to Increase the Agreement Amount by \$1,200,000 and Amend the Expiration Date to July 15, 20277

Director Dunlop moved Item 6.
Director Reyff seconded the motion.
The item passed unanimously.

There was no public comment.

7. Transition Housing Update

Karen Eddelman, ARWS, presented an update on transition housing.
Reviewed housing transitions and households from 2017 to 2026, resident housing selections to date, THRR updates, legacy household future housing options, and future housing options.
Kiah Mccarley, TIDA presented housing engagement activities in 2025, and upcoming housing engagement in 2026.

Director Azim asked about timeline.
Director Dunlop asked about filling available units and affordable housing.
Director Howard asked about outreach.
Director Reyff asked about income qualifications.

There was no public comment.

8. Affordable Housing Update (E1.2 Senior and IC4.3)

Natalie Bonnewit presented an overview of the Housing Plan requirements per the DDA and the Base Reuse Agreement, affordable housing finance updates, and background information on the TIDA MOHCD MOU Amendment in anticipation of future board action item.

TI Parcel E1.2 Senior Building is expected to begin construction in December 2026, anticipated completion 2028, and is reserved for seniors aged 62 and over. The development includes 100 units including 6 Transition Units for Legacy Households, 60 Affordable Units, 33 LOSP units, and 1 manager unit.

Reviewed Parcel E1.2 financing sources, funding sources and operating revenue.

TI Parcel IC4.3 is expected to begin construction in June 2027 and completion in 2029.

This development totals 150 units including 61 One TI Replacement units for HomeRise households, 30 Transition Units for Legacy Households, 58 new Affordable Units, and 1 manager unit.

Reviewed Parcel IC4.3 financing sources, funding sources, and operating revenue.

Reviewed anticipated replacement unit obligation after completion of projects in predevelopment and all remaining replacement units.

Future board action includes executing the MOU amendment with MOHCD and procurement process for 3rd party bridge financing.

Director Richardson commented on appreciation of the presentation and commented on financing sources.

There was no public comment.

9. Behavioral Health Building Project Update

Fred Simmons, DPH, and Evelyn Perdomo, Mercy Housing, presented.

The Behavioral Health Building is owned by SF Department of Public Health and will include HealthRight360 replacement beds and residential step-down facility.

Construction start is anticipated November 2026 and completion anticipated June 2028.

Reviewed project location, site plan, services, funding sources, building program, common area and program space, floor 1 plan, residential floor plan, exterior design features, and schedule.

Director Azim asked if there were any funding concerns.

Director Reyff commented on engaging with local business and construction training program.

There was no public comment.

10. 2025 Small Business Enterprise Participation Report: Stage 2 Infrastructure and Park Projects

Joey Benassini, TIDA, presented an informational update on Small Business Enterprise participation across recent Treasure Island and Yerba Buena Island projects, including 2025 participation data for parks and infrastructure.

Reviewed the Jobs and Equal Opportunity Program framework and 2025 contracting opportunities.

Chapel Grove Park and Clipper Cove Park exceeded the 41% percent SBE participation goal.

Professional services participation reached 53% in 2025, exceeding the 38% goal.

Enhanced 2025 outreach strategy included LBE Open House on Treasure Island, LBE Advisory Committee presentation, early pipeline visibility, multi-platform advertising, targeted Micro- and Small-LBE outreach by prime contractors, pre-bid meetings & site walks, and expanded outreach and bid access include.

Reviewed the SBE Mentor-Protégé Program.

Key takeaways include that park construction exceeded SBE goals, professional services exceeded goals, infrastructure packages present structural constraints, cumulative construction meets long term goal, majority of SBE contracts awarded to SF firms, and continued emphasis on LBE outreach & capacity building.

Magdalena Myszka, TIDG, discussed efforts.
WebCorp presented outreach efforts.
Regina Chan, Contract Monitoring Division, presented.

Director Howard commented on partnership, transparency, and asked about mentor-protégé program.

There was no public comment.

11. Discussion of Future Agenda Items by Directors

There was no discussion of future agenda items.

There was no public comment.

12. Adjourn