



TREASURE ISLAND DEVELOPMENT AUTHORITY
MEETING MINUTES

September 10, 2025 – 1:30PM

ORDER OF BUSINESS

1. Call to Order and Roll Call

V Fei Tsen, President
Linda Fadeke Richardson, Vice President
Mark Dunlop
Jeanette Howard

Director Tsen made welcome comments.

2. General Public Comment

There was no public comment.

3. Report by Treasure Island Director

Nella Goncalves, One Treasure Island, gave updates.
One TI will be rolling out new programing in the new year including an ambassador program and a wellness hub to address lack of medical resources on island.
21st cohort of Construction Training Program started on 9/1. Graduation date 10/11.
Community events include successful National Night Out with over 250 individuals attending, upcoming Hispanic Heritage month event, and Halloween event to be held at new Cityside Park.
Air monitoring program has started.

Bob Beck, Treasure Island Director, gave an update on development and operation issues.
Ribbon cutting for opening of Cityside Park happening 9/13.
Off the Grid trucks will be at Cityside Park on Saturdays through 11/1.
TIDA and TICD have been working on beautifying areas outside Administration Building.
Regular Sunday program will have kayak and paddleboard rentals at Clipper Cove.
Bay FC will have a groundbreaking event on 9/18.
Coastal Cleanup on Clipper Cove Beach on 9/20.
Commission Streamlining Taskforce recommended to disband TI/YBI Citizen Advisory Board and next week will be considering the TIDA Board.
November TIDA Board meeting will be held on-island on 11/19.

Director Tsen commented on Canopy of the Sky art at Cityside Park.

There was no public comment.

4. Communications From and Received by TIDA

There was no discussion of Communications.
There was no public comment.

5. Ongoing Business by Board of Directors

There was no discussion of Ongoing Business.

There was no public comment.

6. CONSENT AGENDA

- a. Approving the Minutes of the July 9, 2025, TIDA Board Meeting
- b. Resolution Approving and Authorizing the Execution of a First Amendment to the Professional Services Agreement between the Treasure Island Development Authority and Toolworks, Inc., a California nonprofit public benefit corporation, to increase the annual Scope of Services and not to exceed Contract Amount for Fiscal Year 2025-2026 in order to provide janitorial services to new City Side Park restrooms

Director Richardson moved Item 6.

Director Dunlop seconded the motion.

The item passed unanimously.

There was no public comment.

7. One TI Parks Study: Opportunities for Nonprofit Partnerships

Nella Goncalves, One Treasure Island, introduced the item.

Mindy Craig, BluePoint Planning, presented.

Key findings from study include projected visitation of 4.4-6.5M annually once park system is built out, SF and peer cities rely on nonprofit partners for ~5% of park funding, and that TI/YBI needs consistent activation to serve both residents and regional visitors.

The Pilot Phase, 2026-2028+, includes expanding programming and activation, expanding marketing and promotions, and convening 5-8 person working group.

Transition to standalone TI/YBI Parks Nonprofit by 2038 (full buildout).

Next Steps are to confirm interim governance model, secure startup funding, and hire Public Programs Manager.

Key opportunities include programming, park activation, marketing and promotions, volunteering, fundraising for operations and capital, equity, and community engagement.

Reviewed nonprofit parks organization models and recommended a standalone nonprofit focused on parks as the long-term goal.

In the interim it is recommended to scaffold on existing entities to allow programming and activation to begin as quickly as possible.

Director Tsen suggested looking at the art heritage of TI.

Director Richardson commented on importance of parks.

Director Howard asked about One Treasure Island input on involvement.

Paul Heineken, TISC, commented on Clipper Cove as unique open space resource that needs to be included in park strategic analysis and planning.

8. Park Operations and Maintenance for FY 2026-2027 and Beyond

Peter Summerville, TIDA, introduced the item and provided an overview of the process.

Recreation and Park Department (RPD) will perform TI/YBI Parks & Natural Areas operations and maintenance starting July 1, 2026, under a 2-year budget.

Reviewed 2-year budget timeline, long-term park stewardship, and park completion schedule.

Antonio Guerra, RPD, presented on parks operations and maintenance phasing plan and budget through the first 10 years of operations.

Reviewed labor and budget process, scope of services for 10-year budget, and staffing plan.

Peter Summerville reviewed next steps include an October TIDA Board presentation of revised work plan, December presentation on amended two-year budget, and January/February 2026 presentation and adoption of final two-year TIDA Budget and TIDA-RPD MOU.

Director Tsen asked about parks and open space subsidy.
Director Howard asked about staffing models and security.
Director Richardson commented on parks maintenance, revenue, and governance.

There was no public comment.

9. Informational Presentation regarding Initiation of the Treasure Island Urban Agricultural Park Implementation Planning Effort

Allison Albericci, TIDA, presented on the Treasure Island Urban Agricultural Park. Reviewed project context, project scope, process, precedents, and next steps. The adopted TI/YBI Parks and Open Space Plan describes the basic components of a 20-25 acre organic “full production urban farm and/or nursery.” In 2024 the city exercised the option to implement an expanded Sport Park to facilitate Bay FC’s new Training Facility which reduces the land previously set aside for the agricultural park. The Agricultural Park planning effort will create a program, conceptual design, and implementation plan for consideration and endorsement by the TIDA Board. A key question to be addressed is whether additional space should be dedicated to the Agricultural Park to compensate – in whole or in part – for the space lost in the Sport Park expansion. The outreach approach will be a focused and collaborative process that gathers input from island leaders, experts, and city staff to shape a shared vision for the farm. Next steps include continuing stakeholder outreach and research through fall 2025, present draft vision and program in November 2025, collaborate to develop alternatives and synthesize a preferred concept plan in winter 2026, and to work through detailed management, operations, funding, phasing and implementation topics with project partners and technical advisors through spring 2026.

Director Tsen commented on having a garden that meets needs of island residents but also attracts visitors and suggested having space for workshops and classrooms.
Director Howard asked about outreach group.
Director Dunlop asked if current community garden group will be a part of agricultural park.

There was no public comment.

10. City Attorney Memorandum and FAQs for TIDA Board Members related to the Preliminary Official Statement for City and County of San Francisco Infrastructure and Revitalization Financing District No. 1 (Treasure Island) Tax Increment Revenue Bonds

Jamie Querubin, TIDA, presented a memorandum and related financing documents drafted in collaboration with TIDA, City Attorney, the City’s outside disclosure counsel, Norton Rose Fullbright, and the Controller’s Office of Public Finance related to an upcoming bond issuance for the Treasure Island Infrastructure Revitalization Financing District. The financing team intends to introduce a legislative package to the Board of Supervisors next week consisting of a resolution to authorize the issuance of IRFD Bonds in a not-to-exceed (NTE) amount of \$31 million, and an ordinance to appropriate the IRFD bond for the housing component (at a NTE of \$5.5 million) and approx. \$270K of accrued interest balance from prior bond proceeds to be dedicated for affordable housing projects on TI. Board members have a responsibility under federal securities laws to ensure that staff are aware of information that board members may be unique in their capacity as board members that would have a material bearing of the capacity of the IRFD to repay the bonds. Reviewed timeline for review and comment on the IRFD Preliminary Official Statement.

Director Tsen asked what the projected interest rate is.

There was no public comment.

11. Treasure Island Electrical System Overview

Chi Iao, SFPUC, presented an overview of TI and YBI electricity service. Reviewed the background of the TI/YBI electrical system, SFPUC's role, completed improvements, and future plans.

Electrical distribution on the island is split between two systems; one comprised of new facilities owned by the SFPUC and serving SFPUC customers and a second, older system comprised of former Navy facilities now owned by TIDA serving TIDA customers.

SFPUC supplies the electricity used by all residents and businesses on the islands and TIDA continues to contract with the SFPUC to operate and maintain the legacy electric system.

Because of the age and design of the Navy system, the legacy network has historically been subject to frequent outages impacting the entirety of Treasure Island and Yerba Buena Island.

New switchyard facilities have stabilized system performance, and TIDA has authorized a series of improvements in recent years to address legacy system challenges.

Completed improvements include new overhead line, fault indicators and reclosers, replacement of damaged crossarms and transformers, retired outdated equipment, update relay setting, vegetation management, and bird guards.

Outages have decreased in both frequency and number of effected customers.

Next steps include to build a new electric "express" feeder, reinforce Gateview circuits, monitor protective devices, conduct continuous inspections, and review and recommend additional improvement opportunities.

Director Dunlop commented that there has been an improvement of electrical service on island. Director Richardson asked about submarine cable.

There was no public comment.

12. Transition Housing Update

Bob Beck, TIDA, presented an update on transition housing.

Reviewed remaining households by housing providers.

Treasure Island Resident pre-marketing window for 490 Avenue of the Palms to open prior to 9/23 and sales for the general public begin on 10/23.

Five units yet to be filled in Star View Court.

The Villages property management team facilitated interim moves to fully vacate six buildings in the former Navy housing area.

Staff will bring an amendment to the John Stewart Company Sublease in October to reflect the changes in leasing inventory and amend other terms.

There was no public comment.

13. Discussion of Future Agenda Items by Directors

Director Tsen requested to include an update on marina financing schedule.

Director Howard asked for an update on Job Corps once there is one.

14. Adjourn