

File No. 156780

Committee Item No. 8
Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS
AGENDA PACKET CONTENTS LIST

Committee: Budget & Finance Committee

Date September 9, 2015

Board of Supervisors Meeting

Date _____

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
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Completed by: Linda Wong Date September 4, 2015
Completed by: Linda Wong Date _____

1 [Master Lease Amendment - United States Navy - Treasure Island Land and Structures]

2
3 **Resolution approving Amendment No. 40 to the Treasure Island Land and Structures**
4 **Master Lease between the Treasure Island Development Authority and the United**
5 **States Navy to extend the term for one year, for the period of December 1, 2015,**
6 **through November 30, 2016.**

7
8 WHEREAS, The Treasure Island Development Authority ("Authority") and the United
9 States of America, acting by and through the Department of the Navy (the "Navy"), entered
10 into master lease agreement no. N6247499RP42P12, dated November 19, 1998, for the
11 Authority to use and sublease certain land and structures on former Naval Station Treasure
12 Island (as amended from time to time, the "Land and Structures Master Lease") at no rent;
13 and

14 WHEREAS, The Land and Structures Master Lease enables the Authority to sublease
15 portions of the master leased area for interim uses and generate revenues to support the
16 interim uses and the future redevelopment of the former Naval Station Treasure Island; and

17 WHEREAS, The term of the Land and Structures Master Lease expires on November
18 30, 2015; and

19 WHEREAS, The Authority wishes to extend the term of such lease for a period of one
20 (1) year beginning on December 1, 2015, and ending on November 30, 2016, unless sooner
21 terminated in accordance with the terms and conditions of the Master Lease; and

22 WHEREAS, The Navy concurs with such amendment and the amendment has been
23 approved by the Authority Board of Directors at its July 8, 2015, meeting; and

24 WHEREAS, The Board of Supervisors Resolution establishing the Authority, AB 699
25 and TIDA's Bylaws require that the Authority obtain Board of Supervisors approval of any

1 agreements having a term in excess of ten (10) years or anticipated revenues of \$1,000,000
2 or more; and

3 WHEREAS, Because the cumulative term of the Land and Structures Master Lease
4 exceeds ten (10) years, the Authority is requesting that the Board of Supervisors approve the
5 Fortieth Amendment to extend the term of such lease for a period of one (1) year beginning
6 on December 1, 2015, and ending on November 30, 2016, unless sooner terminated in
7 accordance with the terms and conditions of the Master Lease; now, therefore, be it

8 RESOLVED, That the Board of Supervisors hereby approves and authorizes the
9 Treasure Island Director or his designee to execute and enter into the Fortieth Amendment to
10 the Land and Structures Master Lease in substantially the form filed with the Clerk of the
11 Board of Supervisors in File No. 150780, and any additions, amendments or other
12 modifications to such Fortieth Amendment (including, without limitation, its exhibits) that the
13 Treasure Island Director or his designee determines, in consultation with the City Attorney,
14 are in the best interests of the Authority and do not otherwise materially increase the
15 obligations or liabilities of the Authority, and are necessary or advisable to effectuate the
16 purpose and intent of this resolution; and, be it

17 FURTHER RESOLVED, That within thirty (30) days of the Fortieth Amendment being
18 fully executed by all parties, the Authority shall provide the final Fortieth Amendment to the
19 Clerk of the Board for inclusion into the official file.
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CITY & COUNTY OF SAN FRANCISCO



MIRIAN SAEZ
DIRECTOR OF ISLAND OPERATIONS

TREASURE ISLAND DEVELOPMENT AUTHORITY
ONE AVENUE OF THE PALMS,
2ND FLOOR, TREASURE ISLAND
SAN FRANCISCO, CA 94130
(415) 274-0660 FAX (415) 274-0299
WWW.SFTREASUREISLAND.ORG

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2015 JUL 17 AM 10:00

July 17, 2015

Ms. Angela Calvillo
Clerk of the Board
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

Dear Ms. Calvillo

The Treasure Island Development Authority ("TIDA") requests formal introduction and assignment of the following five pieces of legislation at the Board of Supervisor's earliest convenience:

- Extension of the term of the Treasure Island South Waterfront Master Lease between TIDA and the United States Navy ("Navy")
- Extension of the term of the Treasure Island Land and Structures Master Lease between TIDA and the Navy
- Extension of the term of the Treasure Island Marina Master Lease between TIDA and the Navy
- Extension of the term of the Treasure Island Childcare Center Master Lease between TIDA and the Navy
- Extension of the term of the Cooperative Agreement between TIDA and the United States Navy.

Please find enclosed one original and four copies of the materials for each item. Thank you for your attention to this matter. Should your office have any questions, please contact me at 415-274-0665.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Summerville".

Peter Summerville

Cc: file

Enclosures

**Treasure Island Development Authority
City and County of San Francisco**

Resolution approving Amendment No. 40 to the Treasure Island Land and Structures Master Lease between the Treasure Island Development Authority and the United States Navy to extend the term for one year, for the period of December 1, 2015, through November 30, 2016.

SUMMARY OF PROPOSED ACTION:

This item seeks approval and authorization to amend the Master Lease between the Treasure Island Development Authority (the "Authority") and the U.S. Navy (the "Navy") for the Land and Structures on former Naval Station Treasure Island to extend the Term of the Lease to November 30, 2016.

BACKGROUND:

On November 19, 1998, the Treasure Island Development Authority (the "Authority") entered into Lease Agreement N6247499RP42P12 with the United States Navy (as amended from time to time, the "Land and Structures Master Lease"). The lease premises include certain buildings and grounds on former Naval Station Treasure Island, including land leased for sports fields and several facilities in the Authority's commercial leasing portfolio. The Authority does not pay any base rent under the Land and Structures Master Lease. The Master Lease is renewed yearly.

The term of the Land and Structures Master Lease will expire November 30, 2015. The proposed Fortieth Amendment extends the term through November 30, 2016 on the same terms and conditions as the existing Land and Structures Master Lease.

The Authority's Board of Directors approved the Fortieth Amendment to the Land and Structures Master Lease at its July 8, 2015 meeting. Pursuant to the Board of Supervisors Resolution establishing the Authority, AB 699 and TIDA's Bylaws, Board of Supervisors approval is required of any contract or agreement entered into by the Authority with a term longer than ten years. Because the term of the Land and Structures Master Lease exceeds ten years, the Director of Island Operations requests approval of the Fortieth Amendment from the Board of Supervisors to extend the term to November 30, 2016 on the same terms and conditions as the existing Master Lease.

RECOMMENDATION:

Approve the Fortieth Amendment to the Land and Structures Master Lease between the Treasure Island Development Authority and the United States Navy to extend the term to November 30, 2016.

Robert Beck, Treasure Island Director

**FORTIETH AMENDMENT
TO LEASE AGREEMENT N6247499RP42P12
BETWEEN
THE UNITED STATES OF AMERICA
AND
TREASURE ISLAND DEVELOPMENT AUTHORITY**

THIS LEASE AMENDMENT made this _____ day of _____ 2015, by and between the UNITED STATES OF AMERICA, acting by and through the Department of the Navy, hereinafter called the "Government", and the TREASURE ISLAND DEVELOPMENT AUTHORITY, hereinafter called the "Lessee";

WHEREAS, the parties hereto, as of 19 November 1998, entered into Lease Agreement N6247499RP42P12 under the terms of which the Lessee uses certain real property for space located at the former Naval Station, Treasure Island; and

WHEREAS, the parties agree to amend the terms of the Lease Agreement.

NOW THEREFORE, in consideration of the terms, covenants and conditions hereinafter set forth; the following paragraphs to Lease N6247499RP42P12 are hereby amended to reflect the following changes;

1. Paragraph 2 **TERM**, delete in its entirety and the following paragraph is inserted therefore:

"The term of this Lease shall be for a period of one (1) year beginning on 1 December 2015 and ending on 30 November 2016, unless sooner terminated in accordance with the provisions of Paragraph 14, Termination."

2. Paragraph 19 **SUBMISSION OF NOTICES**, delete Government's address and insert the following:

Government: Navy BRAC PMO West
33000 Nixie Way
Building 50 Attn: Real Estate
San Diego, CA 92147

All other terms and conditions of the Lease Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have, on the respective dates set forth above duly executed this amendment to the Lease as of the day and year first above written.

UNITED STATES OF AMERICA

TREASURE ISLAND DEVELOPMENT
AUTHORITY

Title _____

Title _____

APPROVED AS TO FORM:

CITY ATTORNEY