File No	Board Item No
•	D OF SUPERVISORS
AGENDA PACKE	T CONTENTS LIST
Committee: Budget & Finance Commit	Date September 9, 2015
Board of Supervisors Meeting	Date 9/15/15
Cmte Board	
Motion Resolution Ordinance Legislative Digest Budget and Legislative A Youth Commission Report Introduction Form Department/Agency Cove MOU Grant Information Form Grant Budget Subcontract Budget Contract/Agreement Form 126 – Ethics Comm Award Letter Application Public Correspondence	ort er Letter and/or Report
OTHER (Use back side if additio	nal space is needed)
Completed by: Linda Wong Completed by: Linda Wong	Date September 4, 2015 Date 9/10/15

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

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.

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

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

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

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

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

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

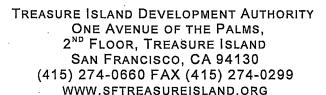
agreements having a term in excess of ten (10) years or anticipated revenues of \$1,000,000 or more; and

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

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

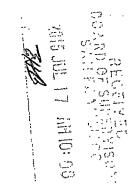
FURTHER RESOLVED, That within thirty (30) days of the Fortieth Amendment being fully executed by all parties, the Authority shall provide the final Fortieth Amendment to the Clerk of the Board for inclusion into the official file.

CITY & COUNTY OF SAN FRANCISCO





MIRIAN SAEZ DIRECTOR OF ISLAND OPERATIONS



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.

Sinceref

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

STATES OF AMERICA, acting by and through	the Department of the Navy, hereinafter called the DEVELOPMENT AUTHORITY, hereinafter called the
	per 1998, entered into Lease Agreement N6247499RP42P12 real property for space located at the former Naval Station,
WHEREAS, the parties agree to amend the term	as of the Lease Agreement.
•	of the terms, covenants and conditions hereinafter set forth; 42P12 are hereby amended to reflect the following changes
1. Paragraph 2 TERM, delete in its entirety an	d the following paragraph is inserted therefore:
	one (1) year beginning on 1 December 2015 and ending on accordance with the provisions of Paragraph 14,
2. Paragraph 19 SUBMISSION OF NOTICES	S, 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 Agr	eement shall remain in full force and effect.
IN WITNESS WHEREOF, the parties hereto ha amendment to the Lease as of the day and year	eve, on the respective dates set forth above duly executed the first above written.
UNITED STATES OF AMERICA	TREASURE ISLAND DEVELOPMENT AUTHORITY
	·
Title	Title
,	
APPROVED AS TO FORM:	
CITY ATTORNEY	