File No.	140865	Committee Item No	
•		Board Item No.	15

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

	AGENDA FACRET CON	I EN I O LIOT		
Committee:	Budget & Finance Committee	Date	September 17 2014	
Board of Su	pervisors Meeting	Date	9/23/14	
Cmte Boar	·d			
	Motion Resolution Ordinance Legislative Digest Budget and Legislative Analyst Youth Commission Report Introduction Form Department/Agency Cover Lette MOU Grant Information Form Grant Budget Subcontract Budget Contract/Agreement Form 126 – Ethics Commission Award Letter Application Public Correspondence	er and/or Re	port	
OTHER (Use back side if additional space is needed)				
Completed I	oy: Linda Wong oy:	Date Sept	ember 12, 2014 SIRIY	

[Master Lease Amendment - United States Navy - Treasure Island Marina]

Resolution approving Amendment No. 18 to the Treasure Island Marina 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, 2014, through November 30, 2015.

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 a master lease dated September 4, 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 "Marina Master Lease") at no rent; and

WHEREAS, The Master Lease and Amendments No. 1 through 16 are on file with the Clerk of the Board of Supervisors in File No. 120737 and Amendment No. 17 is on file with the Clerk of the Board of Supervisors in File No. 130904; and

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

WHEREAS, The term of the Marina Master Lease expires on November 30, 2014; and WHEREAS, The Authority wishes to extend the term of such lease for a period of one (1) year beginning on December 1, 2014, and ending on November 30, 2015, 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 9, 2014, meeting; and

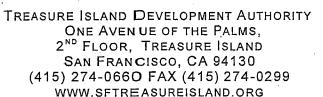
WHEREAS, The Board of Supervisors Resolution establishing the Authority, AB 699 and TIDA's Bylaws require that the Authority obtain Board of Supervisors approval of any agreements having a term in excess of ten (10) years or anticipated revenues of \$1,000,000 or more; and

WHEREAS, Because the cumulative term of the Marina Master Lease exceeds ten (10) years, the Authority is requesting that the Board of Supervisors approve the Eighteenth Amendment to extend the term of such lease for a period of one (1) year beginning on December 1, 2014, and ending on November 30, 2015, 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 Director of Island Operations of the Authority or her designee to execute and enter into the Eighteenth Amendment to the Marina Master Lease in substantially the form filed with the Clerk of the Board of Supervisors in File No. 140865, and any additions, amendments or other modifications to such Eighteenth Amendment (including, without limitation, its exhibits) that the Director of Island Operations of the Authority or her 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

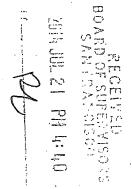
FURTHER RESOLVED, That within thirty (30) days of Amendment No. 18 being fully executed by all parties, the Authority shall provide the final Amendment No. 18 to the Clerk of the Board for inclusion into the official file.

CITY & COUNTY OF SAN FRANCISCO





MIRIAN SAEZ DIRECTOR OF ISLAND OPERATIONS



July 21, 2014

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 that the following seven pieces of legislation be formally introduced at the Board of Supervisors and calendared for hearing and consideration of approval at the Boards 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 Treasure Island Events Venues Master Lease between TIDA and the Navy
- Extension of the term of the Treasure Island Fire Fighting Training Center Master Lease between TIDA and the United States 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 do not hesitate to contact me at 415-274-0669.

Mirian Saez

Director of Island Operations

Cc: file

Since

Enclosures

Treasure Island Development Authority City and County of San Francisco

Resolution Approving the Eighteenth Amendment to the Treasure Island Marina Master Lease between the Treasure Island Development Authority and the U.S. Navy to Extend the Term.

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 Marina on former Naval Station Treasure Island to extend the Term of the Lease to November 30, 2015.

BACKGROUND:

On September 4, 1998, the Authority entered into Lease Number N6247498RP00Q01 with the United States Navy (as amended from time to time, the "Marina Master Lease"). The lease premises include certain land and buildings, including the Treasure Island Marina, the marina boat slips and the Treasure Island Yacht Club. The Authority does not pay any base rent under the Marina Master Lease, and the Authority uses the subleasing and permit revenues to support the interim operation of Treasure Island. The Master Lease is renewed yearly.

The term of the Marina Master Lease will expire November 30, 2014. The proposed Eighteenth Amendment extends the term through November 30, 2015 on the same terms and conditions as the existing Marina Master Lease.

The Authority's Board of Directors approved the Eighteenth Amendment to the Marina Master Lease at its July 9, 2014 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 Marina Master Lease exceeds ten years, the Director of Island Operations requests approval of the Eighteenth Amendment from the Board of Supervisors to extend the term to November 30, 2015 on the same terms and conditions as the existing Master Lease.

RECOMMENDATION:

Approve the Eighteenth Amendment to the Marina Master Lease between the Treasure Island Development Authority and the United States Navy to extend the term to November 30, 2015.

Mirian Saez, Director of Island Operations

EIGHTEENTH AMENDMENT TO LEASE AGREEMENT N6247498RP00Q01 BETWEEN THE UNITED STATES OF AMERICA AND TREASURE ISLAND DEVELOPMENT AUTHORITY

THIS LEASE AMENDMENT made this _	
	by and through the Department of the Navy,
	he TREASURE ISLAND DEVELOPMENT
AUTHORITY, hereinafter called the "Less	see";
	tember 1998, entered into Lease Agreement
	nich the Lessee uses certain real property for space
located at the former Naval Station, Treasu	ıre Island; and
WHEREAS, the parties agree to amend the	e terms of the Lease Agreement.
	tion of the terms, covenants and conditions hereinafter
	e N6247498RP00Q01 are hereby amended to reflect
the following changes;	
1. Paragraph 2 TERM , delete in its entire	ety and the following paragraph is inserted therefore:
	od of one (1) year beginning on 1 December 2014 and
	er terminated in accordance with the provisions of
Paragraph 14, Termination."	
All other terms and conditions of the Lease	e Agreement shall remain in full force and effect.
	eto have, on the respective dates set forth above duly
executed this amendment to the Lease as o	f the day and year first above written.
UNITED STATES OF AMERICA	TREASURE ISLAND DEVELOPMENT
	AUTHORITY
	· .
T:4 -	Tido
Title	Title
·	
APPROVED AS TO FORM:	•
APPROVED AS TO FORM.	
CITY ATTODNEY	