

1 [Lease Agreement - BAFC Team Operator, LLC - Training Facilities - Monthly Rent \$27,750]
2

3 **Resolution making California Environmental Quality Act findings and confirming the**
4 **San Francisco Planning Department's determination that no additional environmental**
5 **impacts that were not previously identified would occur as a result of the proposed**
6 **lease; and approving and authorizing the execution of a 25-year lease agreement after**
7 **approval of this Resolution with four consecutive five-year extension options, between**
8 **the Treasure Island Development Authority and BAFC Team Operator, LLC for its**
9 **training facilities on approximately 8.49 acres of land on Treasure Island, with a**
10 **minimum monthly base rent of \$1 from the commencement of the lease until the**
11 **occupancy date, and \$27,750 per month thereafter; and to authorize the Treasure Island**
12 **Director to enter into amendments or modifications to the lease and the parking lease**
13 **terms that do not materially increase the obligations or liabilities to the City and are**
14 **necessary to effectuate the purposes of the lease or this Resolution.**
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16 WHEREAS, The Treasure Island Development Authority (the "Authority") is responsible
17 for the planning, redevelopment, reconstruction, rehabilitation, reuse and conversion of the
18 lands formerly known as Naval Station Treasure Island on Treasure Island and Yerba Buena
19 Island (collectively, the "Island") for the public interest, convenience, welfare and common
20 benefit of the inhabitants of the City and County of San Francisco; and

21 WHEREAS, The Authority controls the real property consisting of approximately three
22 hundred and seventy thousand (370,000) square feet (or approximately 8.49 acres) of land
23 currently bounded by Macky Lane (Avenue H) on the East, Golden Bell Way (5th Street) on
24 the South, (9th Street) on the North, and the Job Corps site to the West / the Future Passiflora
25 Way Extension on Treasure Island (the "Site"); and

1 WHEREAS, The Authority, together with the San Francisco Planning Department, are
2 the Lead Agencies responsible for the implementation of the California Environmental Quality
3 Act ("CEQA," Public Resources Code, Section 21000 *et seq.*) for this area and have
4 undertaken a planning and environmental review process for the development of the Base,
5 including the Site, and provided for appropriate public hearings before the respective
6 Commissions; and

7 WHEREAS, On April 21, 2011, the Planning Commission by Motion No. 18325, and
8 the Authority Board of Directors, by Resolution No. 11-14-04/21, as co-lead agencies, certified
9 the completion of the 2011 Final Environmental Impact Report ("FEIR") under CEQA and the
10 regulations implementing CEQA ("CEQA Guidelines", Cal. Code of Regs. Title 14. Sections
11 15,000 *et seq.*), for the Treasure Island/Yerba Buena Island Project ("Project"), and
12 unanimously approved a series of entitlement and transactional documents, including certain
13 environmental findings under CEQA and a Mitigation Monitoring and Reporting Program
14 ("MMRP"), which is incorporated herein by reference; and

15 WHEREAS, On June 7, 2011, in Motion No. M11-0092, the Board of Supervisors
16 unanimously affirmed certification of the 2011 FEIR, and on that same date, the Board of
17 Supervisors, in Resolution No. 246-11, adopted CEQA findings and the MMRP, and made
18 certain environmental findings under CEQA; and

19 WHEREAS, Bay Football Club is an American professional women's soccer team
20 based in the San Francisco Bay Area that was founded in April 2023, and is operated by
21 BAFC Team Operator, LLC ("Bay FC"); and

22 WHEREAS, Bay FC began play in 2024 in the National Women's Soccer League, the
23 highest level of professional women's soccer in the United States; and

24 WHEREAS, Bay FC currently has its training facilities at San Jose State University,
25 and desires to construct a privately-funded, world-class, dedicated training facility for its

1 players with state-of-the-art features and amenities built specifically for professional women
2 athletes; and

3 WHEREAS, Bay FC, in coordination with the Authority, the Office of Economic and
4 Workforce Development, and the Planning Department identified the Site as a suitable
5 location for Bay FC's training facilities; and

6 WHEREAS, In August 2024, Bay FC and the Authority entered into a Letter of Intent to
7 negotiate and execute a lease agreement for the Site, and Authority staff presented the Letter
8 of Intent to the Authority Board as an informational item at the Authority Board's October 9,
9 2024 meeting; and

10 WHEREAS, The Authority seeks authorization to enter into a 25-year lease, with
11 four (4) consecutive five (5)-year options to renew (the "Lease"), for the development and use
12 of the Site for Bay FC's training facilities, including up to three new, standard professional
13 sized football practice pitches, an approximately 20,000-25,000 square foot building up to 25
14 feet in height to house indoor and outdoor athletic training facilities and athletic staff offices,
15 accessory surface parking, and other related improvements ("Bay FC Improvements"), and a
16 copy of the Lease is on file with the Clerk of the Board of Supervisors in File No. 241139; and

17 WHEREAS, The Planning Department reviewed the proposed Lease and has prepared
18 a memorandum entitled Bay FC Training Facility on Treasure Island / 2007.0903E ("the 2024
19 Memorandum"), a copy of which is on file with the Clerk of the Board of Supervisors in File
20 No. 241139 and is incorporated herein by reference; and

21 WHEREAS, The 2024 Memorandum concluded that the Lease as proposed is within
22 the scope of the Project analyzed in the 2011 FEIR, and that there have not been any
23 substantial changes in the Project, or to the circumstances under which the Project would be
24 undertaken, nor has new information come to light that would alter the analysis or conclusions
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1 of the 2011 EIR and require subsequent or supplemental environmental review under CEQA,
2 Section 21166 and CEQA Guidelines, Section 15162; and

3 WHEREAS, The 2011 FEIR, the 2024 Memorandum and other Project-related files
4 have been made available for review by the Planning Department, the Authority Board of
5 Directors and the public, and those files are part of the record before Authority; and

6 WHEREAS, The Lease also allows Bay FC to use the Site for, among other things,
7 hosting visiting teams for purposes such as co-training, scrimmaging and non-scheduled
8 games, fan days, sponsor events, Bay FC team open houses, Bay FC team awards dinners,
9 athletic tournaments, and private events, as well as community-facing activities, some of
10 which may be revenue producing for Bay FC; and

11 WHEREAS, The Authority retains an option to terminate the Lease if the Site is no
12 longer used as the primary training facility for a women's professional soccer team of the
13 National Women's Soccer League or its successors, assigns or other comparable body; and

14 WHEREAS, The Lease provides Bay FC an option to expand the Site to include a
15 second phase of improvements ("Phase II Improvements") including up to three (3) additional
16 athletic fields, subject to the terms and conditions of the Lease; and

17 WHEREAS, The Authority and Bay FC have negotiated the terms of a separate lease
18 for a property adjacent to the Site for use as parking to support the permitted uses under the
19 Lease, which terms are outlined in an exhibit to the Lease (the "Parking Lease Terms"); and

20 WHEREAS, Under the Lease, Bay FC will pay a minimum monthly base rent of \$1 from
21 the commencement of the Lease until the Occupancy Date, as defined in the Lease, and
22 \$27,750 per month thereafter, with annual increases as set forth in the Lease, and Bay FC is
23 entitled to a rent credit for demolition of Building 258 currently located on the Site, subject to
24 the terms and conditions of the Lease; and

1 WHEREAS, On November 13, 2024, pursuant to Resolution No. 24-31-1113, the
2 Authority Board of Directors (i) confirmed the San Francisco Planning Department's
3 determination that no additional environmental impacts would occur as a result of the
4 proposed Lease and no additional environmental analysis is required under CEQA at this
5 time, (ii) approved the Lease (including the Parking Lease Terms) substantially in the form on
6 file with Clerk of the Board of Supervisors in File No. 241139, and (iii) directed the Treasure
7 Island Director to forward the Lease and the Parking Lease Terms to the San Francisco Board
8 of Supervisors for its consideration and approval; now, therefore, be it

9 RESOLVED, That the Board of Supervisors has reviewed and considered the 2011
10 FEIR and the 2024 Memorandum; and, be it

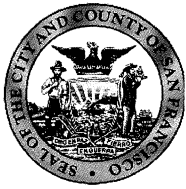
11 FURTHER RESOLVED, That the Board of Supervisors confirms the San Francisco
12 Planning Department's determination that no additional environmental impacts would occur as
13 a result of the proposed Lease and no additional environmental analysis is required under
14 CEQA at this time because, as a result of the Lease there are no substantial changes
15 proposed to the Project; no substantial changes would occur with respect to the
16 circumstances under which the Project is being undertaken; and no new information has
17 become available, which was not known and could not have been known at the time the
18 environmental impact report was certified as complete, which would require major revisions of
19 the FEIR; and, be it

20 FURTHER RESOLVED, That the Board of Supervisors approves the Lease (including
21 the Parking Lease Terms) substantially in the form on file with the Clerk of the Board of
22 Supervisors in File No. 241139 and authorizes the Treasure Island Director to execute (i) the
23 Lease in substantially the form on file with the Clerk of the Board of Supervisors and (ii) a to
24 be negotiated parking lease based on the Parking Lease Terms in substantially the form on
25 file with the Clerk of the Board of Supervisors; and, be it

1 FURTHER RESOLVED, That the Board of Supervisors hereby authorizes the Treasure
2 Island Director to enter into any additions, amendments or other modifications to the Lease
3 and the Parking Lease Terms that the Treasure Island Director determines in consultation
4 with the City Attorney, are in the best interests of the Authority, that do not materially increase
5 the obligations or liabilities of the Authority, that do not materially decrease the benefits of the
6 Authority, and are necessary or advisable to complete the transactions that the Lease
7 contemplates and effectuate the purpose and intent of this Resolution, such determination to
8 be conclusively evidenced by the execution and delivery by the Treasure Island Director of the
9 documents and any amendments thereto; and, be it

10 FURTHER RESOLVED, That within thirty (30) days of the Lease being fully executed
11 by all parties, the Authority shall provide a final copy of the Lease to the Clerk of the Board for
12 inclusion into the official file.

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City and County of San Francisco

Tails
Resolution

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 241139

Date Passed: December 10, 2024

Resolution making California Environmental Quality Act findings and confirming the San Francisco Planning Department's determination that no additional environmental impacts that were not previously identified would occur as a result of the proposed lease; and approving and authorizing the execution of a 25-year lease agreement after approval of this Resolution with four consecutive five-year extension options, between the Treasure Island Development Authority and BAFC Team Operator, LLC for its training facilities on approximately 8.49 acres of land on Treasure Island, with a minimum monthly base rent of \$1 from the commencement of the lease until the occupancy date, and \$27,750 per month thereafter; and to authorize the Treasure Island Director to enter into amendments or modifications to the lease and the parking lease terms that do not materially increase the obligations or liabilities to the City and are necessary to effectuate the purposes of the lease or this Resolution.

December 04, 2024 Budget and Finance Committee - RECOMMENDED

December 10, 2024 Board of Supervisors - ADOPTED

Ayes: 10 - Chan, Dorsey, Engardio, Mandelman, Melgar, Peskin, Preston, Ronen, Safai and Walton

File No. 241139

I hereby certify that the foregoing Resolution was ADOPTED on 12/10/2024 by the Board of Supervisors of the City and County of San Francisco.

f Angela Calvillo
Clerk of the Board

London N. Breed
Mayor

12-19-24

Date Approved