



**TRANSBAY JOINT POWERS AUTHORITY
BOARD OF DIRECTORS**

MINUTES

Thursday, October 13, 2016
1 Dr. Carlton B. Goodlett Place, Room 416
San Francisco, CA

REGULAR MEETING
9:30 a.m.

BOARD OF DIRECTORS

Greg Harper, Chair
Mohammed Nuru, Vice Chair
Jeff Gee
Jane Kim
Edward Reiskin
Bijan Sartipi

Interim Executive Director
Mark Zabaneh

Secretary
Nila Gonzales

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San Francisco, California 94105
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9:30 – REGULAR MEETING

ORDER OF BUSINESS

1. Call to Order

Chair Harper called the meeting to order at 9:35 a.m.

2. Roll Call

Present: Jeff Gee
Jane Kim
Ed Reiskin
Bijan Sartipi
Mohammed Nuru
Greg Harper

3. Communications

Chair Harper queried the Board for their preference of receiving presentations in advance. Director Reiskin suggested anything being considered should be provided in advance. Secretary Gonzales noted the Board's request.

4. Board of Director's New and Old Business

None.

5. Executive Director's Report

- Project Labor Agreement (PLA) Quarterly Update

Interim Executive Director (ED) Zabaneh reported on the Phase 2 funding progress and stated that a Prop K allocation request for \$6.8 million was brought before the San Francisco County Transportation Authority (SFCTA) Board on September 27, 2016. He stated the funds would be used to proceed with the Phase 2 next steps as presented to the TJPA Board on June 9, 2016. The SFCTA Board did not approve the request at the September 27th meeting but TJPA is working closely with SFCTA staff to gain the SFCTA Board's approval of the allocation within the next few months. He also stated the first TIFIA disbursement was expected soon. He further reported that members of the TJPA team visited Denver Union Station on September 29th due to its very similar program which provided valuable benchmarks and insights for the Transbay program. He also stated that TJPA had been invited to join transportation leaders from across the state to participate in the Caltrans Division of Rail and Mass Transportation Statewide Transit Strategic Plan Advisory Committee and the first of six Advisory Committee meetings was scheduled for October 19th. He noted that TJPA was grateful to be part of the distinguished

group and looks forward to discussing how the Transit Center will strengthen the statewide transit network. ED Zabaneh also stated he would be joining AC Transit and the Golden Gate Transit District to advocate for a low or no cost lease for the Bus Storage Facility project at the California Transportation Commission (CTC) meeting scheduled for the following week and that he previously offered CTC Commission a tour of the Transit Center project which would likely take place at their next scheduled Bay Area meeting in October 2017.

Chair Harper suggested Board members review the SFCTA meeting of September 27, 2016.

Director Reiskin inquired on whether the SFCTA sales tax was the only available funding source to help advance Phase 2. ED Zabaneh stated that Transit Center District Plan Impact Fees are an eligible source of funding and Scott Boule, TJPA Legislative Affairs/Community Outreach Manager, elaborated on the procedure for use.

Dennis Turchon, TJPA Senior Construction Manager, presented the PLA update.

6. Construction Update

Dennis Turchon, TJPA Senior Construction Manager, presented the update.

Chair Harper requested a future presentation include the tasks to be completed between substantial completion and operational readiness. ED Zabaneh responded that the building will be ready to occupy in December 2017 and that he has been in communication with AC Transit General Manager Mike Hursh regarding the operators being ready.

7. Citizens Advisory Committee (CAC) Update

Bruce Agid, TJPA CAC Chair, reported the CAC was ecstatic with the schedule confirmation of December 22, 2017 for substantial completion. He also indicated interest in the implementation plan from substantial completion to operational readiness. He stated the efforts to open the Rooftop Park as close as possible to the December 22, 2017 substantial completion date were appreciated and they look forward to receiving schedule updates for the park. He stated the CAC looks forward to receiving a presentation on what the retail and amenities will look like once the Master Lessee contract is awarded. He also stated homelessness would likely be an issue when the Transit Center opens and suggested coordination with Jeff Kositsky, San Francisco's Director of Homelessness to ensure a plan is in place. Finally, he expressed the CAC's interest on how Phase 2 can move forward and suggested integrating the roadmaps of TJPA's current environmentally approved alignment with the San Francisco Planning Department's Railyard Alternatives and I-280 Boulevard Feasibility Study to see how it all comes together.

Chair Harper stated he attended the AC Transit Rodeo event and the Pacific Bus Museum was present with historical buses that they want to be a part of the Transbay Transit Center (TTC) Grand Opening. He also agreed with being proactive to address the homeless issue.

Vice Chair Nuru thought it was a good idea to reach out to the Director of Homelessness and suggested the CAC receive a presentation from them on their efforts to address the homeless issue as a whole.

Director Reiskin concurred with the Vice Chair and agreed with the CAC suggestion for staff to coordinate with the Department of Homelessness. He was also enthusiastic about having his agency's historical buses participate at the TTC Grand Opening. In regards to the parallel planning efforts for Phase 2, he agreed with the CAC's suggestion and offered his support for it.

8. Public Comment

Members of the public may address the Authority on matters that are within the Authority's jurisdiction and are not on today's calendar.

Roland Lebrun stated he understood that Supervisor Kim made it clear that nobody wanted four blocks of cut-and-cover on 2nd Street and he felt the message was not getting across so he suggested the Downtown Rail Extension (DTX) design contract with Jacobs be terminated immediately. He also stated the request for SFCTA funds included the design for a Bart connector and he thought that scope was not wanted by anybody. He also commented that whoever is appointed as Executive Director should pay attention to the Board's direction.

THE FOLLOWING MATTERS BEFORE THE TRANSBAY JOINT POWERS AUTHORITY ARE RECOMMENDED FOR ACTION AS STATED BY THE INTERIM EXECUTIVE DIRECTOR OR THE CHAIR.

REGULAR CALENDAR

9. Approving an Amendment to Contract No. 08-04-CMGC-000, authorizing Webcor/Obayashi Joint Venture to award a Trade Work subcontract to WPCS International-Suisun City, Inc. as the responsible bidder submitting the lowest responsive bid in the amount of \$1,455,292 for TG27.2R: Audio Visual Equipment and Integration, thereby increasing authorized Direct Costs by \$1,455,292, and increasing the authorized Construction Services Fixed Fee by \$50,935.

ED Zabaneh noted the \$1.5 million dollar savings.

No public comment.

RESOLUTION 16-029

On motion to approve:

ADOPTED: AYES – Gee, Kim, Reiskin, Nuru, and Harper

10. Approving the Minutes of the September 8, 2016 meeting.

No public comment.

On motion to approve:

ADOPTED: AYES – Gee, Kim, Reiskin, Nuru, and Harper

11. Amending the TJPA Rules of Order to change the regular meeting time for TJPA Board meetings from 9:30 a.m. to 8:45 a.m. beginning November 10, 2016, still on the second Thursday of each month in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco.

Director Kim expressed concern with the earlier start time and stated there should be enough time to discuss the business of the agency with the current start time. The Board concurred and it was decided to table the item.

No public comment.

12. Presentation by the San Francisco Planning Department (SF Planning) and San Francisco Public Works (SFPW) of the Transit Center District Implementation of the Public Realm Improvements.

Shannon Cairns, SFPW, and Paul Chasen, SF Planning, presented the item.

Chair Harper questioned whether an analyses had been done for time saved with the use of an underground people mover versus taking the street. Ms. Cairns stated she would look into and confirm if an analyses has already been done.

Vice Chair Nuru thanked the presenters and stressed the importance of this coordination with several projects going on and the volume of people.

Director Gee appreciated the presentation and stated that this area of SF will continue to be a construction zone until about 2023 and coordinating projects is a priority but it is also important to manage everyone's expectations because even when the Transbay project is done, there will be a lot of other projects still going on. He suggested it would be helpful in the future to present from a high level approach of where the projects are going to land in terms of duration.

Public Comment:

Roland Lebrun stated it was a great presentation. He explained what was done in London and suggested it be looked at for reference.

RECESS REGULAR MEETING AND CONVENE CLOSED SESSION

There was no member of the public who indicated that they would like to comment on the items scheduled for discussion in closed session.

CLOSED SESSION

13. Call to Order

Chair Harper called the closed session to order at 10:50 a.m.

14. Roll Call

Present: Jeff Gee
Jane Kim
Ed Reiskin
Bijan Sartipi
Mohammed Nuru
Greg Harper

15. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Gov. Code section 54956.8)

Property: Transbay Transit Center (generally located between Mission, Beale, Howard, and Second Street in San Francisco; Assessor's Block 3721, Lots 006 and 124; Assessor's Block 3720, Lots 010 and 011; Assessor's Block 3719, Lot 003)

Agency negotiator: Mark Zabaneh, Interim Executive Director; Shuprotim Bhaumik, HR&A Advisors, Inc.; Joan Story, Sheppard Mullin

Negotiating parties:

- Cushman & Wakefield
- Lincoln Property Company
- Youngwoo & Associates

Under negotiation: Price and terms of payment for long-term master lease of Transbay Transit Center

16. CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION (Paragraph (1) of subdivision (d) of Gov. Code Section 54956.9)

Name of case: John Eng, et al. vs. Millennium Partners I, Inc., et al., San Francisco County Superior Court, Case No. CGC-16-553574

and

Name of case: Laura S. Lehman, et al. vs. Transbay Joint Powers Authority, et al., San Francisco County Superior Court, Case No. CGC 16-553758

17. CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9: (1 potential case)

18. PUBLIC EMPLOYEE APPOINTMENT (Gov. Code section 54957)

Title: Executive Director

ADJOURN CLOSED SESSION AND RECONVENE REGULAR MEETING – The Closed Session was adjourned at 11:50 a.m.

19. Announcement of Closed Session.

Deborah Miller, TJPA counsel, announced that there was no action to report.

ADJOURN – Chair Harper adjourned the meeting at 11:55am

A recording of the meeting is on file in the office of the Secretary to the Transbay Joint Powers Authority Board of Directors.

Nila Gonzales
Board Secretary

The Ethics Commission of the City and County of San Francisco has asked us to remind individuals that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [Campaign and Gov't Conduct Code, Article II, Chapter 1, § 2.100, et seq.] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 25 Van Ness Avenue, Suite 220, San Francisco, CA 94102, telephone (415) 252-3100, fax (415) 252-3124 and web site: www.sfethics.org.