

**TRANSBAY JOINT POWERS AUTHORITY  
BOARD OF DIRECTORS**

**MINUTES**

Thursday, July 10, 2008  
1 Dr. Carlton B. Goodlett Place, Room 416  
San Francisco, CA

REGULAR MEETING  
9:30 a.m.

BOARD OF DIRECTORS

Nathaniel Ford, Chair  
Elsa Ortiz, Vice Chair  
Michael Cohen  
Chris Daly  
Jerry Hill  
Bijan Sartipi

Executive Director  
Maria Ayerdi-Kaplan

Secretary  
Nila Gonzales

201 Mission St. #1960  
San Francisco, California 94105  
415-597-4620  
415-597-4615 fax

9:30 – REGULAR MEETING

ORDER OF BUSINESS

1. Call to Order

Vice Chair Ortiz called the meeting to order at 9:35 am

2. Roll Call

Secretary Gonzales announced that Chairman Ford would not be present due to a conflict and at his request Vice Chair Ortiz would preside over the meeting and that Director Anziano was expected to sit in for Director Sartipi.

Present: Michael Cohen  
Chris Daly  
Jerry Hill  
Elsa Ortiz

Absent: Nathaniel Ford  
Bijan Sartipi  
Tony Anziano

3. Communications

None.

4. Board of Director's New and Old Business

None.

5. Executive Director's Report

Executive Director (ED) Ayerdi-Kaplan reported that the project received an earmark of \$2 million dollars from the Federal Rail Relocation Program; the only California earmark in the account and one of two earmarks of \$2 million in the United States. The funds were included in the Senate fiscal year 2009 Transportation, Housing and Urban Development Appropriations bill which will need to go through conference committee with the House before becoming final. The funds will be used towards the Caltrain Downtown Extension (DTX). She further reported on work to date including meetings on the design of the new Transit Center, working with the SF Municipal Transportation Agency (MTA) bicycle staff, as well as, East Bay and SF bicycle coalitions; preliminary planning of the art program began by meeting with the Art Commission; and, further more involved workshops would be held with Pelli Clarke Pelli Architects regarding City Park, Security and the rail extension which would include SF Redevelopment and Planning departments as participants. She also stated the pre-bid conference for the Temporary Terminal

was recently held; the contract will be presented to the Board in the Fall and the schedule is still on time to break ground in November. Additionally, she stated the design criteria for the rail

extension is being finalized and the kick-off for preliminary engineering part two would be held the next week. She also stated meetings were scheduled with Caltrans on the DTX project requirements and High Speed Rail (HSR) to discuss operating parameters. She further stated that the TJPA testified at HSR's hearing on their environmental document in which they identified the Transbay Transit Center as the HSR destination for SF.

Phil Sandri, Temporary Terminal Project Manager, and Adam Alberti, TJPA Public Relations representative of Singer Associates, provided an update on the Temporary Terminal status and outreach.

Vice Chair Ortiz suggested that the TJPA express their gratitude to Congresswoman Pelosi and Senators Feinstein and Boxer for being instrumental in helping to secure the \$2 million in Federal Rail Relocation Program funds. ED Ayerdi-Kaplan confirmed that a letter thanking them for their efforts was underway.

#### 6. Public Comment

None.

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

#### REGULAR CALENDAR

7. Adopting a position on the Metropolitan Transportation Commission's Resolution 3434 regarding the Draft Strategic Plan, and Draft Investment Plan regarding the Transportation 2035 plan.

Nancy Whelan, TJPA Financial consultant, presented the item.

Director Cohen suggested that the TJPA get letters of support from each of the bodies that are represented, such as the SF Mayor, Board of Supervisors, SFCTA, and San Mateo County. Nancy Whelan and ED Ayerdi-Kaplan confirmed they would help draft the letters.

No public comment.

RESOLUTION 08-030

On motion to approve:

**ADOPTED: AYES – Cohen, Daly, Hill and Ortiz**

8. Authorizing the Executive Director to execute Amendment #5 to Request for Services #1 for Legal Services with Shute, Mihaly & Weinberger to increase the amount by \$315,000, for a total maximum approved amount under Request for Services #1 from \$1,705,000 to \$2,020,000.

No public comment.

RESOLUTION 08-031

On motion to approve:

ADOPTED: AYES – Cohen, Daly, Hill and Ortiz

9. Authorizing the Executive Director to execute Amendment No. 1 to the Professional Services Agreement with Seifel Consulting to increase the compensation by \$65,060, for a total maximum compensation of \$140,740, and authorizing the Executive Director to execute Amendment No. 2 to the Professional Services Agreement with The Concord Group to increase the compensation by \$35,000, for a total maximum compensation of \$135,000, both for real estate economics advisory services.

No public comment.

RESOLUTION 08-032

On motion to approve:

ADOPTED: AYES – Cohen, Daly, Hill and Ortiz

10. Approving the Minutes of the June 20, 2008 meeting.

No public comment.

On motion to approve:

ADOPTED: AYES – Cohen, Daly, Hill and Ortiz

The minutes were approved.

#### RECESS MEETING AND CONVENE CLOSED SESSION

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

CLOSED SESSION

1. Call to Order

Vice Chair Ortiz called the closed session to order at 9:55 am

2. Roll Call

Present: Michael Cohen  
Chris Daly  
Jerry Hill  
Elsa Ortiz

Absent: Nathaniel Ford  
Bijan Sartipi  
Tony Anziano

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

Property: Portion of Caltrans Parcel T bounded by the Transbay Terminal, Fremont, Mission, and First Streets

TJPA Negotiators: Maria Ayerdi, Executive Director; Charles Sullivan, Deputy City Attorney; and Andrew W. Schwartz, Shute, Mihaly & Weinberger LLP, outside counsel

Negotiating parties: TJPA and Hines

Under negotiation: Terms of the Exclusive Negotiating Agreement between the TJPA and Hines and the price and terms of Hines' purchase of the Property from the TJPA

ADJOURN CLOSED SESSION AND RECONVENE REGULAR MEETING – The closed session was adjourned at 10:23 am.

11. Announcement of Closed Session.

Deborah Keeth, TJPA Counsel, announced that the Board met for a conference with their real property negotiators and took no action.

ADJOURN – Vice Chair Ortiz adjourned the meeting at 10:25 am

A tape 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 and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Admin. Code Sections 16.520 - 16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 1390 Market Street, Suite 801, San Francisco, CA 94102, telephone (415) 554-9510, fax (415) 554-8757 and web site: [sfgov.org/ethics](http://sfgov.org/ethics).