

**TRANSBAY JOINT POWERS AUTHORITY
BOARD OF DIRECTORS**

MINUTES

Thursday, October 8, 2015
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
Jane Kim
Marian Lee
Edward Reiskin
Bijan Sartipi

Executive Director
Maria Ayerdi-Kaplan

Secretary
Nila Gonzales

201 Mission St. #2100
San Francisco, California 94105
415-597-4620
415-597-4615 fax

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

Secretary Gonzales announced that Director Sartipi would not be present due to a scheduling conflict and Director Kim was running late.

Present: Jane Kim (*arrived during ED Report*)
Marian Lee
Ed Reiskin
Mohammed Nuru
Greg Harper

Absent: Bijan Sartipi

3. Communications

Chair Harper acknowledged San Francisco Government TV staff, Charles Kremenak and Jim Smith, for broadcasting each meeting live.

4. Board of Director's New and Old Business

None.

5. Executive Director's Report

- Construction Update
- Quarterly Project Labor Agreement (PLA) Report

Executive Director Ayerdi-Kaplan reported that the sale of Block 5 closed for \$172.6 million dollars and the sale of Block 8 is scheduled to close in November. She also encouraged people to take a walk by the Transit Center or sign up to receive a tour to see the progress and particularly the light column, one of the main sustainable elements that will bring natural light all the way through the five-levels of the Transit Center.

Jack Adams of Turner Construction, Construction Management Oversight (CMO), presented the Construction Update.

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

6. Citizens Advisory Committee (CAC) Update

Ted Olsson, TJPA CAC Chair, reported that the Vision Zero presentation by Commander Ann Mannix of the San Francisco Police Department, at the last CAC meeting, was well received and the CAC was able to provide feedback about their concerns. He also stated the CAC members determined that a future topic for discussion is to find out how, on the regional and local level, organizations such as Plan Bay Area or ABAG view the convenience and the safety to San Francisco citizens and Bay Area citizens visiting the area and what concerns people might have after the completion of Phase 1 in 2017/2018, the Downtown Extension, and High Speed Rail.

7. 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.

RECESS REGULAR 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

8. Call to Order

Chair Harper called the closed session to order at 10:00 a.m.

9. Roll Call

Present: Jane Kim
Marian Lee
Ed Reiskin
Mohammed Nuru
Greg Harper

Absent: Bijan Sartipi

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

Property: Portions of State Parcel F (APN 3721-015A); 75 Natoma (APN 3721-031), 546 Howard (APN 3721-016), 564 Howard (APN 3721-019), 568 Howard (APN 3721-020), and 77-79 Natoma (APN 3721-029) (“Parcel F”)

TJPA Negotiators: Maria Ayerdi-Kaplan, Executive Director, and Bill White, Shute, Mihaly & Weinberger LLP, outside counsel

Negotiating parties: Pre-qualified bidders in Parcel F procurement

Under negotiation: Price and terms of payment for sale of Parcel F

ADJOURN CLOSED SESSION AND RECONVENE REGULAR MEETING – The Closed Session was adjourned at 10:25 a.m.

11. Announcement of Closed Session.

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

REGULAR CALENDAR

12. Presentation of Phase 1 Program Budget Update.

Mark Zabaneh, TJPA Senior Program Manager, and Sara DeBord, TJPA Chief Financial Officer, presented the item.

Chair Harper requested a breakdown of the Construction Manager/General Contractor (CM/GC) costs and an explanation of the CM/GC rate. Staff agreed to provide the breakdown and explanation.

Vice Chair Nuru inquired on the status of the Guaranteed Maximum Price (GMP). Jes Pedersen of Webcor reported on the status of a GMP and stated it was not feasible at this time and requested the time necessary to complete a thorough review. Director Reiskin stated that he understands Webcor will not have a GMP by the time the budget update needs to be approved in November but wants to hear from staff, CM/GC, CMO, and Program Management that there is confidence with the recommended budget increase so the Board can approve the budget update in November. Director Reiskin also stated it is important to get all funding partners in agreement on the final number recommended. Chair Harper requested some assurance on the financing plan that would be brought with the recommended budget update and Ms. DeBord confirmed that a budget update would not be brought to the Board for approval without having a financing plan in place.

13. Authorizing the Executive Director to amend the Professional Services Agreement with Thompson Coburn LLP to provide counsel related to federal grants, loans, requirements and legislation for an additional three years, with no change in maximum compensation.

Sara DeBord, TJPA Chief Financial Officer presented the item.

No public comment.

RESOLUTION 15-037

On motion to approve:

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

14. Approving the Minutes of the September 10, 2015 meeting.

No public comment.

On motion to approve:

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

ADJOURN – Chair Harper adjourned the meeting at 11:20 a.m.

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.