



**TRANSBAY JOINT POWERS AUTHORITY
BOARD OF DIRECTORS**

MINUTES

Thursday, June 8, 2023

1 Dr. Carlton B. Goodlett Place, Room 416
San Francisco, CA

REGULAR MEETING
9:30 a.m.

BOARD OF DIRECTORS

Jeff Gee, Chair
Rafael Mandelman, Vice Chair
Elaine Forbes
Alicia John-Baptiste
Boris Lipkin
Diane Shaw
Jeffrey Tumlin
Dina El-Tawansy (*ex-officio*)

Executive Director
Adam Van de Water

Secretary
Nila Gonzales

TJPA Office
425 Mission Street, Suite 250
San Francisco, California 94105
415-597-4620

9:30 – REGULAR MEETING

ORDER OF BUSINESS

1. Call to Order

Chair Gee called the meeting to order at 9:30 a.m.

2. Roll Call

Secretary Gonzales announced that Directors Ambuehl, Galli and McCalley are sitting in as alternates for Directors El-Tawansy, Lipkin, and Shaw, respectively.

Present: David Ambuehl

Elaine Forbes

Morgan Galli

Alicia John-Baptiste

Murphy McCalley

Jeffrey Tumlin

Rafael Mandelman

Jeff Gee

Absent: Dina El-Tawansy

Boris Lipkin

Diane Shaw

3. Communications

Secretary Gonzales provided instructions on the Public Call-in/Comment process.

4. Board of Director's New and Old Business

None.

5. Executive Director's Report

- Quarterly Financial Reports
- Facility Operations Update

Executive Director (ED) Van de Water presented the ED report and provided the Quarterly Financial Reports.

R.E. Walsh, TJPA Facility Director, presented the Facility Operations Update.

Public Comment:

Roland Lebrun suggested posting the ED Report with the agenda. Additionally, Mr. Lebrun noted that the Quarterly Financial Reports note \$2.5M has been expended so far but does not

identify which phase of the project the funds were expended, and therefore, it appears there is no capital for Phase 2. Lastly, Mr. Lebrun thanked Director Tumlin for his response to regional wayfinding efforts.

6. Citizens Advisory Committee (CAC) Update

Brian Larkin, CAC Chair, presented the update.

7. 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 suggested that the TJPA coordinate with the company responsible for the construction of the high-speed rail connection between Las Vegas to Los Angeles, Brightline West, to discuss the computability of train platforms.

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

CONSENT CALENDAR

8. All matters listed, are considered to be routine by the Transbay Joint Powers Authority, and will be acted upon by a single vote. There will be no separate discussion of these items unless a member of the Board or the public so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item.

(8.1) Approving the Minutes of the May 11, 2023 meeting.

(8.2) Approving the Operating Assistance Proposal dated May 17, 2023, and an Implementing Agency Resolution for the allocation of Regional Measure 2 Funds in an amount not to exceed \$8,404,025.

RESOLUTION 23-025

(8.3) Authorizing the Executive Director to execute an amendment to the agreement for Physical Security Systems and Maintenance with Securadyne Systems Intermediate LLC dba Allied Universal Technology Services to extend the agreement for one-year for additional compensation of up to \$384,200.

RESOLUTION 23-026

No public comment.

On motion to approve the Consent Calendar:

ADOPTED: AYES – Forbes, Galli, John-Baptiste, McCalley, Tumlin, Mandelman and Gee
ABSENT – Lipkin, Shaw

REGULAR CALENDAR

9. Adoption of Fiscal Year 2023-2024 (FY 23-24) Operating Budget in the amount of \$27,629,744; FY 23-24 Capital Budget for Phase 1, Phase 2, Tenant Improvements, and Capital Maintenance, Repair and Replacement in an amount of \$160,593,434; and, FY 23-24 Debt Service Budget in the amount of \$17,966,672 and approve amendments to the Non-Public Rental and Fee Schedule and TJPA Pay Schedule.

Andrea Miller, TJPA Chief Financial Officer, presented the item.

Public Comment:

Roland Lebrun expressed concern regarding shifting of budget line items between Operating and Capital budgets and suggested a different approach to highlight the amount of Operations and Maintenance Reserves that remains.

RESOLUTION 23-027

RESOLUTION 23-028

On motion to approve:

ADOPTED: AYES – Forbes, Galli, John-Baptiste, McCalley, Tumlin, Mandelman and Gee
ABSENT – Lipkin, Shaw

10. Authorizing the Executive Director to execute Amendment No. 4 to the Professional Services Agreement with the law firm Seyfarth Shaw, LLP to provide legal services related to Phase 1 construction close-out, increasing the total amount of the contract by \$3,500,000 for a not-to-exceed amount of \$15,900,000, with no change to the overall Phase 1 Program Budget.

Dennis Turchon, Senior Construction Manager for Phase 1 of the Transbay Program, presented the item.

No public comment.

RESOLUTION 23-029

On motion to approve:

ADOPTED: AYES – Forbes, Galli, John-Baptiste, McCalley, Tumlin, Mandelman and Gee
ABSENT – Lipkin, Shaw

11. Authorizing the Executive Director to enter into a refreshed Asset Management Agreement with the special purpose entity created by Lincoln Property Company as asset manager for the

Salesforce Transit Center for a three-year term, consistent with the contemplated options to extend.

R.E. Walsh, TJPA Facility Director, presented the item with support from TJPA General Counsel, Deborah Miller of Shute, Mihaly & Weinberger LLP.

No public comment.

RESOLUTION 23-030

On motion to approve:

ADOPTED: AYES – Forbes, Galli, John-Baptiste, McCalley, Tumlin, Mandelman and Gee
ABSENT – Lipkin, Shaw

12. San Francisco Peninsula Rail Program Executive Steering Committee (ESC) Update and status of the Downtown Rail Extension/The Portal Workplan schedule.

Michelle Bouchard, ESC Chair, provided the ESC update and Alfonso Rodriguez, TJPA Project Director for The Portal, presented the status of the schedule.

13. Approving the Office of Community Investment and Infrastructure (OCII) Schematic Design for the proposed Under Ramp Park project, which is the first milestone contemplated under the 2022 Term Sheet with the East Cut Community Benefit District (CBD); delivery of Under Ramp Park will require several future discretionary actions and approvals, including approvals by TJPA, OCII, City and County of San Francisco, CBD, Caltrans, and others.

R.E. Walsh, TJPA Facility Director, introduced the item that was jointly presented by Ben Brandin, OCII Transbay Project Manager, Alok Viyas, OCII Senior Planner and Urban Designer, Chris Guillard and Sam Woodhams-Roberts of CMG Landscape Architecture, and Yakuh Askew of Y.A. Studio.

Public Comment:

Madison Tam, Legislative Aide to District 6 Supervisor Dorsey, spoke in support of approving the schematic design of the park and echoed sentiments previously provided on the level of engagement by the East CBD on the upkeep of the neighborhood, including the property of the proposed park.

Roland Lebrun stated there may be potential impacts to the proposed park's development from construction techniques that may be used for The Portal.

Katina Johnson voiced support of the park including assurance of maintaining the development schedule of the proposed park. Ms. Johnson additionally noted that the neighborhood has submitted letters of support for the proposed park and are in high need of this recreation space.

RESOLUTION 23-031

On motion to approve:

ADOPTED: AYES – Forbes, Galli, John-Baptiste, McCalley, Tumlin, Mandelman and Gee
ABSENT – Lipkin, Shaw

14. Election of Chair and Vice Chair pursuant to the TJPA Joint Powers Agreement.

Director Mandelman nominated Director Gee as Chair of the TJPA. Director Tumlin seconded the nomination.

Public Comment:

Roland Lebrun supported the nomination and stated he continued to experience audio issues.

Jim Patrick, Jim Patrick & Co., supported the nomination and also stated that he encountered audio issues.

On motion to elect Director Gee as Chair:

ADOPTED: AYES – Forbes, Galli, John-Baptiste, McCalley, Tumlin, Mandelman and Gee
ABSENT – Lipkin, Shaw

The motion to elect Director Gee as Chair passed.

Director Gee nominated Director Mandelman as Vice Chair of the TJPA. Director John-Baptiste seconded the nomination.

No public comment.

On motion to elect Director Mandelman as Vice Chair:

ADOPTED: AYES – Forbes, Galli, John-Baptiste, McCalley, Tumlin, Mandelman and Gee
ABSENT – Lipkin, Shaw

The motion to elect Director Mandelman as Vice Chair passed.

ADJOURN – Chair Gee 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) 252-3112 and web site: www.sfethics.org.