



**TRANSBAY JOINT POWERS AUTHORITY
BOARD OF DIRECTORS**

MINUTES

Thursday, March 14, 2024

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
Sarah Syed
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 9:33 a.m.

2. Roll Call

Secretary Gonzales announced that Director Forbes was absent, and Director Ambuehl was sitting in as Director El-Tawansy's alternate.

Present: David Ambuehl
Alicia John-Baptiste
Boris Lipkin
Sarah Syed
Jeffrey Tumlin
Rafael Mandelman
Jeff Gee

Absent: Dina El-Tawansy
Elaine Forbes

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

- Downtown Rail Extension (DTX)/The Portal Update
- Quarterly Financial Reports FY23 Q4
- Security Quarterly Report
- Facility Operations Update

Executive Director (ED) Van de Water presented the DTX/The Portal Update.

Shima Mirzaei, Chief Financial Officer, provided the Quarterly Financial Reports FY23 Q4.

Rodney Harris, Chief Security Officer, presented the Security Quarterly Report.

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

Public Comment:

Jim Patrick expressed his approval of the new signage at the west end of the facility. He also reported that he has researched the cost of private armed security compared to the San Francisco Police Department that the Transit Center utilizes and suggested that TJPA could realize a substantial savings by switching.

6. Citizens Advisory Committee (CAC) Update

Brian Larkin, CAC Chair, presented the update.

No public comment.

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.

Jim Patrick stated that he disagreed with the terms of TJPA's Project Labor Agreement and believes that it is a violation of fiduciary responsibility to pay the highest price for labor.

Roland Lebrun stated that he was having audio difficulties. He suggested that TJPA review the engineering and funding for the Gateway Project occurring on the East Coast, stating that it is 70% funded by the Federal government and is the equivalent of the Pennsylvania Avenue Extension, the Portal, and Link21 combined.

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 hereunder constitute a Consent Calendar, 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 January 11, 2024 meeting.

(8.2) Authorizing the Executive Director to execute third amendments to the lease agreements with Philz Coffee, Inc. for commercial/retail space on the first floor of the Transit Center (Suites 100 and 143).

RESOLUTION 24-004

(8.3) Authorizing the Executive Director to execute a Third Amendment to the lease agreement with Barebottle Brewing Company, Inc., extending the base lease term and option term and

increasing the Tenant Improvement Allowance for commercial/retail space (P-02) in TJPA's Salesforce Park.

RESOLUTION 24-005

(8.4) Authorizing the Executive Director to execute a first amendment to the lease agreement with Barebottle Brewing Company, Inc., extending the base lease term and option term and adding a Tenant Improvement Allowance for commercial/retail space (147) in the Grand Hall of the Transit Center.

RESOLUTION 24-006

(8.5) Authorizing the Executive Director to execute an agreement for Media Player Replacement Equipment and Installation Services for the Transit Center with NetXperts, LLC for one year and compensation of up to \$297,963.99 and adopting Amendment No. 1 to the FY23-24 Capital Maintenance, Repair and Replacement Budget to reallocate \$300,000 to accommodate the contemplated equipment and services, with no change to the total amount of the fiscal year budget.

RESOLUTION 24-007

No public comment.

On motion to approve the Consent Calendar:

ADOPTED: AYES – John-Baptiste, Lipkin, Syed, Tumlin, Mandelman and Gee

REGULAR CALENDAR

9. Approving the recommended applicants to the TJPA Citizens Advisory Committee.

Lily Madjus Wu, TJPA Communications & Legislative Affairs Director, presented the item.

Chair Gee invited two of the recommended applicants who were present to speak; Kia Kolderup-Lane and Ruhama Tereda provided comments.

No public comment.

RESOLUTION 24-008

On motion to approve:

ADOPTED: AYES – John-Baptiste, Lipkin, Syed, Tumlin, Mandelman and Gee

10. Approving the Operating Agreement Template form dated February 28, 2024, an Implementing Agency Resolution of Project Compliance for the allocation of Regional Measure 3 Funds in an amount not to exceed \$2,990,080, and the required Certification of Assurances.

No public comment.

RESOLUTION 24-009

On motion to approve:

ADOPTED: AYES – John-Baptiste, Lipkin, Syed, Tumlin, Mandelman and Gee

11. Authorizing the Executive Director to transfer \$1,000,000 of the total Tenant Improvement Budget from the Tenant Improvement Allowance to the Base Building (Landlord Work) budget line item to bring P-01, the park level restaurant space, from a “cold shell” to a “warm shell”.

R.E. Walsh, TJPA Facility Director, presented the item.

No public comment.

RESOLUTION 24-010

On motion to approve:

ADOPTED: AYES – John-Baptiste, Lipkin, Syed, Tumlin, Mandelman and Gee

12. Authorizing the Executive Director to execute Amendment #2 to the DTX Rail Program Enabling Works Planning Memorandum of Agreement with the Peninsula Corridor Joint Powers Board (Caltrain), for additional compensation of \$400,000 for a total not to exceed amount of \$1,455,000 and extending the term, and adopting Amendment No. 5 to the FY23-24 Capital Budget for Phase 2 to reallocate \$150,000 from DTX Preliminary Engineering and Design to accommodate the contemplated Caltrain services for the remainder of the fiscal year, but with no change to the total amount of the fiscal year budget or the overall Phase 2 Program Budget.

Alfonso Rodriguez, Project Director, presented the item.

No public comment.

RESOLUTION 24-011

On motion to approve:

ADOPTED: AYES – John-Baptiste, Lipkin, Syed, Tumlin, Mandelman and Gee

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

13. Call to Order

Chair Gee called the Closed Session to order at 10:20 a.m.

14. Roll Call

Present: David Ambuehl
Alicia John-Baptiste
Boris Lipkin
Sarah Syed
Jonathan Rewers
Rafael Mandelman
Jeff Gee

Absent: Dina El-Tawansy
Elaine Forbes
Jeffrey Tumlin

15. PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Pursuant to Government Code Section 54957(b), the TJPA Board of Directors will meet in closed session to discuss the process for routine evaluation of public employee:

Title: Executive Director

ADJOURN CLOSED SESSION AND RECONVENE REGULAR MEETING – The Closed Session was adjourned at 10:30 a.m.

16. Announcement of Closed Session.

Secretary Gonzales announced that there was no action to report.

ADJOURN – Chair Gee adjourned the meeting at 10:31 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.