



**TRANSBAY JOINT POWERS AUTHORITY
BOARD OF DIRECTORS**

MINUTES

Thursday, March 13, 2025

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
Chris Andrichak
Elaine Forbes
Julie Kirschbaum
Boris Lipkin
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 Director Forbes was absent and Alternate Directors Ambuehl, Rewers and Chang were sitting in for Directors El-Tawansy, Kirschbaum and the vacant Board of Supervisors seat, respectively.

Present: David Ambuehl
Chris Andrichak
Tilly Chang
Boris Lipkin
Jonathan Rewers
Rafael Mandelman (*arrived during Item 5*)
Jeff Gee

Absent: Dina El-Tawansy
Elaine Forbes
Julie Kirschbaum

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
- State Legislative Update
- Security Quarterly Update
- Facility Operations Update
- The Portal Update

Executive Director (ED) Van de Water presented the ED Report and provided the Quarterly Financial Reports prepared by Chief Financial Officer (CFO) Shima Mirzaei.

Niccolo De Luca, Townsend Public Affairs Vice President, presented the State Legislative Update.

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

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

Alfonso Rodriguez, The Portal Project Director, presented The Portal Update.

Vice Chair Mandelman departed at 10:03 a.m.

Director Chang inquired about the Metropolitan Transportation Commission (MTC)'s discussion on Major Project Advancement Policy Level 1. ED Van de Water replied that it was very positive, with unanimous support. Key points included efficient governance, timely delivery, and benefits to riders and the region. MTC's Tier 1 endorsement boosts the project's chances for cap-and-trade funding, with final approval expected March 26, 2025.

Chair Gee thanked all project partners for their collaboration and ongoing support. He raised concerns about potential Federal Transit Administration (FTA) staff changes and asked about team continuity. Mr. Rodriguez confirmed recent stability within FTA but noted that the Project Management Oversight Consultant (PMOC)'s contract is under review and emphasized the need to maintain continuity to support the upcoming review of nearly 20 management plans.

Public Comment:

Jim Patrick commended Mr. Harris on the security update and the overall security program.

Roland Lebrun urged TJPA to enhance transparency by posting the PMOC reports online as done by Valley Transportation Authority.

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.

Jim Patrick referenced the Project Labor Agreement, citing union wage differences, and urged its removal, warning it could jeopardize \$4 billion in federal funds.

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 30, 2025 meeting.

(8.2) Authorizing the Executive Director to execute Amendment No. 02 to Agreement No. 19-03-FIN-002 for Financial Consulting Services with NWC Partners, Inc., exercising an option to extend the contract by one (1) two (2) year additional term to April 8, 2027, increasing the compensation under the Agreement by \$585,706 for a revised not-to-exceed amount of \$2,235,523 for the approved term of the Agreement, adjusting Contractor's hourly rates, and codifying a change in subcontractor.

RESOLUTION 25-008

(8.3) Authorizing the Executive Director to execute an extension of the alternate rent period contemplated under the third amendment to the lease agreement with Ugochukwu Ihenacho and Carlynn Ihenacho, dba Charleys Philly Steaks, for commercial/retail space on the first floor of the Transit Center (Suite 139).

RESOLUTION 25-009

No public comment.

On motion to approve the Consent Calendar:

ADOPTED: AYES – Andrichak, Chang, Lipkin, Rewers and Gee
ABSENT – Mandelman

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 listed for discussion in Closed Session.

CLOSED SESSION

9. Call to Order

Chair Gee called the Closed Session to order at 10:22 a.m.

10. Roll Call

Present: David Ambuehl
Chris Andrichak
Tilly Chang
Boris Lipkin
Jonathan Rewers
Jeff Gee

Absent: Dina El-Tawansy
Julie Kirschbaum
Elaine Forbes
Rafael Mandelman

11. CONFERENCE WITH LABOR NEGOTIATORS (Government Code Section 54957.6)

Agency designated representatives: Board Chair Gee; Deborah Miller, Legal Counsel
Unrepresented employee: Executive Director

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

12. Announcement of Closed Session.

Secretary Gonzales announced that there was nothing to report.

REGULAR CALENDAR

13. Consider amendment to Executive Director Employment Agreement to change (and potentially increase) amount of Administration Leave.

Director Andrichak motioned to amend the Employment Agreement to increase the administration leave to 120 hours. Director Chang seconded the motion.

Deborah Miller, TJPA Legal Counsel, reported that Government Code section 54953(c)(3) specifies that “Prior to taking final action, the legislative body shall orally report a summary of a recommendation for a final action on the salaries, salary schedules, or compensation paid in the form of fringe benefits of a local agency executive...during the opening meeting in which the final action is to be taken.”

In accordance with this requirement, she made the following oral report on behalf of the TJPA Board, summarizing the recommendation for final action on the compensation paid in the form of fringe benefits for the TJPA Executive Director:

An increase of 40 hours of paid Administrative Leave per year. Based on the current annual salary, this benefit equates to a value of approximately \$7,051 per year.

Public Comment:

Jim Patrick stated that 120 hours of paid leave was excessive and questioned its justification, calling it a poor policy decision.

MOTION 25-001: Consider amendment to Executive Director Employment Agreement to increase amount of Administration Leave to 120 Hours.

On motion to approve:

ADOPTED: AYES – Andrichak, Chang, Lipkin, Rewers and Gee
ABSENT – Mandelman

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

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

Eric Mo, recommended applicant, expressed appreciation for his nomination. He highlighted his real estate experience in San Francisco and Boston, emphasized the importance of real estate in infrastructure, and expressed support for transit expansion.

No public comment.

RESOLUTION 25-010

On motion to approve:

ADOPTED: AYES – Andrichak, Chang, Lipkin, Rewers and Gee
ABSENT – Mandelman

15. Authorizing the Executive Director to execute Amendment No. 05 to Agreement No. 20-06-GEC-000, General Engineering Consultant services for the Downtown Rail Extension project also known as The Portal, with Parsons Transportation Group Inc., exercising a no-cost option to extend the contract by 86 calendar days to June 30, 2025.

Alfonso Rodriguez, The Portal Project Director, presented the item.

No public comment.

RESOLUTION 25-011

On motion to approve:

ADOPTED: AYES – Andrichak, Chang, Lipkin, Rewers and Gee
ABSENT – Mandelman

ADJOURN – Chair Gee adjourned the meeting at 10:40 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.