



**TRANSBAY JOINT POWERS AUTHORITY  
CITIZENS ADVISORY COMMITTEE**

**SPECIAL MEETING MINUTES**

Tuesday, May 6, 2025

TJPA Office  
425 Mission Street, Suite 250  
San Francisco, CA

5:30 p.m. to 7:30 p.m.

**CITIZENS ADVISORY COMMITTEE**

Brian Larkin, Chair  
Brian Shaw, Vice Chair

Paul Bendix  
Gabriel Chan  
Kia Kolderup-Lane  
Charles Lavery

Pedro Mendez  
Eric Mo  
Martin Munoz  
Anthony Nachor  
Natasha Paterson

Eric Schatmeier  
Ruhama Tereda  
Jocelyn Thompson  
Nadia Woodmansee

Executive Director  
Adam Van de Water

Staff Liaison  
Lily Madjus Wu

CAC Secretary  
Herschell Larrick

## **PUBLIC PARTICIPATION**

This meeting will be held in person at the location listed above. Members of the public may attend the meeting to observe and provide public comment at the physical location listed above. Additionally, as a courtesy, members of the public may watch live online using the link below:

<https://transbaycenter.webex.com/transbaycenter/j.php?MTID=mbf45539ace418095d100b91f8e0b1d4b>

Members of the public attending the meeting in person may comment on the meeting during public comment periods. TJPA also plans to provide a call-in line for remote public comment at the meeting. The call-in line is provided as a courtesy, and its availability may be disrupted due to technical difficulties or otherwise. In-person public comment will be taken first; remote public comment will be taken after.

### **PUBLIC COMMENT CALL-IN: 1-855-282-6330 -- Access Code: 2550 495 5532 ##**

When the item is called, dial \*3 to be added to the speaker line. When prompted, callers will have two minutes to provide comment unless otherwise noted by the Chair. Please speak clearly, ensure you are in a quiet location, and turn off any TVs or computers around you.

## **AGENDA**

### **1. Call to Order**

Chair Larkin called the meeting to order at 5:37 p.m.

Members Present: Paul Bendix, Gabriel Chan, Kia Kolderup-Lane (*arrived during Item 2*), Brian Larkin, Martin Munoz, Pedro Mendez, Anthony Nachor and Natasha Paterson.

Members Absent: Charles Lavery, Eric Mo, Eric Schatmeier, Brian Shaw, Ruhama Tereda, Jocelyn Thompson and Nadia Woodmansee.

### **2. Staff Report (10 minutes)**

Lily Madjus Wu, Communications & Legislative Affairs Director, presented the Staff Report.

#### **Public Comment:**

Roland Lebrun stated that while he likes the new video quality, he could not hear the audio on the streaming service.

### **3. Approval of Meeting Minutes: April 8, 2025**

There was no member of the public wishing to comment. Chair Larkin motioned to approve the minutes; it was seconded by Member Nachor. A majority voice vote approved the motion. Member Mendez abstained.

### **4. Presentation by the East Cut Community Benefit District (CBD) on the naming process underway for the Under Ramp Park (URP) project (15 minutes)**

Mike Rieger, East Cut CBD, Deputy Director, presented the item.

#### **Public Comment:**

Patrick Kelly spoke in support of the East Cut CBD and the creation of URP.

Roland Lebrun informed the CAC that his audio issue had improved and asked if there had been any consideration for selling naming rights for the park.

Benjamin Brandin, Transbay Project Manager at Office of Community Investment and Infrastructure (OCII), stated that OCII is authorized to issue up to \$60 million in bonds for construction projects which includes the URP project, so financing the park is not an issue.

5. Security Quarterly Update (10 minutes)

Rodney Harris, Chief Security Officer, presented the item.

6. Facility Operations Update (10 minutes)

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

Member Mendez asked if there could be a chart showing tourism activity in the area. Mr. Walsh replied that he would do research and add a chart if he was able to find good data.

Public Comment:

Jim Patrick, Patrick & Co, stated that he believes the vacancy data presented was false, that office attendance is not the best data set and suggested using BART Ridership by Station numbers. He provided a handout example.

7. The Portal Update (10 minutes)

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

Public Comment:

Roland Lebrun asked if TJPA thinks it will be able to access the funds from the possible bay area transit funding bill once The Portal becomes operational.

8. Presentation of draft 5-Year Capital Improvement Plan (10 minutes)

Shima Mirzaei, Chief Financial Officer, presented the item.

9. Presentation of draft budgets for Fiscal Year (FY) 2025-26 Operating Budget in the amount of \$27,853,000 and FY 2025-26 Capital Budget for The Portal, Tenant Improvements, and the Capital Improvement Plan in the amount of \$143,449,861 and FY 2025-26 Debt Service Budget in the amount of \$27,682,594 (20 minutes)

Shima Mirzaei, Chief Financial Officer, presented the item.

Member Chan asked to see year-over-year budget comparison and TJPA staff replied that the data was in the Board May 8, 2025 meeting information packet which can be found on the TJPA website.

Public Comment:

Jim Patrick, Patrick & Co, reminded TJPA to make sure the maintenance contracts for elevators and escalators are budgeted.

## 10. Public Comment

Jim Patrick, Patrick & Co, reported that the Brown Act suggests using 3 minutes as the time allotment for public comment, and questioned why the CAC uses 2 minutes. He also suggested that TJPA use the future train station basement space for revenue generation and gave a list of possible activities.

## 11. CAC Member Comments & Future Agenda Requests

No new requests.

Future agenda requests include: 1) presentation on train doors and platform heights; 2) San Francisco County Transportation Authority (SFCTA) update on Southeast Railyard Station Study; 3) presentation on the Operating and Maintenance plan for the rail levels of the Transit Center; 4) Small Business and Disadvantaged Business Enterprise commitment for The Portal; 5) presentation on Link21 and effects to The Portal; 6) presentation by SamTrans on their services at the Transit Center; 7) update on upgraded Clipper machines in the Transit Center; 8) presentation by the San Francisco Municipal Transportation Agency (SFMTA) on Bus Plaza bus departure times listed in information displays; and, 9) presentation by San Francisco Mayor's Transportation Advisor on the new administration's transportation priorities.

## 12. Adjourn

Chair Larkin adjourned the meeting at 7:30 p.m.

### ACCESSIBLE MEETING POLICY

To obtain a disability-related accommodation, including auxiliary aids or services, or to obtain meeting materials in an alternative format, please contact the CAC Secretary at 415.597.4620 or [cac@tjpa.org](mailto:cac@tjpa.org), at least 72 hours prior to the meeting. Written reports or background materials for calendar items are available online at [www.tjpa.org](http://www.tjpa.org) and may be inspected and copied at the TJPA's offices at the address noted above. These materials may be available in alternative formats; please contact the CAC Secretary at 415.597.4620 or [cac@tjpa.org](mailto:cac@tjpa.org) at least 72 hours in advance of the meeting. Late requests will be honored if possible.

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Si necesita usar los servicios de un intérprete de idioma, comuníquese con TJPA llamando al 415.597.4620 o en [cac@tjpa.org](mailto:cac@tjpa.org). Solicitamos un aviso previo de tres días hábiles para atender su solicitud.

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