

**TRANSBAY JOINT POWERS AUTHORITY  
BOARD OF DIRECTORS**

**MINUTES**

Thursday, June 12, 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  
Charley Lavery  
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 9:31 a.m.

### 2. Roll Call

Secretary Gonzales announced that Alternate Director Ambuehl is representing Caltrans, Alternate Director Chang is sitting in for Vice Chair Mandelman, and Alternate Director Galli is representing the California High-Speed Rail Authority.

Present: David Ambuehl

Chris Andrichak (*arrived during item 5*)

Tilly Chang

Elaine Forbes

Morgan Galli

Julie Kirschbaum (*arrived during item 5*)

Charles Lavery

Jeff Gee

Absent: Dina El-Tawansy

Rafael Mandelman

### 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
- Transportation Security Administration Gold Standard Award Presentation
- Federal Legislative Update
- The Portal Update
- Facility Operations 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.

Kelly Eds, Transportation Security Administration, presented the Gold Standard Award. Chief Security Officer Rodney Harris graciously accepted and acknowledged the good work of the security team lead by him and his counterpart, San Francisco Police Department Sergeant Alday. Chair Gee recognized Mr. Harris and the entire team for their hard work and dedication, both on-site and behind the scenes. Director Chang thanked Mr. Harris, Ms. Eds, and ED Van de Water on behalf of the Board of Supervisors and noted that Vice Chair Mandelman and San Francisco

County Transportation Authority Chair Melgar also extended their appreciation. Director Andrichak expressed gratitude on behalf of AC Transit for the team's efforts in keeping riders and buses safe. Director Galli commended the control center as an impressive model for future high-speed rail stations.

Julie Minerva, Carpi & Clay, and Keith Hartwell, Blank Rome, jointly presented the Federal Legislative Update.

Director Chang encouraged collaboration to explore funding opportunities.

Director Galli appreciated the update and expressed interest in understanding how new federal funding priorities may impact TJPA. Ms. Minerva noted that the revised Notice of Funding Opportunity reflects a shift toward innovation, safety, and family access, signaling changing federal priorities.

Director Lavery noted it was positive to see the administration recognize the value of infrastructure from both an equity perspective connecting people to jobs and opportunity from a business standpoint.

Chair Gee noted encouraging signs for continued program support and emphasized the importance of tracking federal-state dynamics. He highlighted the Salesforce Transit Center as both a transit and community hub and stressed the need to include that message in advocacy efforts.

Director Chang suggested the Board consider formal advocacy at the state and federal levels. Chair Gee added that the Board is united and ready to support efforts to advance the project.

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

Director Kirschbaum asked about the strategy for project integration given multiple concurrent construction contracts. Mr. Rodriguez explained that the project includes seven construction packages and is managed through an Integrated Project Delivery Team (IPDT) made up of agency staff, Caltrain, and consultants, with regular coordination among jurisdiction agencies. He emphasized the collaborative structure and real-time risk management across agencies.

Director Kirschbaum asked about the contract mechanisms for dispute resolution. Mr. Rodriguez noted a formal escalation ladder is in place and offered to present the full framework at a future meeting. Chair Gee asked if the team was considering the big room concept for project coordination, where all parties work together in a shared space to encourage real-time collaboration, an approach common in integrated project delivery and Mr. Rodriguez responded affirmatively. Chair Gee suggested highlighting this co-location approach in future presentations, as it aligns with federal messaging about returning to in-person work. He also requested that acronyms be used thoughtfully and consistently in reports to ensure clarity for the public and partners less familiar with project terminology.

ED Van de Water noted that integrating Caltrain's electrification leadership into the IPDT has improved communication between Caltrain and TJPA. He also stated that the Project Management Oversight Contractor monthly reports are posted on the agency's website and, in

response to Board feedback, the team will provide more detailed written reports outlining work plans, acronyms, and upcoming activities as the project advances toward enabling works and seeks additional funding.

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

Director Chang asked whether the Board should formally support efforts related to The Portal and Transit and Intercity Rail Capital Program (TIRCP) advocacy. ED Van de Water responded that negotiations tied to the budget and trailer bill are moving rapidly, and The Portal project will be part of the broader reauthorization process, though not as a named line item. He welcomed Board support or formal action to advocate for both capital and operating funds, especially through TIRCP and a high-speed rail capital contribution, and noted that these funding sources are critical for leveraging private investment and advancing project segments in the Bay Area and L.A. He also noted that many partners are already engaged and welcomes the Board's involvement.

Director Forbes thanked staff for the report, highlighting achievements in security, risk management, and project readiness. She emphasized the importance of maintaining equity values, especially regarding community programming and cultural events, despite federal challenges.

Chair Gee stated that although the item was not agendized for action, given the significance of the discussion, he would like a letter sent to the Legislature and the Governor in support of cap-and-trade. He emphasized that while no formal action could be taken at this meeting, the Board's advocacy on programs like TIRCP and cap-and-trade are critically important. He encouraged staff to prepare a letter expressing support and noted visible consensus among Board members to take an advocacy position. He also added that if future action is required, the item should be formally agendized. ED Van de Water responded that, should early indications point toward reauthorization occurring via a trailer bill in the July to August timeframe, there may be an opportunity to bring it for action at the July Board meeting. Chair Gee concluded by urging a proactive approach, given the rapid pace of development.

Director Chang acknowledged that while some elements of the overall cap-and-trade proposal may raise differing opinions, the letter could be focused on TJPA's key investments and the joint benefit opportunity with the high-speed rail program.

Public comment:

Due to technical difficulties, Roland Lebrun's comment was inaudible.

## 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.

None.

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 May 8, 2025 meeting.

(8.2) Approving the Operating Agreement Template forms dated May 9, 2025, Implementing Agency Resolutions of Project Compliance for the allocation of Regional Measure 2 funds in the amount of \$8,960,257 and Regional Measure 3 Funds in the amount of \$4,322,915, and the required Certification of Assurances.

RESOLUTION 25-013

RESOLUTION 25-014

(8.3) Approving amendment to Board Policy No. 003, Budget Policy.

RESOLUTION 25-015

(8.4) Approving amendment to Board Policy No. 010, Disadvantaged Business Enterprise Program Plan.

RESOLUTION 25-016

(8.5) Approving amendment to Board Policy No. 015, Small Business Enterprise Program.

RESOLUTION 25-017

(8.6) Authorizing the Executive Director to execute a professional services agreement for independent auditing services with Baker Tilly US, LLP for an amount not to exceed \$307,225 for a five-year term.

RESOLUTION 25-018

No public comment.

On motion to approve the Consent Calendar:

ADOPTED: AYES – Andrichak, Chang, Forbes, Galli, Kirschbaum, Lavery and Gee

## REGULAR CALENDAR

9. Approving the recommended applicant to serve as a member of the TJPA Citizens Advisory Committee to fill the vacant Member of the Citywide (San Francisco) Business Community seat.

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

No public comment.

### RESOLUTION 25-019

On motion to approve:

ADOPTED: AYES – Andrichak, Chang, Forbes, Galli, Kirschbaum, Lavery and Gee

10. Authorizing the Executive Director to execute a first amendment to the lease agreement with the San Francisco Municipal Transportation Agency to conduct bus operations in the bus plaza of the Salesforce Transit Center.

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

No public comment.

### RESOLUTION 25-020

On motion to approve:

ADOPTED: AYES – Andrichak, Chang, Forbes, Galli, Lavery and Gee  
RECUSE – Kirschbaum

11. Approving of Fiscal Year (FY) 2025-26 Final Operating Budget in the amount of \$27,853,000, Capital Budget in the amount of \$143,449,861, and Debt Service Budget in the amount of \$27,682,594; and the adoption of the 5-Year Capital Improvement Plan for FY 2025-26 through FY 2029-30 in the amount of \$13,797,000.

CFO Mirzaei presented the item.

Chair Gee expressed appreciation to AC Transit and Director Andrichak for their capital contribution.

Director Chang thanked staff for the presentation and budget work and suggested aligning it with a detailed work program for The Portal.

Director Lavery asked for clarification on several budget items to which CFO Mirzaei responded. Director Lavery further inquired about a \$7 million drop in the investment report and requested more context in future updates. CFO Mirzaei attributed the fluctuation to timing between vendor payments and funder reimbursements, noting funds are actively managed and moved out of checking accounts to maximize interest. She committed to enhancing the clarity of

investment reporting. She welcomed further collaboration on improving reporting and transparency.

No public comment.

RESOLUTION 25-021

RESOLUTION 25-022

On motion to approve:

ADOPTED: AYES – Andrichak, Forbes, Galli, Kirschbaum, Lavery and Gee

ABSENT – Chang

12. Authorizing the Executive Director to execute Amendment No. 02 to the agreement for Unarmed Contract Security Services with Universal Protection Service, LP, dba Allied Universal Security Services to extend the agreement for one year for additional compensation of up to \$5,156,648 (total compensation of \$25,876,479 over the authorized term).

Rodney Harris, Chief Security Officer, presented the item.

No public comment.

RESOLUTION 25-023

On motion to approve:

ADOPTED: AYES – Andrichak, Forbes, Galli, Kirschbaum, Lavery and Gee

ABSENT – Chang

13. Presentation of the draft Anticipated Disadvantaged Business Enterprise (DBE) Participation Level (ADPL) for federal fiscal years 2025-26 through 2027-28 (FFY 2025-28) and public notice of the release of the draft ADPL for a 30-day public review and comment process, and presentation of draft Small Business Enterprise (SBE) participation goal.

Annyse Acevedo, Procurement & Contract Compliance Manager and DBE/SBE Liaison Officer, presented the item and noted the discrepancy in the staff report.

Director Andrichak expressed appreciation for the presentation and noted that similar challenges with small contract sizes and unattainable DBE goals have arisen in their agency. He emphasized the importance of setting realistic goals based on market availability and thanked staff for their thoughtful analysis. Director Kirchbaum appreciated the clarity of the presentation, especially in explaining a complex topic and providing a detailed breakdown of expenditure categories. Director Galli commended the thoughtful breakdown and offered to connect the team with the SBE liaison at the California High-Speed Rail Authority (CHSRA), noting their strong small business program. Ms. Acevedo acknowledged the oversight of not connecting to CHSRA and committed to making that connection, clarifying that outreach had been sent to DBE liaisons at other partner agencies.

Chair Gee and other Directors emphasized the importance of ensuring that realistic DBE and SBE goals are not only established but implemented effectively in future contract awards. ED Van de Water reiterated the agency's strong track record in meeting or exceeding DBE and SBE goals in Phase 1. He emphasized TJPA's commitment to breaking up work into accessible packages and conducting targeted outreach to maximize participation from small and disadvantaged businesses.

No public comment.

*Secretary Gonzales made an announcement regarding Item 14. She noted that the project team miscalculated the number of days in the Amendment's extension, and the error was not identified before the agenda was released. As a result, there is an error in the agenda language, which incorrectly stated 99 calendar days instead of the correct 92 calendar days. The correct language for Item 14 is as follows:*

14. Authorizing the Executive Director to execute Amendment No. 06 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 92 calendar days to September 30, 2025.

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

Chair Gee asked if the necessary compliance documentation was being coordinated and Mr. Rodriguez confirmed that efforts are fully collaborative but additional time was needed to complete the work.

No public comment.

RESOLUTION 25-024

On motion to approve:

ADOPTED: AYES – Andrichak, Forbes, Galli, Kirschbaum, Lavery and Gee  
ABSENT – Chang

ADJOURN – Chair Gee adjourned the meeting at 11:30 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](http://www.sfethics.org).