

**TRANSBAY JOINT POWERS AUTHORITY
BOARD OF DIRECTORS**

MINUTES

Thursday, September 11, 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
David Ambuehl (*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 9:34 a.m.

2. Roll Call

Secretary Gonzales announced that alternate Director Chang was sitting in for Vice Chair Mandelman, Director Galli was sitting in as the California High Speed Rail alternate, and Directors Forbes and Kirschbaum were delayed but expected.

Present: David Ambuehl
Chris Andrichak
Tilly Chang
Morgan Galli
Julie Kirschbaum (*arrived during Item 5*)
Charles Lavery
Jeff Gee

Absent: Elaine Forbes
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
- Security Quarterly Update
- Facility Operations Update

Executive Director (ED) Van de Water presented the ED Report.

Chair Gee emphasized the importance of speaking with one voice to strengthen the region's position for The Portal, particularly in competition with Southern California, and noted challenges with Cap-and-Invest due to limited board-level visibility. He urged that these discussions be elevated for transparency and alignment, stressing the need for board engagement given funding constraints and potential tensions among operators. He also thanked ED Van de Water for sending a letter to Valley Transportation Authority, emphasizing the importance of correcting misinformation and ensuring accurate communication about shovel-ready projects.

Chief Financial Officer (CFO) Shima Mirzaei provided the Quarterly Financial Reports.

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

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

Public Comment:

Roland Lebrun requested that the ED's report be posted online in advance of meetings as part of the agenda. He also recommended repositioning The Portal as a regional connection between the San Francisco Peninsula and Sacramento, cautioning that association with high-speed rail could jeopardize over \$3 billion in federal grant funding.

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, Patrick & Company, expressed concern regarding the Board's position as it relates to the Project Labor Agreement which requires payment of the highest wages for the upcoming \$7.2 billion project. He stated that the optics and politics of such a policy are unfavorable and that if reported in the press, the policy would be viewed even more negatively. Mr. Patrick recommended that the Board reconsider and take action to change this policy.

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 July 10, 2025 meeting.

(8.2) Authorizing the Executive Director to execute a sixth amendment to the agreement for Park Programming and Management services with Biederman Redevelopment Ventures for compensation of up to \$630,596 for Fiscal Year 2025-2026.

RESOLUTION 25-030

(8.3) Authorizing the Executive Director to execute a fourth amendment to the lease agreement with Philz Coffee, Inc. for commercial/retail space on the first floor of the Transit Center (Suite 100).

RESOLUTION 25-031

(8.4) Authorizing the Executive Director to execute a fifth amendment to the lease agreement with Onsite Dental, LLC for commercial/retail space on the second floor of the Transit Center (Suites 216, 218, and 220).

RESOLUTION 25-032

(8.5) Authorizing the Executive Director to execute a first amendment to the lease agreement with Jasmine Chin and Goldie Chang (dba Happy Lemon) for commercial/retail space on the first floor of the Transit Center (Suite 105).

RESOLUTION 25-033

No public comment.

On motion to approve the Consent Calendar:

ADOPTED: AYES – Andrichak, Chang, Galli, Kirschbaum, Lavery 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 listed for discussion in Closed Session.

CLOSED SESSION

9. Call to Order

Chair Gee called the Closed Session to order at 10:12 a.m.

10. Roll Call

Present: David Ambuehl

Chris Andrichak

Tilly Chang

Morgan Galli

Julie Kirschbaum

Charles Lavery

Jeff Gee

Absent: Elaine Forbes

Rafael Mandelman

11. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9:
1 potential case

ADJOURN CLOSED SESSION AND RECONVENE REGULAR MEETING – The Closed Session was adjourned at 10:47 a.m.

12. Announcement of Closed Session.

Secretary Gonzales announced that there was nothing to report.

REGULAR CALENDAR

13. The Portal Update.

Alfonso Rodriguez, The Portal Project Director, and CFO Mirzaei jointly presented the item.

Director Chang requested that staff provide, at a future meeting, a strategy to address the \$728 million funding gap identified in the financial plan.

Chair Gee noted the importance of evaluating impacts and emphasized that the project is a partnership with the neighborhood, city, and region. He stressed that this is not solely a San Francisco project but a regional one that requires the support of all funding partners, noting that additional work remains ahead.

Public Comment:

Marc Joffe, Contra Costa Taxpayers Association, questioned the inclusion of \$100 million in federal grants and \$553 million from California High-Speed Rail Authority's Cap-and-Invest in the financial plan, stating the funds are unlikely to materialize. He also stated that he submitted a Public Records Act request for the ridership model, noting the projection of 48,000 daily passengers should be publicly documented.

Roland Lebrun stated the project faces a minimum \$4 billion funding shortfall and questioned whether the Board will seek new funding, wait, or reconsider the project. He noted there is no business case for the current alignment and suggested exploring a lower-cost alternative that could include key extensions without compromising future connections.

14. Authorizing the Executive Director to execute Amendment No. 4 to the Professional Services Agreement for legal services, related to construction law for The Portal, with Meyers Nave Riback Silver & Wilson, increasing the maximum compensation from \$2,016,300 to \$2,216,300, extending the contract term to February 27, 2026, and adjusting certain billing rates.

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

No public comment.

RESOLUTION 25-034

On motion to approve:

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

15. Authorizing the Executive Director to execute Amendment No. 07 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 to April 30, 2026.

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

Public Comment:

Roland Lebrun acknowledged there is no additional cost involved but stated the root cause of the problem is Parsons Transportation Group, recommending termination of their contract. He expressed concerns about the complexity and risks of the current construction approach, noting it may exceed available expertise in the U.S. He further advised pursuing completion of the project for less than \$4 billion.

RESOLUTION 25-035

On motion to approve:

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

16. Approving modifications to the Downtown Rail Extension, also known as The Portal, Project Delivery approach by combining Contracts 50-TS, Track and Systems, and 55-YB, 4th and King Yard Preparation, Package B, At-grade Track and Systems and other related recommendations.

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

Chair Gee reflected on the upcoming first anniversary of Electrified Service of Caltrain, emphasizing the importance of system integrity with electrification, signals, controls, and safety, and supporting a single contract approach to manage associated risks and rewards. Director Chang echoed support for maintaining the Construction Manager/General Contractor delivery method, noting the importance of Caltrain's continued role in design.

Director Andrichak expressed agreement with the recommendations, noting that while various delivery options can appear attractive, they often add complexity. He commended the decision to pursue a simpler structure.

Public Comment:

Roland Lebrun referenced his 2011 “Rethinking DTX” presentation, noting the guiding principle was zero impact on Caltrain operations. He described the alignment path from north of the Gerald Bridge to the Transbay Transit Center, emphasizing it could be completed with minimal disruption using existing infrastructure. He urged the Board to consider this approach.

RESOLUTION 25-036

On motion to approve:

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

ADJOURN – Chair Gee adjourned the meeting at 11:26 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.