



**TRANSBAY JOINT POWERS AUTHORITY  
BOARD OF DIRECTORS**

**MINUTES**

Friday, October 17, 2025

1 Dr. Carlton B. Goodlett Place, Room 416  
San Francisco, CA

SPECIAL MEETING  
9:30 a.m.

**BOARD OF DIRECTORS**

Jeff Gee, Chair  
Rafael Mandelman, Vice Chair  
Chris Andrichak  
Julie Kirschbaum  
Charley Lavery  
Eileen Mariano  
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 – SPECIAL MEETING

## ORDER OF BUSINESS

### 1. Call to Order

Vice Chair Mandelman called the meeting to order at 9:37 a.m.

### 2. Roll Call

Secretary Gonzales welcomed Eileen Mariano, who was appointed by San Francisco Mayor Daniel Lurie on October 1, 2025, to represent the Mayor's seat on the TJPA Board. She also noted that Director True was joining as Director Kirschbaum's alternate.

Present: Chris Andrichak  
Charles Lavery  
Eileen Mariano  
Judson True  
Rafael Mandelman

Absent: David Ambuehl  
Jeff Gee  
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

- Project Labor Agreement (PLA) Quarterly Update
- Facility Operations Update

Executive Director (ED) Van de Water presented the ED Report and provided the PLA Update.

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

### 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 proposed improving wayfinding by developing a mascot as a marketing tool to promote the Transbay Transit Center. The mascot would serve as a recognizable character tied to local transit lines with a slogan. He proposed giving away the item and partnering with companies like Kaiser for a cooperative advertising arrangement to support the campaign.

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 September 11, 2025 meeting.

(8.2) Authorizing the Executive Director to execute a second amendment to the lease with PD Transbay, a California limited liability company (dba Per Diem), for retail space on the first floor of the Transit Center (Suite 131).

#### RESOLUTION 25-037

(8.3) Authorizing the Executive Director to execute Amendment No. 1 to the Siting Agreement with Lyft Bikes and Scooters (successor-in-interest to Bay Area Motivate) to expand the Licensed Area and authorize additional bicycle docking stations on TJPA property.

#### RESOLUTION 25-038

(8.4) Authorizing the Executive Director to execute Amendment No. 1 to the Professional Services Agreement with Desmond, Marcello & Amster to increase the total compensation by \$30,000 for anticipated increased volume of specialty appraisal services, without modification to the scope of services or rate schedule.

#### RESOLUTION 25-039

No public comment.

On motion to approve the Consent Calendar:

ADOPTED: AYES – Andrichak, Lavery, Mariano, True and Mandelman

## REGULAR CALENDAR

9. Adopting an amended Fiscal Year 2025-26 Capital Budget for The Portal in the amount of \$50,935,000.

Chief Financial Officer (CFO) Shima Mirzaei presented the item.

No public comment.

RESOLUTION 25-040

On motion to approve:

ADOPTED: AYES – Andrichak, Lavery, Mariano, True and Mandelman

10. Authorizing the Executive Director to execute an Amended and Restated Professional Services Agreement with AECOM for Program Management and Construction Management services for the Downtown Rail Extension, also known as The Portal, to better clarify responsibilities and align the implementation of the contract with the requirement of TJPA procurement policies and procedures, update contractor's key personnel and subcontractor list, and replace Appendix D in its entirety to conform with current federal guidelines, without changing the scope or compensation of the Agreement.

CFO Mirzaei presented the item.

No public comment.

RESOLUTION 25-041

On motion to approve:

ADOPTED: AYES – Andrichak, Lavery, Mariano, True and Mandelman

11. The Portal Update.

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

Vice Chair Mandelman asked why the in-service date had shifted to 2036. Mr. Rodriguez explained that delays in procuring major construction packages were the primary cause. ED Van de Water added that the 40CT Heavy Civil Tunneling Contractor Request For Proposal would be issued by Thanksgiving, describing the progressive design-build approach that brings contractors in early to support design, constructability, and phasing. He also mentioned contract re-competitions and other schedule updates, with an award recommendation expected by the fourth quarter of 2026.

Vice Chair Mandelman further asked whether schedule adjustments happen incrementally or always move to a later point in the schedule. ED Van de Water responded that durable, critical

path work such as Right-of-Way relocations, contracting, and procurement tends to drive disproportionate schedule impacts, but that improving confidence in these areas helps limit future delays.

Director Mariano asked for clarification on an upcoming federal Notice of Funding Opportunity (NOFO). Mr. Rodriguez said no specific NOFO has been issued yet, but the agency is monitoring in case one is issued. ED Van de Water noted TJPA is tracking two NOFOs, Consolidated Rail Infrastructure and Safety Improvements and Federal-State funding, under the Federal Railroad Administration. The federal shutdown has delayed progress, but NOFOs are expected, and the release could occur by end of year, with updated application criteria. CFO Mirzaei clarified the response by stating the 2024 NOFO was cancelled and merged with the existing 2025 NOFO, with a submission deadline of January 6, 2026. She noted that eligibility and criteria have changed under the new administration, therefore TJPA is re-evaluating the Portal project against the updated criteria to determine if it still qualifies and plans to submit the application by the January 2026 deadline if conditions are favorable.

## 12. Presentation by Prologis on the San Francisco Railyards Project.

Genevieve Cadwalader of Prologis presented the item.

Director Andrichak asked whether the near-term elements, including the showplace corner and the station, would occur after The Portal work and railroad undergrounding, noting that the showplace corner might proceed earlier but the station appeared dependent on the underground work. Ms. Cadwalader explained that the project's phasing was intentionally designed to function under any future scenario. She noted that the first phase could be completed independently of The Portal timeline, with the 4th Street side potentially developed before, during, or after The Portal's completion, while the station would ultimately connect to the underground portion. She added that coordination with the TJPA team is ongoing to determine how this sequencing will occur.

Director Lavery inquired about the project timeline. Ms. Cadwalader explained that the project must first complete the entitlement process, which is anticipated to take two to three years following submission of the application. She noted that infrastructure work with Caltrain, including shifting the tracks toward 5th Street, would need to occur before any vertical development could begin. Director Lavery suggested a potential 2028 start date, and Ms. Cadwalader expressed appreciation for the optimism but noted that the timeline would likely extend further due to permitting and funding requirements.

## RECESS SPECIAL MEETING AND CONVENE CLOSED SESSION

### Public Comment:

Jim Patrick expressed his appreciation for ED Van de Water.

## CLOSED SESSION

### 13. Call to Order

Vice Chair Mandelman called the Closed Session to order at 10:36 a.m.

### 14. Roll Call

Present: Chris Andrichak

Charles Lavery

Eileen Mariano

Judson True

Rafael Mandelman

Absent: David Ambuehl

Jeff Gee

Julie Kirschbaum

### 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 SPECIAL MEETING – The Closed Session was adjourned at 10:45 a.m.

### 16. Announcement of Closed Session.

Secretary Gonzales announced that there was nothing to report.

ADJOURN – Vice Chair Mandelman adjourned the meeting at 10:47 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).