



**TRANSBAY JOINT POWERS AUTHORITY
BOARD OF DIRECTORS**

NOTICE OF REGULAR MEETING AND CALENDAR

Thursday, March 12, 2026

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
Julie Kirschbaum
Charley Lavery
Eileen Mariano
Mark Tollefson
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

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 on SF Cable Channel 78, 28 or 99 (depending on your provider) or may visit the SFGovTV website (www.sfgovtv.org) to stream the live meeting or may watch them on demand.

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: 2552 119 1930 ##

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.

ACCESSIBLE MEETING POLICY

The Transbay Joint Powers Authority Board of Directors meeting will be held in-person at City Hall, Room 416, at 1 Dr. Carlton B. Goodlett Place, San Francisco, CA.

To obtain a disability-related accommodation, including auxiliary aids or services, or to obtain meeting materials in an alternative format, please contact the Board Secretary at 415.597.4620 or info@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 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 Board Secretary at 415.597.4620 or info@tjpa.org at least 72 hours in advance of the meeting. Late requests will be honored if possible.

If you need to use the services of a language interpreter, contact TJPA by calling 415.597.4620 or at info@tjpa.org. We require an advance notice of three business days to accommodate your request.

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

如果您需要使用语言口译员，请联系TJPA，电话：415.597.4620，或电子邮件：info@tjpa.org。
。我们需要您在三个工作日之前告知，以满足您的要求

To assist the City's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

The ringing and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices.

9:30 – REGULAR MEETING

ORDER OF BUSINESS

1. Call to Order
2. Roll Call
3. Communications
4. Board of Director's New and Old Business
5. Executive Director's Report
 - Quarterly Financial Reports
 - Security Quarterly Update
 - Facility Operations Quarterly Update
6. Citizens Advisory Committee Update
7. Salesforce Park Committee Report
8. 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.

THE FOLLOWING MATTERS BEFORE THE TRANSBAY JOINT POWERS AUTHORITY ARE RECOMMENDED FOR ACTION AS STATED BY THE EXECUTIVE DIRECTOR OR THE CHAIR.

CONSENT CALENDAR

9. 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.

(9.1) Approving the Minutes of the January 22, 2026 meeting.

(9.2) Approving amendment to Board Policy No. 001, Procurement Policy.

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

(9.4) Authorizing the Executive Director to execute an amendment of the agreement for Federal Advocacy Services with Carpi & Clay, Inc. to adjust compensation for the remainder of the contract period of two years and the total contract compensation from \$1,100,000 to \$990,000.

REGULAR CALENDAR

10. Approving the recommended applicants to the TJPA Citizens Advisory Committee.
11. Authorizing the Executive Director to execute a general services agreement for Landscape Maintenance Services with Gardeners' Guild, Inc., for an amount not to exceed \$1,902,597 over a five-year term.
12. The Portal Update and Monthly Status Report.
13. Authorizing the Executive Director to execute a professional services agreement with Nossaman LLP for construction legal counsel services for the Downtown Rail Extension project, also known as The Portal, for a four-year term in an amount not to exceed \$4,800,000, and with three options to extend for one year each in an aggregate amount not to exceed \$7,600,000.
14. Adopting the Second Addendum to the Transbay Program 2018 Final Supplemental Environmental Impact Report and approving revisions to the Downtown Rail Extension Project, also known as The Portal, of the Transbay Program analyzed therein.

RECESS REGULAR MEETING AND CONVENE CLOSED SESSION

CLOSED SESSION

15. Call to Order
16. Roll Call
17. CONFERENCE WITH LABOR NEGOTIATORS (Government Code Section 54957.6)

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

18. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Gov. Code section 54956.8)

Property: APNs 3721-016; 3721-135; 3721-136; and 3721-138 (common addresses formerly all or portions of State Parcel F; 75 Natoma; 546 Howard; 564 Howard; 568 Howard; and 77-79 Natoma)

TJPA negotiators: Adam Van de Water, Executive Director, and Andrew W. Schwartz and Deborah L. Miller, Shute, Mihaly & Weinberger LLP, outside counsel

Negotiating parties: TJPA; Parcel F Owner LLC; and Hines

Under negotiation: Price and terms of payment for TJPA's conveyance of property interests in Parcel F

19. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Gov. Code section 54956.8)

(a) Property: 689-699 3rd Street

TJPA Negotiators: Adam Van de Water, Executive Director, and Andrew W. Schwartz and Deborah L. Miller, Shute, Mihaly & Weinberger LLP, outside counsel

Negotiating parties: TJPA and Third & Townsend, Inc., a California Corporation

Under negotiation: Price and terms of payment for TJPA's acquisition of property interests in 689-699 3rd Street

(b) Property: 580 Howard Street

TJPA Negotiators: Adam Van de Water, Executive Director, and Andrew W. Schwartz and Deborah L. Miller, Shute, Mihaly & Weinberger LLP, outside counsel

Negotiating parties: TJPA and Howard Historic Properties, LLC, a California limited liability company

Under negotiation: Price and terms of payment for TJPA's acquisition of property interests in 580 Howard Street

(c) Property: 165-171 2nd Street

TJPA Negotiators: Adam Van de Water, Executive Director, and Andrew W. Schwartz and Deborah L. Miller, Shute, Mihaly & Weinberger LLP, outside counsel

Negotiating parties: TJPA and Toy Real Estate Investment Co. II, LLC, a California limited liability company

Under negotiation: Price and terms of payment for TJPA's acquisition of property interests in 165-171 2nd Street

(d) Property: 181 2nd Street

TJPA Negotiators: Adam Van de Water, Executive Director, and Andrew W. Schwartz and Deborah L. Miller, Shute, Mihaly & Weinberger LLP, outside counsel

Negotiating parties: TJPA and Ronald G. Bushnell, Successor Trustee of the Adolph Gasser and Marion V. Gasser Trust dated July 14, 1989

Under negotiation: Price and terms of payment for TJPA's acquisition of property interests in 181 2nd Street

(e) Property: 191 2nd Street

TJPA Negotiators: Adam Van de Water, Executive Director, and Andrew W. Schwartz and Deborah L. Miller, Shute, Mihaly & Weinberger LLP, outside counsel

Negotiating parties: TJPA and Weil Properties, LLC, a California limited liability company

Under negotiation: Price and terms of payment for TJPA's acquisition of property interests in 191 2nd Street

(f) Property: 180 Townsend Street

TJPA Negotiators: Adam Van de Water, Executive Director, and Andrew W. Schwartz and Deborah L. Miller, Shute, Mihaly & Weinberger LLP, outside counsel

Negotiating parties: TJPA and SI 76, LLC, a California limited liability company, an undivided 75% tenancy-in-common interest and; 1031 EP4, Inc., a California corporation, an undivided 25% tenancy-in-common interest

Under negotiation: Price and terms of payment for TJPA's acquisition of property interests in 180 Townsend Street

ADJOURN CLOSED SESSION AND RECONVENE REGULAR MEETING

20. Announcement of Closed Session.

ADJOURN

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.