

**TRANSBAY JOINT POWERS AUTHORITY
CITIZENS ADVISORY COMMITTEE**

MINUTES

Tuesday, March 10, 2026

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
Henry Karnilowicz
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=m5d008bbb73d3d3886a878ca11e64c015>

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: 2558 524 2057 ##

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 5:39 p.m.

Members Present: Paul Bendix, Henry Karnilowicz, Brian Larkin, Pedro Mendez, Eric Mo, Martin Munoz, Anthony Nachor, Ruhama Tereda, Jocelyn Thompson and Brian Shaw.

Members Absent: Natasha Paterson, Eric Schatmeier and Nadia Woodmansee.

2. Staff Report (10 minutes)

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

3. Approval of Meeting Minutes: January 13, 2026

No public comment was received. Member Nachor moved to approve the minutes, and Member Munoz seconded the motion. The motion was approved by a majority voice vote. Members Karnilowicz, Tereda and Larkin abstained.

4. Security Quarterly Update (10 minutes)

Rodney Harris, Chief Security Officer, presented the item.

5. Facility Operations Quarterly Update (10 minutes)

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

Public Comment:

Jim Patrick, Patrick & Company, suggested that TJPA consider engaging a new real estate broker, lowering rent levels, and renegotiating union rates to attract additional businesses to the Salesforce Transit Center.

Daniel Gregg, North Coast States Carpenters Union, responded to the previous comment, and stated the Salesforce Transit Center was built with public funds and the source of the labor does not affect the retention of tenants.

6. The Portal Update and Monthly Status Report (15 minutes)

Alfonso Rodriguez, The Portal Project Director, and Ms. Madjus Wu jointly presented the item.

Member Tereda stated that the North Coast States Carpenters Union and the Northern California District Council of Laborers and its affiliated local unions have a labor dispute with one of the shortlisted firms for TJPA's 40-CT Civil and Tunnel construction contract and inquired whether additional contractors could be added to the shortlist. TJPA Chief Financial Officer Shima Mirzaei responded that the process is governed by state law and cannot be modified.

Public Comment:

Jim Patrick, Patrick & Company, expressed concern regarding potential risks associated with labor costs.

Daniel Gregg, North Coast States Carpenters Union, reported that he submitted a letter to CAC members regarding a labor dispute between the North Coast States Carpenters Union and the Northern California District Council of Laborers and its affiliated local unions and Barnard Construction in California. He stated that the unions have serious concerns regarding Barnard Construction, a contractor on the short list for TJPA's 40-CT Civil and Tunnel construction procurement.

Secretary Larrick acknowledged receipt of Mr. Gregg's letter just before the start of the meeting and stated that he would distribute it to CAC members via email.

7. Public Comment

Jim Patrick, Patrick & Company, commended San Francisco Mayor Laurie's use of social media to promote the City and suggested that Executive Director Van de Water adopt a similar approach to promote the Transit Center. He expressed concern regarding multiple proposed tax increases for transportation systems in the Bay Area.

Roland Lebrun stated that project development agreements (PDAs) are a type of contract structure commonly used in Europe, citing the Channel Tunnel. He shared its application to the Sepulveda Corridor project in Los Angeles and suggested The Portal consider a PDA structure with a potential bay tunnel to enhance value for prospective developers.

8. CAC Member Comments & Future Agenda Requests

Secretary Larrick reiterated Ms. Madjus Wu's announcement that the April CAC meeting would be cancelled and stated that he would distribute a notice later in the week.

Future agenda requests include: 1) San Francisco County Transportation Authority update on Southeast Railyard Station Study; 2) presentation on the Operating and Maintenance plan for the rail levels of the Transit Center; 3) presentation on Link21 and effects to The Portal; 4) presentation by SamTrans on their services at the Transit Center; 5) presentation by the San Francisco Municipal Transportation Agency on Bus Plaza bus departure times listed in information displays; and, 6) presentation by San Francisco Mayor's Transportation Advisor on the new administration's transportation priorities.

9. Adjourn

Chair Larkin adjourned the meeting at 7:02 p.m.

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 website: www.sfethics.org.