

FY 2026-27 Draft Budget

Citizens Advisory Committee
May 12, 2026



Budget Timeline

- Preliminary Operating Budget: January Board meeting
- Draft Budget: May Board meeting
- Final Budget: June Board meeting

FY 2026-27 Draft Budget

- Operating Budget: \$29,175,000
- Capital Budget: \$120,628,000
 - ✓ The Portal: \$112,934,000
 - ✓ Tenant Improvements: \$1,642,000
 - ✓ Capital Improvement Plan: \$6,052,000
- Debt Service Budget: \$26,448,212

FY 2026-27
Draft Operating Budget



FY 2026-27 Draft Operating Budget

2026-27 Budget	2026-27 Preliminary Projection (September 2025)	2026-27 Preliminary Budget (January 2026)	2026-27 Draft Budget (May 2026)	\$ Change from 2026-27 Preliminary Budget	% Change from 2026-27 Preliminary Budget
Revenues:					
Reimbursements	\$16,145,000	\$16,088,000	\$16,158,000	\$70,000	0.4%
Operating Revenues	\$12,842,500	\$12,059,500	\$11,973,000	(\$86,500)	-0.7%
Transfers	\$0	\$1,040,000	\$1,044,000	\$4,000	
Total Resources:	\$28,987,500	\$29,187,500	\$29,175,000	(\$12,500)	-0.04%
Expenses:					
Transit Center	\$26,714,000	\$26,987,000	\$26,892,000	(\$95,000)	-0.4%
Park	\$2,273,500	\$2,200,500	\$2,283,000	\$82,500	4%
Total Expenditure:	\$28,987,500	\$29,187,500	\$29,175,000	(\$12,500)	-0.04%

FY 2026-27 Draft Operating Budget

Operating Reimbursement:

- Bridge toll funds include the annual allocation of RM2, supplemental RM2, and RM3.
- The reimbursement from East Cut Community Benefit District (CBD) slightly increased based on eligible costs.

Reimbursement	2026-27 Preliminary Budget (January 2026)	2026-27 Draft Budget (May 2026)	\$ Change from 2026-27 Preliminary Budget	% Change from 2026-27 Preliminary Budget
Regional Measure 2 (RM-2)	\$9,187,000	\$9,187,000	\$0	0%
Regional Measure 3 (RM-3)	\$4,328,000	\$4,328,000	\$0	0%
Event Services ¹	\$179,000	\$179,000	\$0	0%
AC Transit (Bus Storage) ²	\$651,000	\$651,000	\$0	0%
East Cut CBD	\$1,743,000	\$1,813,000	\$70,000	4%
Total Reimbursement:	\$16,088,000	\$16,158,000	\$70,000	0.4%

FY 2026-27 Draft Operating Budget

Operating Revenue:

Transit operators' contribution reduced by 25% compared to FY 2025-26 Amended Budget

Operating Revenue	2026-27 Preliminary Budget (January 2026)	2026-27 Draft Budget (May 2026)	\$ Change from 2026-27 Preliminary Budget	% Change from 2026-27 Preliminary Budget
AC Transit (74%)	\$2,567,430	\$2,563,360	(\$4,070)	-0.2%
SFMTA (26%)	\$902,070	\$900,640	(\$1,430)	-0.2%
Other Operator Rents	\$268,000	\$268,000	\$0	0%
Naming Rights	\$3,801,000	\$3,801,000	\$0	0%
Rental Retail Revenue	\$3,046,000	\$3,000,000	(\$46,000)	-1.5%
Advertising	\$590,000	\$590,000	\$0	0%
Sponsorship and Events	\$250,000	\$215,000	(\$35,000)	-14%
Neutral Host DAS Licensing Fees	\$125,000	\$125,000	\$0	0%
Miscellaneous	\$40,000	\$40,000	\$0	0%
Interest Earnings	\$470,000	\$470,000	\$0	0%
Total Operating Revenue	12,059,500	11,973,000	(86,500)	-0.7%

FY 2026-27 Draft Operating Budget

Operating Expenses:

Salesforce Transit Center	2026-27 Preliminary Budget (January 2026)	2026-27 Draft Budget (May 2026)	\$ Change from 2026-27 Preliminary Budget	% Change from 2026-27 Preliminary Budget
TJPA Administration	\$4,188,000	\$4,188,000	\$0	0%
Asset Mgmt. & Administration	\$63,000	\$68,000	\$5,000	7.9%
Private Events Management	\$179,000	\$179,000	\$0	0%
Security	\$8,484,000	\$8,484,000	\$0	0%
Cybersecurity/IT	\$1,569,000	\$1,605,000	\$36,000	2.3%
General Maint., Janitorial, Utilities	\$8,168,000	\$8,110,000	(\$58,000)	-0.7%
Digital Content Management	\$370,000	\$370,000	\$0	0%
Insurance	\$3,279,000	\$3,201,000	(\$78,000)	-2.4%
Bus Storage Facility	\$651,000	\$651,000	\$0	0%
Building Occupancy Resumption	\$36,000	\$36,000	\$0	0%
Total Transit Center Expenditure:	\$26,987,000	\$26,892,000	(\$95,000)	-0.4%

FY 2026-27 Draft Operating Budget

Operating Expenses:

Salesforce Park	2026-27 Preliminary Budget (January 2026)	2026-27 Draft Budget (May 2026)	\$ Change from 2026-27 Preliminary Budget	% Change from 2026-27 Preliminary Budget
Management and Administration	\$573,000	\$570,000	(\$3,000)	(1%)
Park Programming	\$356,000	\$360,000	\$4,000	1%
General Maintenance, Janitorial, Utilities	\$1,255,000	\$1,328,000	\$73,000	6%
Crowd Control	\$16,500	\$25,000	\$8,500	52%
Total Park Expenditure:	\$2,200,500	\$2,283,000	\$82,500	3.7%

FY 2026-27 Draft Operating Budget

Operating Reserves:

- Emergency Reserve: \$500,000
- Operating & Maintenance (O&M) Reserve: \$7.3M million
- The O&M reserve is fully funded at 25% of the operating budget, consistent with the Board Reserve Policy.

FY 2026-27 Draft Capital Budgets



FY 2026-27 Draft Capital Budget – The Portal

2026-27 Capital Budget The Portal	2026-27 Draft Budget (May 2026)
Transit Center CFD Funds	7,404,000
Proposition L San Francisco Sales Tax	17,400,000
Transit and Intercity Rail Capital Program (TIRCP)	3,500,000
Regional Measure 3 (RM3)	84,630,000
Total Revenue:	112,934,000
Right of Way Acquisition and Professional Services (Appraisals, Environmental, Legal, and Relocation Consulting Services)	84,590,000
Engineering and Design Services	21,850,000
Permits and Fees	150,000
TJPA Administration	5,837,000
IT/Communication/Cybersecurity	459,000
Construction	48,000
Total Expenditure:	112,934,000

FY 2026-27 Draft Capital Budgets – **The Portal**

- TJPA Administration Expense \$5.8M
 - Staffing and administration cost for support of the Portal (\$3.5M)
 - Legal Counsel, Financial Management, Community & Public Relations, Legislative Advocacy (\$2.3M)

- Engineering and Design Services \$21.9M
 - Program Management / Construction Management (PM/CM) (\$17.6M)
 - E&D Interagency Coordination (\$4.3M)
 - General Engineering & Design (TBD)
 - Progressive Design Build (TBD)

- Right-of-Way \$84.6M
 - Right-of-Way Acquisition (\$80M)
 - Relocation, Appraisal and other Real Estate Services (\$4.6M)

- IT/Communication/Cybersecurity \$459K
 - Program Management Information Services, IT and communications (\$459K)

- Construction \$48K
 - Early Construction Work

FY 2026-27 Draft Capital Budget – **Tenant Improvement**

2026-27 Capital Budget Tenant Improvements	2026-27 Draft Budget (May 2026)
Unrestricted	\$1,642,000
Total Revenue:	\$1,642,000
Leasing Commissions	\$315,000
Project Management / Engineering & Design	\$125,000
Landlord's Work/ Base Building Construction	\$950,000
Tenant Improvements Allowance	\$252,000
Total Expenditure:	\$1,642,000

FY 2026-27 Draft Capital Budget – CIP

2026-27 Capital Budget Capital Improvement Plan	2026-27 Draft Budget (May 2026)
Capital Replacement Reserve	\$3,362,311
AC Transit Capital Contribution	\$500,000
CBD Park Payments	\$168,054
Agency Partners	\$25,000
Capital Real Estate Revenue	\$751,000
FTA Community Projects	\$995,635
Federal & State Security Grant Programs	\$250,000
Total Revenue:	\$6,052,000
Facilities	\$200,000
Fire Life Safety	\$308,000
Information Technology and Communications (ITC)	\$3,275,000
Park	\$205,000
Real Estate and Parcels	\$751,000
Security	\$138,000
Sustainability	\$50,000
Wayfinding	\$1,125,000
Total Expenditure:	\$6,052,000

FY 2026-27
Draft Debt Service Budget



FY 2026-27 Draft Debt Service Budget

Proposed Debt Service Budget: \$26,448,212

- Scheduled principal and interest payments due October 1 and April 1
- Paid with Net Tax Increment Revenue pledged to TJPA 2020 Tax Allocation Bonds
- Per the 2020 TAB indenture, the excess net tax increment revenues were used for the mandatory redemption of subordinate lien turbo bonds
- The turbo bonds were repaid in full in October 2023
- The excess net tax increment revenues are distributed to the TJPA for the Transbay Program
- \$16.5 M cash reserve required for senior and subordinate bonds
- Fund balance at the end of FY 2026-27 is estimated at \$7.7 M

FY 2026-27 Draft Debt Service Budget

TJPA TABs Rating:

- Fitch Ratings affirmed TJPA's Senior TABs at 'A-' and Subordinate TABs at 'BBB+' and revised the Rating Outlook to Stable.
- Rating reflects a solid cushion for unanticipated declines in pledged tax increment revenue, and
- Continued strength of the Class A properties in the project area and largely stable Assessed Value
- Senior bonds are secured by a first lien on tax increment revenue and are subject to a higher ABT threshold than subordinate bonds.

Thank You

Shima Mirzaei smirzaei@tjpa.org

TJPA

TRANSBAY JOINT POWERS AUTHORITY

425 Mission Street, Suite 250, San Francisco, CA 94105
415.597.4620 • www.tjpa.org

