



**TRANSBAY JOINT POWERS AUTHORITY
BOARD OF DIRECTORS**

MINUTES

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

9:30 – REGULAR MEETING

ORDER OF BUSINESS

1. Call to Order

Chair Gee called the meeting to order at 9:31 a.m.

2. Roll Call

Present: David Ambuehl
Chris Andrichak
Julie Kirschbaum (*arrived during Item 5*)
Charles Lavery
Eileen Mariano
Mark Tollefson
Rafael Mandelman (*arrived during Item 7*)
Jeff Gee

3. Communications

Secretary Gonzales provided instructions on the Public Call-in/Comment process and announced that an official notice cancelling the April Board meeting was forthcoming.

4. Board of Director's New and Old Business

None.

5. Executive Director's Report

- Quarterly Financial Reports
- Security Quarterly Update
- Facility Operations Quarterly Update

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

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 Quarterly Update.

6. Citizens Advisory Committee (CAC) Update

Brian Larkin, CAC Chair, presented the update.

7. Salesforce Park Committee Report

Lauren Tanny, Salesforce Park Committee Chair, presented the report.

Director Andrichak asked about the committee's composition, and Ms. Tanny explained it includes four East Cut Community Benefit District Board members and four TJPA staff, with funding split roughly 80–20 for some park costs, such as programming free activities. Director Andrichak suggested adding a San Francisco Recreation and Parks representative, which Ms. Tanny agreed was worth considering. Director Kirschbaum asked about next steps, and ED Van de Water stated that the current committee structure balances the TJPA's responsibilities with the East Cut's role in partially funding park costs, such as programming free activities.

Chair Gee discussed potential strategies for further review, including potentially forming an ad hoc committee of the Board to examine governing parameters more deeply. He added that he would consult with ED Van de Water on the best path forward.

Public comment:

Jim Patrick stated that current marketing efforts are insufficient, noting he had previously suggested developing a marketing program. He encouraged exploring more creative approaches, including social media strategies like those used by Mayor Lurie, which he described as highly successful. Mr. Patrick added that ED Van de Water could take on a more public-facing role to help expand outreach and increase visibility, emphasizing the need for a stronger presence to promote the park and its programming.

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.

Roland Lebrun noted that the current TJPA Board meeting was occurring simultaneously with a BART Board meeting which was discussing Link21. He raised concerns about inefficiencies in current planning efforts and compared them to transit projects in Los Angeles, suggesting more private-sector involvement in major infrastructure delivery. Mr. Lebrun encouraged packaging regional projects such as Link21, Treasure Island development, Pennsylvania Avenue Extension, Downtown Rail Extension, and Brisbane Baylands together to attract private financing, and noted reduced federal funding availability. He also expressed appreciation that ED Van de Water acknowledged the Transbay Terminal's role in the State Rail Plan and future regional connectivity.

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.

RESOLUTION 26-003

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

RESOLUTION 26-004

(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.

RESOLUTION 26-005

No public comment.

On motion to approve the Consent Calendar:

ADOPTED: AYES – Andrichak, Kirschbaum, Lavery, Mariano, Tollefson, Mandelman and Gee

REGULAR CALENDAR

10. Approving the recommended applicants to the TJPA Citizens Advisory Committee.

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

Alyssa Sherman expressed her appreciation for opportunity to serve.

No public comment.

RESOLUTION 26-006

On motion to approve:

ADOPTED: AYES – Andrichak, Kirschbaum, Lavery, Mariano, Tollefson, Mandelman and Gee

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.

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

Public comment:

An unknown caller made uncivil remarks.

RESOLUTION 26-007

On motion to approve:

ADOPTED: AYES – Andrichak, Kirschbaum, Lavery, Mariano, Tollefson, Mandelman and Gee

12. The Portal Update and Monthly Status Report.

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

Chair Gee noted a growing gap between planned and actual spend rates, emphasizing the need to balance project delivery pace with fiscal responsibility and ensure the organization does not overextend resources or move ahead of available funding. In addition to the prior American Public Transportation Association (APTA) peer review and lessons learned efforts, he suggested the Board consider a readiness review to assess organizational preparedness for upcoming major contract awards, including the Progressive Design Build Civil and Tunnel Construction (40CT), referencing Caltrain's electrification readiness review as a model for evaluating preparedness before major system activation. He underscored the significance of delivering the approximately \$8 billion project and the importance of being fully ready to execute a project of this scale.

Director Andrichak supported the suggestion and asked when the last peer review was conducted. Mr. Rodriguez responded that it was likely around 2018–2020. Director Andrichak noted that significant changes have occurred since then and emphasized the importance of ensuring organizational readiness ahead of upcoming progressive design-build and other major contracts.

Chair Gee noted ongoing discussions with ED Van de Water regarding organizational readiness and acknowledged that the agency has evolved significantly since Phase 1 delivery.

Director Kirschbaum added that peer agencies such as Los Angeles (LA) and Seattle, as well as other large-scale public projects, may provide useful models for learning at scale, noting the importance of preparing for the scope of current work.

Chair Gee supported learning from agencies like LA Metro and Metrolink but emphasized the need for a more formal peer review process rather than informal exchanges. He reiterated the value of an APTA peer review to assess readiness and identify risks and opportunities in a structured way. He noted that the TJPA has a smaller staff and fewer resources than larger peers such as Toronto and LA, which creates delivery constraints for major projects. He added a formal review would help ensure the organization is prepared for the next phase of work.

Director Lavery asked whether staff would be attending the North American Tunneling Conference in Anaheim, and he noted it as a valuable opportunity to learn about delivery

methods and engage with contracting authorities. Mr. Rodriguez responded that the TJPA has not traditionally attended but agreed it would be worthwhile considering increased participation and visibility at future industry events.

ED Van de Water noted that strengthening organizational capacity is a key focus for 2026, including adding supplemental staff/consultants in finance, procurement, and project delivery, as well as clarifying delegated authorities and improving internal coordination. He emphasized preparing for progressive design-build delivery through best practices, peer engagement, and building subject matter expertise in areas such as tunneling and construction management. He added that 2026 will focus on pre-construction readiness, with early works such as utility relocation and right-of-way acquisition expected in 2027.

Chair Gee requested to work with staff to develop a scope for an APTA refresh organizational readiness review and bring it back to the Board for approval. He noted the importance of using the current year to prepare for upcoming project phases and acknowledged agreement on the need to proceed.

Public Comment:

Ruhama Tereda representing the North Coast States Carpenters Union and a member of the TJPA CAC, urged the Board to conduct thorough due diligence as it moves forward with soliciting proposals from shortlisted contractors. She emphasized that the project represents a significant public investment with potential to support local employment and apprenticeship. She encouraged the Board to prioritize contractors with strong local workforce connections and apprenticeship programs and raised concerns regarding an out-of-state contractor with no established local ties and ongoing labor disputes with labor organizations. Ms. Tereda stated that the selected contractor should be capable of delivering the project on time and on budget while maximizing benefits to the local economy and workforce.

Jim Patrick inquired about the plan for acquired buildings prior to demolition and expressed concern that leaving them vacant and boarded up for an extended period could create security and community impacts. Mr. Patrick suggested the agency consider interim use strategies, including retaining existing tenants on temporary rental agreements to keep buildings active and support neighborhood stability. He emphasized that maintaining occupancy could help prevent blight and improve safety while long-term project plans are implemented.

Roland Lebrun thanked Mr. Patrick for his comments and referenced past right-of-way acquisitions, noting that in other jurisdictions some acquired properties were reoccupied. He suggested considering interim-use approaches for acquired buildings. He also commented on regional funding, citing LA's Measure M as an example of coordinated investment compared to the fragmentation in the Bay Area. He further suggested reducing reliance on consultants and developing greater in-house delivery capacity through a more centralized regional authority.

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.

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

Public Comment:

Jim Patrick stated that the Board approved \$1.9 million for landscaping under Item 11 and was now considering \$4.8 million for legal services. He questioned the level of spending on legal costs, stating that he would prefer greater investment in physical improvements such as landscaping rather than legal services. He urged the Board to reassess spending priorities and ensure funds are directed toward project delivery and community-facing improvements.

RESOLUTION 26-008

On motion to approve:

ADOPTED: AYES – Andrichak, Kirschbaum, Lavery, Mariano, Tollefson, Mandelman and Gee

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.

Alana Callagy, Project Coordination Manager, presented the item.

Public Comment:

Jim Patrick noted a potential inconsistency regarding 165–171 2nd Street, stating that the property is listed in Item 19 but appears to conflict with the Environmental Impact Report, which identified the building for demolition. He expressed concern that current discussions about underpinning the structure could introduce additional project risk and uncertainty. Mr. Patrick indicated he was surprised by the change and requested clarification on the planned approach for the property.

Roland Lebrun expressed concern that the recent addendums were not clearly presented. He raised broader, long-term implications, particularly regarding platform length, stating that current plans that reference the high-speed rail authority's business plan which proposed reduced, half-length platforms as a cost-saving measure. Mr. Lebrun cautioned that shorter platforms could limit future service capacity and hinder the ability to operate profitable service, potentially conflicting with voter-approved requirements. Mr. Lebrun further emphasized that incorporating reduced platform lengths into the transit terminal design could constrain long-term systems.

RESOLUTION 26-009

On motion to approve:

ADOPTED: AYES – Andrichak, Kirschbaum, Lavery, Mariano, Tollefson, Mandelman 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 items listed for discussion in Closed Session.

CLOSED SESSION

15. Call to Order

Chair Gee called the Closed Session to order at 10:58 a.m.

16. Roll Call

Present: David Ambuehl
Chris Andrichak
Julie Kirschbaum
Charles Lavery
Eileen Mariano
Mark Tollefson
Rafael Mandelman
Jeff Gee

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

RESOLUTION 26-010

On motion to approve:

ADOPTED: AYES – Andrichak, Kirschbaum, Lavery, Mariano, Tollefson, Mandelman and Gee

ADJOURN CLOSED SESSION AND RECONVENE REGULAR MEETING - The Closed Session was adjourned at 11:50 a.m.

20. Announcement of Closed Session.

Secretary Gonzales announced as to Item 17, Conference with Labor Negotiators relating to the Executive Director, direction given to the agency's designated representatives; as to Item 18, Conference with Real Property Negotiators regarding the parcels commonly known as Parcel F, direction given on price and terms of payment for TJPA's conveyance of property interests in Parcel F; and, as to Item 19, Conference with Real Property Negotiators regarding six parcels as specified on the agenda, the Board unanimously adopted a resolution relating to price and terms of payment for the parcels.

ADJOURN – Chair Gee adjourned the meeting at 11:52 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.