

**TRANSBAY JOINT POWERS AUTHORITY
CITIZENS ADVISORY COMMITTEE**

MINUTES

Tuesday, May 12, 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

Executive Director
Adam Van de Water

Martin Munoz
Anthony Nachor
Natasha Paterson
Eric Schatmeier

Staff Liaison
Lily Madjus Wu

Alyssa Sherman
Ruhama Tereda
Jocelyn Thompson
Nadia Woodmansee

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=m9b4b9685afda24c6303993466fce7f7c>

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: 2559 572 5928 ##

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 5:33 p.m.

Members Present: Paul Bendix (*left middle of Item 7*), Brian Larkin, Martin Munoz (*left end of Item 9*), Anthony Nachor, Natasha Paterson, Eric Schatmeier, Alyssa Sherman, Ruhama Tereda, Jocelyn Thompson and Brian Shaw.

Members Absent: Henry Karnilowicz, Pedro Mendez, Eric Mo and Nadia Woodmansee.

2. Staff Report (10 minutes)

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

3. Approval of Meeting Minutes: March 10, 2026

Secretary Larrick noted that there was a revision to the draft after the document was posted. The revised version had been sent to all members and posted on the TJPA website the morning of May 12, 2026. Secretary Larrick explained Item 8's regular list of Future Agenda Requests was missing in the original draft and restored in the revision posted and for member approval.

No public comment was received. Member Thompson moved to approve the revised minutes, and Chair Larkin seconded the motion. The motion was approved by a majority voice vote. Members Schatmeier and Sherman 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 TJPA consider redesigning the Grand Hall to make it a more lively and synergistic space, engaging a new real estate broker to better fill the open rental units, and work with San Francisco City Planning Department to support tenant improvements.

6. State Legislative Update (15 minutes)

Niccolo De Luca, Vice President/Chief Advocacy Officer of Townsend Public Affairs, presented the item.

7. The Portal Update and Monthly Status Reports for March 2026 and April 2026 (15 minutes)

Alfonso Rodriguez, The Portal Project Director, presented the item with support from Executive Director Van de Water and Ms. Madjus Wu.

Public Comment:

Roland Lebrun shared status on state transportation funding and the state budget, along with a report on the Governor's actions with California High Speed Rail Authority leadership.

8. Presentation of Draft 5-Year Capital Improvement Plan (10 minutes)

Shima Mirzaei, Chief Financial Officer, presented the item.

9. Presentation of the Draft Fiscal Year (FY) 2026-27 Budgets, including the Operating Budget of \$29,175,000; the Capital Budget for The Portal, Tenant Improvements, and the Capital Improvement Plan totaling \$120,628,000; and the Debt Service Budget of \$26,448,212. (20 minutes)

Ms. Mirzaei presented the item.

10. Election of Chair and Vice Chair

Member Thompson nominated Brian Larkin as Chair. Member Larkin accepted the nomination. There were no other nominations or members of the public wishing to comment. A motion to approve Brian Larkin as Chair was made by Member Thompson and Member Shaw seconded; it was approved by a unanimous voice vote of members in attendance.

Member Larkin nominated Brian Shaw as Vice Chair. Member Shaw accepted the nomination. There were no other nominations or members of the public wishing to comment. A motion to approve Brian Shaw as Vice Chair was made by Member Larkin and Member Nachor seconded; it was approved by a unanimous voice vote of members in attendance.

11. Public Comment

None.

12. CAC Member Comments & Future Agenda Requests

No new requests.

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.

13. Adjourn

Chair Larkin adjourned the meeting at 7:15 p.m.

DRAFT

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.