



**TRANSBAY JOINT POWERS AUTHORITY  
BOARD OF DIRECTORS**

**MINUTES**

Thursday, May 14, 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 9:35 a.m.

### 2. Roll Call

Present: Chris Andrichak

Julie Kirschbaum (*arrived at end of Item 8*)

Charles Lavery

Eileen Mariano

Mark Tollefson (*arrived at beginning of Item 5*)

Jeff Gee

Secretary Gonzales noted that quorum was not achieved at this time, however, staff would begin with informational items while the other Directors were in route.

Absent: David Ambuehl

Rafael Mandelman

### 3. Communications

Secretary Gonzales provided instructions on the Public Call-in/Comment process.

### 4. Board of Director's New and Old Business

None.

### 5. Executive Director's Report

- Project Labor Agreement (PLA) Quarterly Update
- Security Quarterly Update
- Facility Operations Quarterly Update
- State Legislative Update

Secretary Gonzales announced that Director Tollefson arrived at the top of Item 5 and quorum was achieved.

Executive Director (ED) Van de Water presented the ED Report and provided the PLA Update.

Rodney Harris, Chief Security Officer, presented the Security Quarterly Update.

R.E. Walsh, Facility Director, presented the Facility Operations Quarterly Update.

Niccolo De Luca, Townsend Public Affairs Vice President, presented the State Legislative Update.

## 6. Citizens Advisory Committee (CAC) Update

Brian Larkin, CAC Chair, presented the update.

## 7. 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.

Jim Patrick expressed concerns regarding the alignment selection processes for both the California High-Speed Rail project and the Downtown Rail Extension/The Portal project, stating that alternative routes may have offered significant cost savings but were not fully evaluated. He suggested that environmental review processes place insufficient emphasis on cost analysis and project risk assessment and encouraged the Board to consider reforms that prioritize evaluation of cost-effective alternatives before project approvals are granted.

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

### CONSENT CALENDAR

8. 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.

(8.1) Approving the Minutes of the March 12, 2026 meeting.

(8.2) Approving the Operating Agreement Template forms dated May 1, 2026, Implementing Agency Resolutions of Project Compliance for the allocation of Regional Measure 2 funds in the amount of \$9,186,125 and Regional Measure 3 Funds in the amount of \$4,326,844, and the required Certification of Assurances.

RESOLUTION 26-011

RESOLUTION 26-012

(8.3) Authorizing the Executive Director to execute Amendment No. 01 to the Professional Services Agreement with Seifel Consulting, Inc. for real estate economics services, exercising an option to extend the term for an additional two years through May 12, 2028, and increasing the total compensation by \$120,000 for a revised not-to-exceed amount of \$620,000.

RESOLUTION 26-013

(8.4) Authorizing the Executive Director to execute a professional services agreement with Bosch Building Technologies for Physical Security Systems Maintenance services for a three-year term, with the option to extend the term up to two additional one-year terms, and an amount not to exceed \$304,272.

#### RESOLUTION 26-014

No public comment.

On motion to approve the Consent Calendar:

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

#### REGULAR CALENDAR

9. Approving the recommended applicant to serve as a member of the TJPA Citizens Advisory Committee to fill the vacant San Francisco Based Public Transit Advocate seat.

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

Rohit Sarathy introduced himself and noted his experience serving as the San Francisco representative on the Peninsula Corridor Joint Powers Board’s Citizens Advisory Committee. He conveyed his interest to serve on the TJPA’s CAC and stated that he would focus on the needs and concerns of multimodal riders and the Transit Center’s role as a regional transit hub.

No public comment.

#### RESOLUTION 26-015

On motion to approve:

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

10. Approving an amendment to the Employment Agreement with Executive Director Adam Van de Water to increase compensation by 3% effective May 1, 2026.

Chair Gee presented the item.

Director Andrichak motioned to amend the Employment Agreement to increase compensation by 3% effective May 1, 2026. Director Kirschbaum seconded the motion.

Deborah Miller, TJPA Legal Counsel, reported that Government Code section 54953(c)(3) specifies that “Prior to taking final action, the legislative body shall orally report a summary of a recommendation for a final action on the salar[y]...of a local agency executive...during the open meeting in which the final action is to be taken.

In accordance with this requirement, she made the following oral report on behalf of the TJPA Board: A 3% increase in the Executive Director's current annual salary equates to \$391,268.80 per year.

No public comment.

MOTION 26-001: Approve an amendment to the Employment Agreement with Executive Director Adam Van de Water to increase compensation by 3% effective May 1, 2026.

On motion to approve:

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

#### 11. Presentation of Draft 5-Year Capital Improvement Plan (CIP).

Chief Financial Officer (CFO) Shima Mirzaei presented the item.

Director Lavery requested clarification on increases in facilities expenditures in FY 2028-29 and FY 2030-31. CFO Mirzaei explained the FY 2028-29 increase is due to a five-year electrical shutdown program, and the FY 2030-31 increase reflects a broader asset renewal cycle and facility maintenance needs identified in the five-year plan. She also noted the wayfinding project is in active procurement and expected to advance within the next year.

Chair Gee inquired about the tracking of deferred maintenance and expressed concern about the potential accumulation of maintenance backlogs over time. CFO Mirzaei responded that the Capital Improvement Plan (CIP) is guided by a comprehensive asset management plan and that many deferred projects reflect scheduling and procurement timing rather than unmet maintenance needs. Chair Gee also requested that future CIP updates include information on deferred maintenance levels.

No public comment.

#### 12. Presentation of and Public Hearing for 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.

CFO Mirzaei presented the item.

Director Andrichak thanked staff for the effort involved in preparing the CIP and inquired about reimbursement revenues and naming rights revenue. CFO Mirzaei explained that Regional Measure 2 supplemental funding has been renewed through FY 2027-28 and that discussions with the Metropolitan Transportation Commission (MTC) will continue regarding a long-term funding commitment. She also noted that the naming rights agreement is a 25-year contract currently in its tenth year, with annual revenue increasing by 3 percent and an option for renewal at the end of the term.

Chair Gee thanked the transit operators, AC Transit and San Francisco Municipal Transportation Agency, for their ongoing support and emphasized the importance of TJPA staff beginning discussions with MTC well in advance of the FY 2027-28 expiration of Regional Measure 2 supplemental funding. He noted the significance of the approximately \$9 million allocation and stressed the need for early advocacy efforts. CFO Mirzaei responded affirmatively and highlighted the importance of support from the transit operator partners in securing a stable long-term funding commitment from MTC.

**Public Comment:**

Jim Patrick commented on the cost of elevator and escalator maintenance, expressing concern regarding high labor rates and contractor overhead associated with elevator service contracts. He characterized the market as effectively monopolistic and urged TJPA to pursue a competitive procurement process to reduce costs, with a focus on lowering contractor overhead rather than labor compensation. He noted that prior efforts had successfully reduced contract costs and encouraged continued scrutiny of future elevator and escalator maintenance agreements.

13. The Portal Update and Monthly Status Reports for March 2026 and April 2026.

ED Van de Water presented the item.

No public comment.

ADJOURN – Chair Gee adjourned the meeting at 10:52 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](http://www.sfethics.org).