TRANSBAY JOINT POWERS AUTHORITY
Board of Directors

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BOARD OF DIRECTORS

MINUTES

Thursday, July 9, 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

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 9:32 a.m. and Secretary Gonzales stated that she would have Management Assistant Albert Fierro call the agenda.

2. Roll Call

Management Assistant Fierro stated that Director Andrichak was absent and thanked Alternate Director Walsh for sitting in as the AC Transit representative.

Present: Julie Kirschbaum *(arrived during Item 5)*
Charles Lavery
Eileen Mariano
Mark Tollefson
Jean Walsh
Rafael Mandelman *(arrived during Item 5)*
Jeff Gee

Absent: Chris Andrichak

3. Communications

Management Assistant Fierro provided instructions on the Public Call-in/Comment process and noted that the August TJPA Board meeting would be cancelled and an official notice would be distributed shortly.

4. Board of Director's New and Old Business

None.

5. Executive Director's Report
   - Project Labor Agreement (PLA) Quarterly Update

Executive Director (ED) Van de Water presented the ED Report, provided the PLA Update and asked Chief of Staff (COS) Nila Gonzales to provide an update on the Summer Internship program.

COS Gonzales announced the return of the TJPA summer internship program for the first time since it was suspended during the COVID-19 pandemic. Through the Mayor's Office, the San Francisco Human Rights Commission, and the Japanese Community Youth Council, TJPA hosted three interns through the Opportunities for All program. Two of them, Archer Kwan and Joseph Flores, spoke at the meeting; the third, Carmen Zhu, was unable to attend due to a prior commitment and submitted a statement for the record. COS Gonzales also noted that Elliot Briggs, an intern participating through Hollins Consulting, a subcontractor to AECOM, was unable to attend but shared his enthusiasm for the internship.

Public Comment:
Jim Patrick expressed concern with the Project Labor Agreement, stating that standardized wages could increase project costs and advocated for lower labor costs to reduce overall project expenses.

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 suggested that the Executive Director conduct quarterly inspections of the Transit Center to identify maintenance issues, improve oversight, and ensure the facility remains well maintained.

Roland Lebrun expressed concern about the lack of coordination among agencies overseeing regional rail projects, stating that a more unified approach is needed. He advocated for a public-private partnership to deliver an integrated rail system from Emeryville to Gilroy, including the next Transbay crossing.

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 June 11, 2026 meeting.

(8.2) Authorizing the Executive Director to execute an eighth amendment to the lease agreement with Transbay Fitness (dba Fitness SF Transbay) for commercial/retail space on the second floor of the Transit Center (Suites 208 and 212).

RESOLUTION 26-021

(8.3) Authorizing the Executive Director to execute a sixth amendment to the lease agreement with Venga, Inc. (dba Venga Empanadas) for commercial/retail space on the first floor of the Transit Center (Suite 123).

RESOLUTION 26-022

(8.4) Authorizing the Executive Director to execute an eighth amendment to the agreement for Park Programming and Management services with Biederman Redevelopment Ventures for compensation of up to $325,000 through November 30, 2026, to maintain continuity of services while a new procurement process is completed.

RESOLUTION 26-023

No public comment.

On motion to approve the Consent Calendar:

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

REGULAR CALENDAR

9. Authorizing the Executive Director to execute the first amendment to the agreement for Janitorial Services with ABM Industry Groups, LLC, increasing the maximum compensation under the Service Contract by $515,000 through September 30, 2026, to maintain continuity of janitorial services while a new procurement process is completed.

R.E. Walsh, Facility Director, was available for questions.

No public comment.

RESOLUTION 26-024

On motion to approve:

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

10. Authorizing the Executive Director to execute an agreement with Oracle America, Inc., utilizing the Utah NASPO ValuePoint Master Agreement # AR2487, and the Participating Addendum to the Master Agreement, for the purchase of Oracle NetSuite for Government Cloud Service in an amount not to exceed $788,130.81 over the five-year base term and three option years.

Shima Mirzaei, Chief Financial Officer, presented the item.

Public Comment:
Jim Patrick stated that the proposed cost was excessively high and recommended that staff seek a more competitive price before returning to the Board.

RESOLUTION 26-025

On motion to approve:

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

11. The Portal Update and Monthly Status Report for June 2026.

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

Vice Chair Mandelman inquired about the status of the National Environmental Policy Act (NEPA) re-evaluation. Mr. Rodriguez reported that three scope changes had reduced construction costs by approximately $550 million. The Board approved the California Environmental Quality Act evaluation, and Federal Transit Administration (FTA) approval of the NEPA re-evaluation remains pending, with a typical re-evaluation review period taking approximately six months.

ED Van de Water provided an update on the $750 million Transit and Intercity Rail Capital Program (TIRCP) application for The Portal, noting that approximately $100 million would support pre-construction activities, including utility relocation, right-of-way acquisition, design, project management, and procurement, advancing the project toward an FTA Full Funding Grant Agreement and heavy civil construction.

Chair Gee discussed efforts to restore Tier 3 funding through a legislative trailer bill for TIRCP, Low Carbon Transit Operations Program, and Affordable Housing and Sustainable Communities, which Senator Laird's Senate Bill 116 would fully restore. Vice Chair Mandelman noted the funding source and amount remained undetermined, with the Legislature expected to act by the August 31 session deadline. ED Van de Water confirmed TJPA would continue advocating for restoration and coordinating with transit partners.

No public comment.

12. Election of the Chair and Vice Chair pursuant to the TJPA Joint Powers Agreement.

Director Mandelman nominated Director Gee as Chair of the TJPA. Director Kirschbaum seconded the nomination.

No public comment.

On motion to elect Director Gee as Chair:

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

The motion to elect Director Gee as Chair passed.

Director Gee nominated Director Mandelman as Vice Chair of the TJPA. Director Mariano seconded the nomination.

On motion to elect Director Mandelman as Vice Chair:

On motion to approve:

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

The motion to elect Director Mandelman as Vice Chair passed.

ADJOURN – Chair Gee adjourned the meeting at 10:31 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.