TRANSBAY JOINT POWERS AUTHORITY
Board of Directors

TRANSBAY JOINT POWERS AUTHORITY
BOARD OF DIRECTORS

MINUTES

Thursday, October 8, 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
Paul Kincaid
Julie Kirschbaum
Charley Lavery
Eileen Mariano
Mark Tollefson
Doanh Nguyen *(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. and Secretary Gonzales stated that she would have Management Assistant Albert Fierro call the agenda.

2. Roll Call

Present: Paul Kincaid
Julie Kirschbaum
Eileen Mariano
Mark Tollefson (*arrived during item 5*)
Rafael Mandelman
Jeff Gee

Absent: Charles Lavery
Doanh Nguyen

3. Communications

Management Assistant Fierro provided instructions on the Public Call-in/Comment process and announced that the November meeting would be held in a different hearing room.

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 and provided the PLA update.

Public comment:
Jim Patrick reiterated his concerns on the PLA. He questioned how appropriate wage rates would be determined for tunnel workers in different geographic locations, such as San Francisco, Montana and Dubai. He stated that the issue had not been addressed and cautioned that it could lead to further dispute.

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.

None.

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

REGULAR CALENDAR

8. Approving the Minutes of the September 10, 2026 meeting.

No public comment.

On motion to approve:

ADOPTED: AYES – Kinkaid, Kirschbaum, Mariano, Tollefson, Mandelman and Gee

9. Approving the recommended applicant to serve as a member of the TJPA Citizens Advisory Committee to fill the vacant Daily AC Transit Transbay Rider into San Francisco seat.

Nila Gonzales, Chief of Staff, presented the item.

Christopher Blelloch thanked TJPA staff for their professionalism and noted that digital signage on the bus deck had been effective in reaching candidates. As a longtime AC Transit rider and daily East Bay commuter, he reflected on the transformation from the temporary terminal to the current facility. He expressed enthusiasm for the nomination and hope that The Portal project would have a similarly transformative impact.

No public comment.

RESOLUTION 26-032

On motion to approve:

ADOPTED: AYES – Kinkaid, Kirschbaum, Mariano, Tollefson, Mandelman and Gee

10. Authorizing the Executive Director to execute a second amendment to the agreement for building engineering services with George S. Hall, Inc. for compensation of up to $1,015,000 through January 31, 2027, to maintain continuity of services while a new competitive procurement process is completed.

Edmond Sum, Chief Engineer, was available for questions.

No public comment.

RESOLUTION 26-033

On motion to approve:

ADOPTED: AYES – Kinkaid, Kirschbaum, Mariano, Tollefson, Mandelman and Gee

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

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

Director Kincaid asked whether proposed changes to federal Capital Investment Grants (CIG) policy could materially affect The Portal's capital plan. Mr. Rodriguez reported that the project has secured its maximum grant award, which remains contingent on continued compliance with program requirements.

ED Van de Water stated that the proposed changes to the CIG evaluation criteria could disproportionately affect large urban projects by placing greater emphasis on cost effectiveness and reweighting the evaluation categories. He added that the proposed guidelines could also weaken grandfathering provisions, making it easier to remove projects that fall short of progress expectations. He noted that TJPA is monitoring the proposed changes and preparing formal comments ahead of the November 16 deadline.

Public comment:
Jim Patrick referenced page 21 of Mr. Rodriguez's report regarding the property at 165–171 Second Street and questioned the proposed approach to underpinning and reselling the property. He recommended acquiring and demolishing the building to create a larger parcel, which could provide greater opportunities for tax increment financing and future revenue. Mr. Patrick expressed concern that underpinning costs could exceed the property's value and recommended reconsidering the proposed approach.

RECESS REGULAR MEETING AND CONVENE CLOSED SESSION

Public comment:
Jim Patrick asked about the status and valuation of the air rights associated with the proposed acquisition of Parcel F, particularly those above the vents. He noted that the deal had previously fallen through but appeared to be moving forward again and requested clarification on whether the air rights were included in the purchase price.

CLOSED SESSION

12. Call to Order

Chair Gee called the Closed Session to order at 10:00 a.m.

13. Roll Call

Present: Paul Kincaid

Julie Kirschbaum
Eileen Mariano
Mark Tollefson
Rafael Mandelman
Jeff Gee

Absent: Doanh Nguyen
Charley Lavery

14. 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

ADJOURN CLOSED SESSION AND RECONVENE REGULAR MEETING – The Closed Session was adjourned at 10:33 a.m.

15. Announcement of Closed Session.

Deborah Miller, TJPA General Counsel, announced that there was nothing to report.

ADJOURN – Chair Gee adjourned the meeting at 10:35 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.