



August 21, 2003

TRANSBAY JOINT POWERS AUTHORITY BOARD OF DIRECTORS

MINUTES

Thursday, August 21, 2003
1 Carlton B. Goodlett Place, Room 416
San Francisco, CA

REGULAR MEETING

9:00 a.m.

BOARD OF DIRECTORS

Michael Nevin, Chair
Greg Harper, Vice Chair
Michael T. Burns
Chris Daly
Celia Kupersmith

Executive Director
Maria Ayerdi

Secretary
Roberta Boomer

1 Dr. Carlton B. Goodlett Place, Room 448
c/o Mayor's Office of Economic Development
San Francisco, California 94102
415-554-6896
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9:00 - REGULAR MEETING

ORDER OF BUSINESS

1. Call to Order

Chairman Nevin called the meeting to order at 9:06 a.m.

2. Roll Call



Present: Michael T. Burns
Tony Hall (Alternate for Chris Daly)
Greg Harper
Denis Mulligan (Alternate for Celia Kupersmith)
Mike Nevin

3. Communications

None.

4. Board of Director's New and Old Business

Director Harper asked about the TJPA's involvement in San Mateo County's discussion of a half-cent sales tax. Nancy Whelan, Nancy Whelan Consulting, has had conversations with the county, specifically about including the Transbay Terminal Project in the list of projects to receive funds if the sales tax is passed. She will continue to pursue this matter.

Director Ayerdi noted that she has been working with the operations division at AC Transit about the possibility of sharing space on the TBT bus deck with SamTrans. AC has expressed interest in this idea, which could be a win-win situation for everyone.

5. Executive Director's Report

Executive Director Ayerdi welcomed Celia Kupersmith and Denis Mulligan from the Golden Gate Bridge District as members of the Authority Board. Celia and Denis were appointed by Mayor Brown to represent the City and County of San Francisco on the TJPA.

Ms. Ayerdi reviewed the status of the project's budget and will bring a detailed budget for FY04 and FY05 to the board for future discussion. She noted that the Governor has signed Assembly Bill 812, which allows the Terminal to be rebuilt and establishes a 35% housing affordability requirement, into law. Senate Bill 916 is expected to pass easily through the legislature and will be presented to Bay Area voters in March 2004. Included in the expenditure plan is \$150 million for the project.

6. Public Comment

Chris DeCenzo is a property owner who has a building that is set to be demolished. He is concerned that the amount of money set aside to purchase properties such as his seems low given current property values in the area. He hopes the final document will include adequate funding for properties affected by this project.

Patrick Banks is with a company that owns two properties in the area. He is concerned about the number of buildings that will be demolished in the Second and Howard Historic District.

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

CONSENT CALENDAR

7. 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.

(7.1) Approving the Minutes of the May 30, 2003 special meeting.

On motion to approve the Consent Calendar:

ADOPTED: AYES – Burns, Hall, Harper, Nevin and Mulligan

REGULAR CALENDAR

8. Presentation by the San Francisco Redevelopment Agency on the draft vision document for the design for development in the Transbay area.

Mike Grisso, lead planner at the Redevelopment Agency and Ellen Liu of Skidmore, Owens & Merrill presented the draft vision and design for development of the Transbay Terminal Redevelopment Project. The objectives are to create a livable downtown neighborhood, which is a gateway to San Francisco; promote transit-oriented development; address the city's housing shortage; and create a state of the art multi-modal transit facility that is in harmony with the neighborhood. The project will need to strike a balance between density and live-ability. The recommended plan includes 3200 units of housing, 35% of which will be affordable.

Director Harper asked about the zoning issues related to the project and the connection with BART. Mr. Grisso noted that this vision is the first step in a process that will result in changes to the planning code. Most of the development that is being discussed is on publicly owned parcels. With respect to the connection with BART, the land north of Mission Street isn't in the redevelopment area so while there are pedestrian improvements that could be made, the Redevelopment Agency is limited in what they can do.

Director Burns expressed concern that future changes to the project stay within the parameters of the environmental documents so there are no problems as this project progresses.

No public comment.

9. Approving the Exclusive Authorization with BT Commercial to select property and negotiate for its lease or sublease for office space at no cost.

Executive Director Ayerdi noted that she would bring procurement policies and procedures to the Board for approval at the next meeting. Until such policies are in place, all matters related to contracts and expenditure of funds will be presented to the Authority for approval.

Greg Hilton, BT commercial, has been discussing acquisition of office space and a five-year rental agreement with the Executive Director and noted that the economic climate is favorable right now.

Ms. Ayerdi stated that counsel has reviewed the agreement already signed by BT commercial and the TJPA will incur no cost for BT's services.

Director Harper asked staff to include language in the contract regarding disclosure of any potential conflict of interest regarding their commission fees. He clarified that the commission would be on a per square foot basis. Mr. Hilton noted that he is fine with the language and that their commission schedule is not impacted by the rent the TJPA will pay.

No public comment.

RESOLUTION 03-005

On motion to approve as amended:

ADOPTED: AYES – Burns, Hall, Harper, Nevin and Mulligan

10. Approving the issuance of a Request for Proposals for Project Financial Analysis, Management, Monitoring and Grant Administration Services, authorizing the Executive Director to select a committee to review the proposals submitted with the top ranked consultant to be recommended to the Board of Directors for approval.

No public comment.

Director Harper asked that the contract stipulate that the TJPA Board of Directors would approve any future renewal of the contract. He also asked that when staff returns for approval of the contract award that the staff report includes a comparison of the top three proposals.

RESOLUTION 03-006

On motion to approve as amended:

ADOPTED: AYES – Burns, Hall, Harper, Nevin and Mulligan



11. Authorizing Counsel to negotiate a contract with Maria Ayerdi for the position of Executive Director of the Transbay Joint Powers Authority.

Chairman Nevin noted that Ms. Ayerdi has served as executive director since the TJPA was formed. She has proven that she can do the job and she has the institutional knowledge about the project. It's time for the TJPA to pay her directly. The Chairman wholeheartedly supports this action.

PUBLIC COMMENT:

Bruce Jenkins, TRAK, enthusiastically supports Maria for this position.

Norm Rolfe, SF Tomorrow, concurs with the previous speakers and is supportive of Maria for the position of executive director.

Director Hall noted that one of the rarest things that government can do is to find people of talent and once you find them, it's important to keep them. As a member of the Board of Supervisors, Director Hall wholeheartedly supports reaching an agreement that is to Ms. Ayerdi's satisfaction as it is hard to find people who can move a venue such as this through today's political process.

RESOLUTION 03-007

On motion to approve:

ADOPTED: AYES – Burns, Hall, Harper, Nevin and Mulligan

ADJOURN – The meeting was adjourned at 10:02 a.m.

A tape of the meeting is on file in the office of the Secretary to the Transbay Joint Powers Authority Board of Directors

Roberta Boomer
Board Secretary