



TRANSBAY JOINT POWERS AUTHORITY BOARD OF DIRECTORS

MINUTES

Thursday, January 20, 2005
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

Executive Director
Maria Ayerdi

Secretary
Roberta Boomer

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ACCESSIBLE MEETING POLICY

The Transbay Joint Powers Authority meeting will be held in Room 416, at 1 Dr. Carlton B. Goodlett Place, San Francisco, CA. The closest accessible BART station is the Civic Center Station at United Nations Plaza and Market Street. Accessible MUNI lines serving this location are: Muni Metro Lines J-Church, K-Ingleside, L-Taraval, M-Oceanview, and N-Judah at Van Ness and Civic Center Stations; F-line; 42-Van Ness; 47-Van Ness; 49-Mission-Van Ness; 5-Fulton; 21-Hayes; 9-San Bruno; and 71-Haight Noriega. For information about MUNI accessible services call 923-6142.

The meeting room is wheelchair accessible. Accessible curbside parking spaces have been designated on the Van Ness Avenue and McAllister Street perimeters of City Hall for mobility impaired persons. There is accessible parking available within the Civic Center Underground Parking Garage at the corner of McAllister and Polk Streets, and within the Performing Arts Parking Garage at Grove and Franklin Streets.

If you require the use of an American sign language interpreter, a sound enhancement system, or a reader during the meeting, such person or system can be made available upon request; please contact Roberta Boomer at (415) 554-6896, at least 72 hours prior to the meeting. Late requests will be honored if possible. Calendars and minutes of the meeting may be available in alternative formats; please contact Roberta Boomer at (415) 554-6896 at least 72 hours in advance of need. Written reports or background materials for calendar items are available for public inspection and copying at 401 Van Ness Ave. #334 during regular business hours.

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The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices.

9:00 - REGULAR MEETING

ORDER OF BUSINESS

1. Call to Order

Chairman Nevin called the meeting to order at 9:00 a.m.

2. Roll Call

Present: Michael Burns
Chris Daly
Greg Harper
Mike Nevin

3. Communications

None.

4. Board of Director's New and Old Business

Director Harper announced that he had recently been appointed Secretary of the Transportation Research Board. TRB is interested in what the TJPA is doing and how they can help us. Exec. Director Ayerdi stated the TJPA had presented the TBT program to TRB and would be happy to update them on the plan.

5. Executive Director's Report

Exec. Director Ayerdi introduced Heather Barber who is joining the TJPA as the Government and Media Affairs Director.

Staff reissued the Legal RFP. Responses are due February 14. Staff received six responses to the Public Relations RFP and is currently evaluating the proposals. On December 20th, "Notice to Proceed" was issued to URS. "Notice to Proceed" is expected to be issued to Parsons in February.

Liz Wiecha, Deputy Director and Chief Engineer reviewed the work plan, activities and deliverables for 2005 on a quarter-by-quarter basis. She clarified that all work was funded under commitments made by the Transportation Authority and MTC.

Director Harper commented that this project is worthy of a world-class architect and asked staff to discuss when and how an architect would be brought on board. Ms. Wiecha stated that an RFP for an Architectural & Engineering firm was expected to be released mid-year. Staff is

currently working with funding agencies to secure additional funding. Staff is also focused on determining the selection process that will be used and providing better definition of the technical requirements for the project. Director Ayerdi stated that staff hopes to have a contract in place by early 2006.

Emilio Cruz, URS Program manager, stated that they do not intend to engineer a building and then have an architect put a skin on it. They do want the architect to consider the operational needs of the building including flow capacity, platform size and the needs of the operators using the building. Setting vertical and horizontal parameters early helped the Hong Kong International Airport save a lot of money.

6. Public Comment

Richard Mylnarik commented that the United States has a tremendous opportunity to create something functional and beautiful. He trusts that things will be worked out.

Joyce Roy stated that the architect was being given the “what” and not the “how”. All the nitty-gritty information is important to give to the designer. She is not fearful that the way that staff is proceeding won’t result in a great piece of architecture.

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 December 16, 2004 meeting.

No public comment.

On motion to approve the Consent Calendar:

ADOPTED: AYES – Burns, Daly, Harper and Nevin

REGULAR CALENDAR

8. Presentation of the Transbay Redevelopment Project Plan by the San Francisco

Redevelopment Agency.

Mike Grisso, Manager of the Transbay Redevelopment Project Plan, Redevelopment Agency presented the project plan.

No public comment.

9. Authorizing the Executive Director to execute the Transbay Redevelopment Project Implementation Agreement between the Authority, the City and County of San Francisco and the San Francisco Redevelopment Agency as filed with the Secretary or in substantially similar form, setting forth an agreement to cooperate in implementation of the Transbay Redevelopment Plan and to pay certain Redevelopment Agency costs and fees, subject to specified conditions.

Exec. Director Ayerdi asked that Items 9, 10 and 11 be called together because of their inter-relationship.

John Cooper, Deputy City Attorney, provided an overview and context for the agreements. Under the Cooperative Agreement, tax increment from the sale of the parcels goes to TJPA. The Redevelopment Agency wasn't a party to that agreement and needs to be included. These agreements bind the agencies, provide a process for the transfer of the parcels and will assist the Redevelopment Agency in getting their projects off the ground in order to generate income for the Terminal project. Mr. Cooper noted that the City was being removed from the Implementation Agreement making it a two-party agreement between the TJPA and the Redevelopment Agency.

Mike Grisso added that the statutory housing set-asides would be spent within the redevelopment area as called for in the plan.

No public comment.

RESOLUTION 05-001

On motion to approve:

ADOPTED: AYES – Burns, Daly, Harper and Nevin

10. Authorizing the Executive Director to execute the Transbay Redevelopment Project Tax Increment Allocation and Sales Proceeds Pledge Agreement between the Authority, the City and County of San Francisco and the San Francisco Redevelopment Agency as filed with the Secretary or in substantially similar form, pledging tax increment under the Transbay Redevelopment Plan and gross sales proceeds of former State-owned parcels to the Authority's account to finance development of the Transbay Terminal Project.



No public comment.

RESOLUTION 05-002

On motion to approve:

ADOPTED: AYES – Burns, Daly, Harper and Nevin

11. Authorizing the Executive Director to execute the Option Agreement for the Purchase and Sale of Real Property between the Authority, the City and County of San Francisco, and the Redevelopment Agency, as filed with the Secretary or in substantially similar form, granting the Redevelopment Agency options on 25 parcels of former State Route 480 property in the Transbay Redevelopment Area roughly bounded by Mission, Second, Harrison and Main Streets and designated by letter on the attached Exhibit Map.

No public comment.

RESOLUTION 05-003

On motion to approve:

ADOPTED: AYES – Burns, Daly, Harper and Nevin

ADJOURN - The meeting was adjourned at 10:05 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

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