



TRANSBAY JOINT POWERS AUTHORITY

**TRANSBAY JOINT POWERS AUTHORITY
CITIZENS ADVISORY COMMITTEE**

MEETING MINUTES

Tuesday, July 8, 2014

TJPA Offices
201 Mission Street, Suite 2100
San Francisco, CA

5:30 p.m. to 7:30 p.m.

CITIZENS ADVISORY COMMITTEE

Ted Olsson, Chair
Bruce Agid, Vice-Chair

Keysha Bailey
Helen Han
Sandra Padilla
Joseph Scott
Marla Wilson

Gilbert De Anda
Jessica Lorenz
Nathan Rapp
Pascale Soumoy

Mark Garcia
D'Arcy Myjer
Patty-Jo Rutland
Patrick Valentino

Executive Director
Maria Ayerdi-Kaplan

Staff Liaison
Scott Boule

CAC Secretary
Margie Cleland

1. Call to Order

Chair Olsson called the meeting to order at 5:38 p.m.

Members Present: Chair Ted Olsson, Vice-Chair Bruce Agid, Gilbert De Anda, Mark Garcia, Helen Han, D'Arcy Myjer, and Patrick Valentino

Members Arriving After Meeting Started: Keysha Bailey and Sandra Padilla

Members Absent: Jessica Lorenz, Nathan Rapp, Patty-Jo Rutland, Joseph Scott, Pascale Soumoy and Marla Wilson

2. Approval of Minutes of June 10, 2014

Due to the lack of a quorum, Item #2 was delayed until after the Staff Report and Construction Update were given when a quorum was achieved.

3. Staff Report

Scott Boule, TJPA Staff Liaison, presented the Staff Report. A TJPA CAC member construction site tour is scheduled for Friday, August 1, 2014 at 2:00 PM. The group is to assemble at the TJPA office. A request for attendance confirmation and distribution of tour safety information will be sent to CAC members prior to August 1st. Scott provided an update on the status of the Mello Roos Community Facilities District (CFD) formation legislation that is currently moving through the Board of Supervisors. The CFD is a special property tax in the Transit Center District Plan area that will provide substantial funding for the Transbay Program. TJPA is requesting that CAC members attend the September 2nd protest hearing on the CFD to express their support for the project and the CFD. Patrick Valentino requested a reminder be sent in advance of the meeting and Mr. Boule agreed. Scott also reported that the Mayor's office has committed to working with TJPA to provide the resources necessary to ensure that City Park on top of the Transit Center opens concurrently with the Transit Center in late 2017. Mr. Boule announced that Mike Grisso with the City of San Francisco Office of Community Investment & Infrastructure (OCII) has accepted a position with Kilroy Realty. His last day at OCII is Friday, July 11, 2014. Mr. Grisso has been instrumental in TJPA's success, a great ally, presented to the TJPA CAC numerous times, and will be missed. Courtney Pash who works with Mr. Grisso will continue at OCII and will be presenting or reporting to the CAC in the future.

Vice-Chair Agid commented that District 6 desperately needs open space and he is glad to hear of the Mayor's involvement in identifying additional funding for City Park. He also asked if Phase 1 mitigation measures were approved by the TJPA Board of Directors. TJPA Senior Program Manager Mark Zabaneh responded that a presentation on mitigation measures was provided to Board members to inform them on how staff proposes to deal with recent bids. A member of the public, Jamie Whitaker, commented on the rapid growth of the South of Market area, its financial contribution to the City, that it has limited open space, and the importance of City Park to the area. Chair Olsson asked that the CAC be updated once additional funding needed for the park has been identified.

4. Construction Update

Steve Rule, Turner Construction Company, presented the Construction Update. A member of the public, Roland Le Brun, asked for clarification regarding the timing of certain activities. Mr. Le Brun asked if that work needed to be done now and Mr. Rule replied that logistically it does need to be done now.

5. Approval of Minutes of June 10, 2014

Chair Olsson asked if there were any comments or corrections to the June 10, 2014 Minutes and there were none. A motion to approve the June 10, 2014 Meeting Minutes was made by Vice-Chair Agid and seconded by D'Arcy Myjer. A voice vote unanimously approved the motion.

6. Phase 1 Schedule Update

Steve Humphreys, Webcor/Obayashi (W/O), presented the Phase 1 Schedule Update. Sandra Padilla asked what was being compressed during the bidding process in order to stay on schedule for a late 2017 opening. Mr. Humphreys replied that W/O's time preparing the bids and TJPA's time reviewing the bids were compressed and that the bidder's time to prepare bids was not affected. Patrick Valentino asked if manpower and supervision were increased would the cost also increase. Mr. Humphreys replied that it could increase costs; but if the delay was due to a subcontractor, the expense would be bore by that subcontractor. Keysha Bailey asked if use of the alternatives such as overtime, weekend work, or reducing the duration of construction for certain trade packages to pay for time compression were foreseen and Mr. Humphreys said there may be some, but he does not foresee a lot. Vice-Chair Agid asked for a monthly update comparing the new schedule and any budget impacts to the baseline schedule and budget. Mr. Humphreys advised that a new, revised schedule would be ready in 3 months. Steve Rule added that the program is in good shape and that a lot of issues have already been mitigated. A member of the public, Jim Patrick, voiced his concern about the elevator maintenance contract price and duration. Mark Zabaneh explained cost reductions that had been realized in negotiating the contract, that vendors would not bid without the inclusion of a maintenance contract, and that the elevators must be maintained. Patrick Valentino suggested that a "dashboard" be shown in the front of the Construction Update presentation with key points.

7. Transbay Program Funding Update

TJPA Legislative Affairs and Community Outreach Manager Scott Boule presented the Transbay Program Funding Update. Chair Olsson thanked Mr. Boule for his detailed presentation. Vice-Chair Agid commented that Mr. Boule did a great job articulating the funding details and outlook and asked about the timing of a decision regarding delivery models and the amount of funding that must be committed before you can start construction. Mr. Boule replied that the attraction of the P3 model is that all the funding is not necessary upfront. Mark Zabaneh explained the difference between a P3 and other project delivery methods. Scott explained the certainty of the various funding sources and that ongoing support from the City and Region is important to solidify other feasible and available funding streams. Chair Olsson asked if there are limits on the use of Mello-Roos CFD funds and Mr. Boule replied they can be used for construction of City Park and the DTX. Patrick Valentino asked if TJPA had an advocacy group and suggested one might be helpful. Mark Garcia suggested expanded use of social media. Member of the public Jamie Whitaker asked if it would require state legislation to extend the period during which the Transbay Program receives property tax increment by ten (10) additional years. Mr. Boule replied that only

local approval would be needed. Mr. Whitaker also asked if the CFD amount is set or could it be increased. Mr. Boule replied that the process for calculating CFD rates is specified in the Transit Center District Plan and the actual rates are included in the formation legislation currently under consideration. He also reiterated that the CFD only applies to the six (6) parcels that were upzoned (allowed to build taller buildings) in the Transit Center District Plan. Member of the public Roland Le Brun expressed concerns about the conduct of TJPA CAC meetings in terms of adherence to the Brown Act. Mr. Boule refuted the claim that the Brown Act has not been appropriately adhered to in all TJPA CAC meetings and asked for specific examples. Mr. Le Brun did not provide examples, but went ahead and asked questions regarding land sales and the repayment of Transportation Infrastructure Finance and Innovation Act (TIFIA) loans. Mr. Boule referred to his presentation and explained that two (2) parcels could not be sold until after the Transit Center was open as the Temporary Terminal is on one parcel and a construction staging area is on the other. He also explained that more property tax increment will be collected during the 45 year life of the Transbay Redevelopment Plan than is needed to repay the existing TIFIA loan, which will allow for a second loan for Phase 2.

8. Public Comment

Chair Olsson invited public comment. Jim Patrick commented that he was glad to see Chair Olsson attend TJPA Board of Director meetings.

9. CAC Member Comments & Future Agenda Requests

Chair Olsson asked CAC members if they had further comments or future agenda requests. Mark Garcia stated he believes that the TJPA staff does a great job and suggested that if Mr. Le Brun feels he is not called on to ask questions that he should sit in a location where he is visible to the Chair instead of directly behind him. Chair Olsson appreciates all Mr. Boule does and will provide additional ideas concerning future agenda items in a meeting he and Vice-Chair Agid have scheduled with Executive Director Ayerdi-Kaplan and Mr. Boule.

10. Adjourn

Chair Olsson adjourned the meeting at 7:51 p.m.

11. Next Meeting

The next meeting is scheduled for August 12, 2014.

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) 252-3124 and web site: www.sfethics.org.