



TRANSBAY JOINT POWERS AUTHORITY

**TRANSBAY JOINT POWERS AUTHORITY
CITIZENS ADVISORY COMMITTEE**

MEETING MINUTES

Tuesday, December 9, 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
Jessica Lorenz
Nathan Rapp
Pascale Soumoy

Gilbert De Anda
D'Arcy Myjer
Patty-Jo Rutland
Patrick Valentino

Helen Han
Sandra Padilla
Joseph Scott
Marla Wilson

Executive Director
Maria Ayerdi-Kaplan

Staff Liaison
Scott Boule

CAC Secretary
Margie Cleland

TJPA Executive Director Maria Ayerdi-Kaplan thanked the TJPA CAC members for their commitment and support and wished all Happy Holidays. Much progress has been made and many milestones achieved in 2014. This is an especially exciting time seeing the structural steel come out of the ground and looking forward to the retail components that will create an open, safe, active environment. The Transbay Transit Center will be the jewel of downtown.

1. Call to Order

Chair Olsson called the meeting to order at 5:35 p.m.

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

Members Absent: Jessica Lorenz, Sandra Padilla, Nathan Rapp,

Patty-Jo Rutland, Joseph Scott, and Marla Wilson

2. Staff Report

TJPA Legislative Affairs and Community Outreach Manager Scott Boule presented the Staff Report. The Milestone Event celebrating the emergence of the first structural steel column above ground took place. TJPA is gaining the required subordination of interest approvals needed from local, regional, and state entities to proceed with the bridge loan to fund construction contracts until they are able to draw down on a \$171 million federal TIFIA infrastructure loan once certain conditions are met in late 2015.

TJPA Principal Engineer Brian Dykes gave an update on the progress of the Caltrain and High Speed Rail level boarding issue. Chair Olsson asked if trains are manufactured in the United States and if trains can be stored behind the platform. Mr. Dykes replied that there may be a request to the United States government to waive certain Buy America requirements and he reminded that there will not be any turn-back tracks, but that there is some storage available that can be used for the morning start up. Vice-Chair Agid recommended that slides be included in future presentations to visually show the transition between 25” to 50” heights. Jim Patrick, a member of the public, asked if a hybrid engine as suggested in a letter by Roland Le Brun had been discussed. Mr. Dykes replied that these hybrid engines won’t meet either High Speed Rail or Caltrain’s requirements, but all options are on the table.

3. Retail Presentation

The first section of the retail presentation “Retail Opportunities & Design Concepts” was given by Randy Volenec, Senior Associate with Pelli Clarke Pelli Architects and the balance of the presentation was given by Karen McShea, Managing Director with Colliers International. Ms. Ayerdi-Kaplan commented that Transbay Transit Center will be more than a transportation center and that retail will activate the Transit Center; make the space safer; and will provide opportunities for art, events, education, community amenities, and much more. Ms. McShea reported that the program is flexible and market driven, recognizes the urban mixed use nature of the Transbay area, and will contribute to the Transbay neighborhood. A Request for Qualifications (RFQ) will be issued later this month for a Master Lessor/Facility Manager.

Patrick Valentino asked about the likelihood of success and if there is a difference between bus and train ridership retail. Ms. McShea replied that unlike some mall retail space, the core and shell of Transbay’s retail space will be in place and the Master Lessor will have a 2 year pre-lease period. We expect no less than 50 percent of the space will be leased at opening and that would represent a very good start. There are significant opportunities on the ground floor to provide amenities for urban life and also “grab and go” amenities on the train level. D’Arcy Myjer commented that there has been a decline in “mall” activity due to the internet. Karen McShea responded that there will always be the need for consumers to be able to see and touch items and for consumer retail. Retail spaces are getting smaller and mixed-use facilities that include the needs of the neighborhood are a part of the urban fabric and

transportation. Ms. Ayerdi-Kaplan commented that Transbay will be a gateway, retail will draw people to the Transbay Center, it will be safe and clean, have highly visible “pop-out” stores, and connections to three towers. Keysha Bailey asked to compare Transbay retail to the Ferry Building. Mark O’Dell, Program Manager for Transbay Program Managers, remarked that the Ferry Building has 65,000 square feet of retail space and the Transit Center will have retail space of over 100,000 square feet in Phase 1 and an additional 60,000 square feet in Phase 2. Chair Olsson asked how many retail areas will be available for events. Ms. McShea answered that the various events can be held in the amphitheater, Grand Hall, and the park main plaza areas. Chair Olsson announced that he is involved in the 100 year anniversary of the Panama-Pacific International Exposition celebration that is taking place next year. He suggested TJPA may wish to participate and volunteered to help organize TJPA’s participation. Ms. Ayerdi-Kaplan thanked Chair Olsson and welcomed TJPA participation. The website for this event is PPIE100.org. A member of the public Jim Patrick suggested asking Yerba Buena Center for their event experience. Vice-Chair Agid asked if the Master Lessor will have the entire center and Ms. Ayerdi-Kapan replied “yes”. Vice-Chair Agid also asked about the type of lease contract and Ms. McShea commented that the leases will be market driven with initial required minimum rents which could be adjusted in the future. It will provide a predictable stream of revenue.

4. Joint Community Facilities Agreement (JCFA) Update

TJPA Legislative Affairs and Community Outreach Manager Scott Boule presented the JCFA update. Mr. Boule reported that the City of San Francisco has approved the JCFA and that the JCFA will be presented to the Transbay Joint Powers Authority (TJPA) Board of Directors on Thursday, December 11, 2014 for review and approval. Patrick Valentino asked what date the property owners are going to vote and if there is confidence that the vote will be in favor of the JCFA. Mr. Boule replied that the vote will take place on December 29th, there needs to be a two-thirds majority, and we do believe it will be approved.

5. Approval of Minutes of October 14, 2014 and November 6, 2014

Approval of the October 14, 2014 and November 6, 2014 Meeting Minutes was postponed due to a lack of a quorum.

6. Construction Update

TJPA Senior Program Manager Mark Zabaneh presented the trade package update and Steve Rule, Turner Construction Company, presented the Construction Update. Member of the public Andrew Brooks asked about progress on the Bus Storage Facility and the response was that design is 65% complete and it is expected to go out to bid at the end of next year. Member of the public Jim Patrick commented on Bay Area Rapid Transit (BART) consideration of another Transbay tube and suggested that the gondolas be extended from the Transbay Transit Center to Treasure Island.

7. Public Comment

None provided.

8. CAC Member Comments & Future Agenda Requests

None provided.

9. Adjourn

Chair Olsson adjourned the meeting at 7:30 p.m.

11. Next Meeting

The next meeting is scheduled for January 13, 2015.

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.